

December 7, 2015

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ATTACHMENT
DEC 08 2015

Applicant:
SB Automotive LLLP - Santa Barbara Auto Group
402 S. Hope Ave. Santa Barbara, Ca
Contact: Mike Ramsey - 760-744-3133 x1310

CITY OF SANTA BARBARA
PLANNING DIVISION

City of Santa Barbara
630 Garden Street
P.O. Box 1990
Santa Barbara, CA 93102

Re: A request for an allocation from Council for Community Benefit the additional square footage for new auto sales businesses.

The existing BMW and Audi dealerships located at 402 S. Hope have a requirement from their corporate offices to update their locations to the new standards and specifications. In order to conform to the new requirements more square footage is necessary, the current building square footage conditions do not allow for the accommodation of said requirements due to the limited space.

The proposed Showroom additions for BMW and Audi will allow for added interior Vehicle Display, Sales areas, revised Reception areas for each, New Car Delivery, Customer Lounge/Waiting Areas and other details to enhance the customers experience at the dealerships.

BMW is proposing to add approx. 3,683 sf gross/3,584 sf net. The proposed expansion to the showroom will be built out over existing auto display areas outside the existing showroom. The proposed architectural exterior design will be done to match existing construction as much as possible. Audi is proposing approx. 764 sf gross/673 sf net. The proposed expansion to the showroom will be moving the existing glass line out to the limits of the existing soffit and enclosing the existing roofed entry soffit. Total area of requested additional square footages is approximately 4,447sf gross/4,257sf net (See attached Project Data).

The building and property use will remain the same (Auto Dealerships) as they are right now and we are asking only for the increase in building square footage. There are no major impacts to the site and landscape. No grading is required for the expansion. The areas of expansion are over existing hardscaped areas.

Parking on the project will remain the same as 173 spaces plus 18 for the new sf equals 191 spaces required and 255 spaces are provided. There will be no added exterior lighting, no creation of smoke or odors, no creation of new noise, no geotechnical studies are required for the existing developed site, resource or constraint studies are not needed (see exist. property profile on file at City of Santa Barbara), sidewalks and improvements are existing around existing improved site, site is not located around creek or water course.

The proposed length of construction activity for the new addition is estimated that exterior demo will take approximately 2 weeks. No grading will be required and the estimated duration of construction activity will be approximately 4-5 months. Equipment and materials will be staged out of public view when not in use.

Sincerely,


Mike Ramsey

PROJECT DATA

Site Address: 402 SOUTH HOPE AVENUE
Santa Barbara, CA 93105

PROJECT SCOPE

APPLICATION FOR A LAND USE PERMIT FOR A NONRESIDENTIAL CONSTRUCTION PROJECT PROPOSED AS A COMMUNITY BENEFIT PROJECT, THE ADDED SHOWROOM SQUARE FOOTAGE ADDS TO THE BUILDINGS ABILITY TO HOUSE THE DEALERSHIP REQUIRED TENANT IMPROVEMENTS FOR THE SPECIFIC AUTO BRANDS.

1) OWNER/APPLICANT:

Santa Barbara Auto Group/SB Automotive LLLP
402 South Hope Avenue
Santa Barbara, CA
Contact: Duane Sanders/ Todd Mesnick
Phone: 805-682-2000

2) Representative/Designer:

Lusardi Construction Co.
1570 Linda Vista Dr.
San Marcos, CA 92078
Contact: Mike Ramsey
Phone: 760-744-3133 x 1310
email: mramsey@lusardi.com

3) APN: 051-240-17

4) Zoning Designation: (Existing) E-3/PD/SD-2

5) General Plan Designation: (Existing) Commercial/Medium High Residential (15-27 du/acre)

6) Construction type: VB

7) Occupancy Group: B, S-1

8) Building Code: California Building Code 2013

9) Gross & Net Lot Size: 4.37 Acres/ 190,357 s.f.

10) Average slope % of property: Existing Development site varies on finished surface grades approx. 1% to 2%. Site is fully developed and landscaped per approved plans.

11) No new Grading

12) Maximum Building Height (Existing): 44'

13) Non residential Floor Area (Measure E): Proposed Area 4,447s.f. Gross, 4,257s.f. Net

14) Lot Coverage Data: (Obtained from Record Docs. from City of Santa Barbara and City Property Profile)

BUILDING FOOTPRINTS:

	GROSS	NET
MERCEDES	34,377 SF	33,674 SF
BMW/AUDI	8,095 SF	7,933 SF
BMW PROPOSED EXPANSION	3,683 SF	3,584 SF
AUDI PROPOSED EXPANSION	764 SF	673 SF
TOTAL BUILDING FOOTPRINT	46,919 SF	45,864 SF
TOTAL BUILDING COVERAGE	24.65 %	24.09 %
PAVING: 95,392 SF	50.11 %	
LANDSCAPE: 48,046 SF	25.24 %	

TOTAL LOT AREA: 190,357 SF = 100 %

Floor Area of all Buildings on Property per Property Profile and Plans:

Existing Mercedes Benz: 1st & 2nd Floor = 34,377 sf + 8,722 sf = 43,099 sf Gross
33,674 sf + 8,547 sf = 42,221 sf Net

Existing BMW/AUDI: 1st & 2nd Floor = 8,095 sf + 2,475 sf = 10,570 sf Gross
7,933.1 sf + 2,222.5 sf = 10,155.6 sf Net

Proposed BMW/AUDI: 1st & 2nd Floor = 12,542+2,475 sf = 15,017 sf Gross
= 12,190+2,22.5 sf = 14,412.5 sf Net

Existing underground Parking Garage, Net & Gross = 34,396 sf.

15) Parking:

Before Addition: Required Parking: 173 Spaces Provided: 255 Spaces

With Addition: Required Parking: 173+4,257/250 = 191 Spaces Provided: 255 Spaces