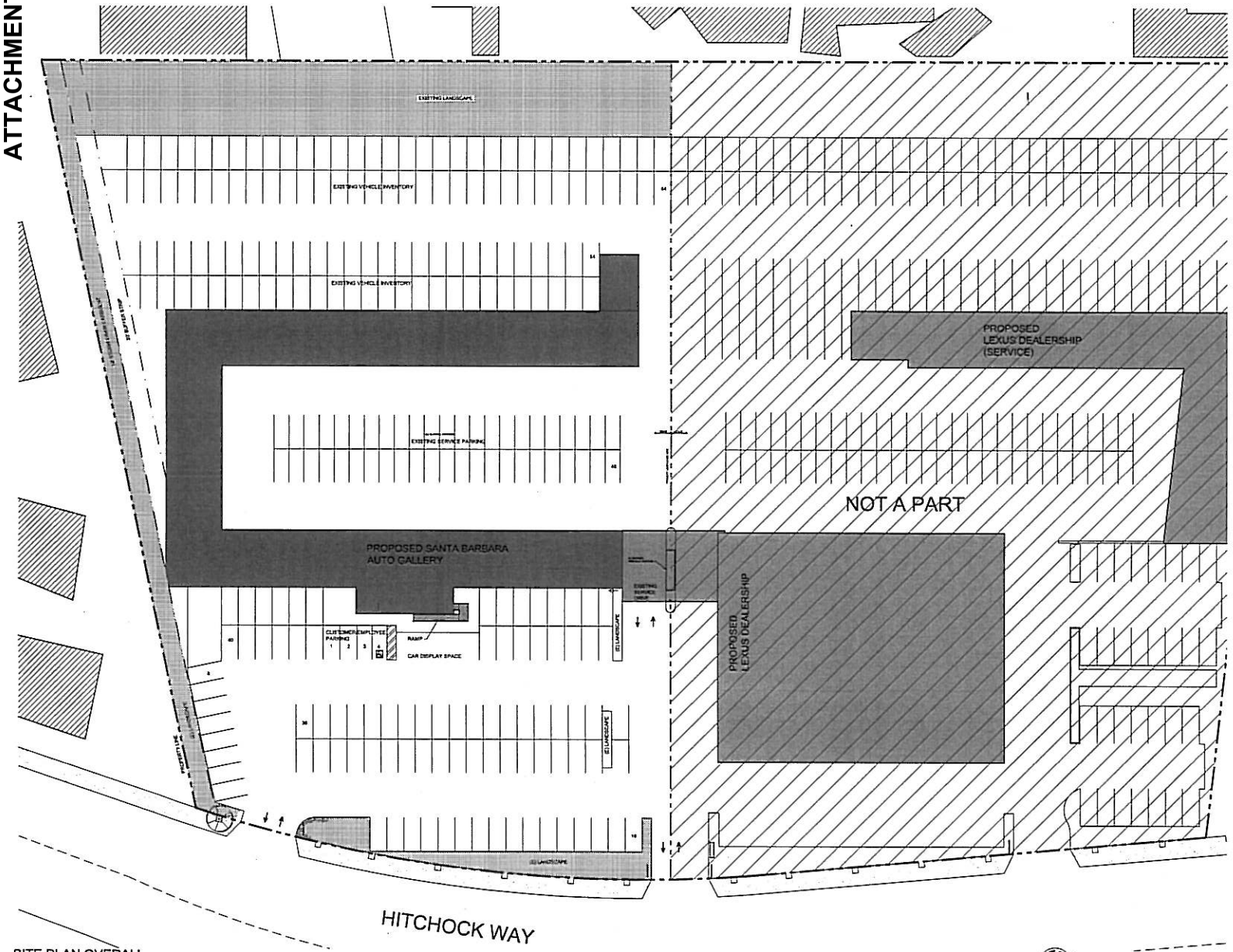
ATTACHMENT 1



SITE PLAN OVERALL
SCALE: 1"=20'-0"

VICINITY MAP
SCALE: N.T.S.
NORTH

PROJECT DATA

Project Description: This project is sited on a shared parcel having two separate leases and two separate developers. The two projects are differentiated by the terms "Lease Area A" and "Lease Area B." This project is in "Lease Area B."

The project is an interim remodel of an existing car sales and repair facility. Install items to provide accessible path of travel to existing sales offices. Enclose Parts Storage and Install Service Counter for employees to obtain Parts. Sovereign parking as needed to meet current code.

Install permanent monument signs and temporary building signage, to be reviewed by the Sign Committee under separate permit.

Project Name: Santa Barbara Auto Gallery
Project Address: 352 Hitchcock Way, Santa Barbara, CA 93105

APN: 051-240-005
Land Use Zone: 5.0 One Family Residential, PD Planned Development, SD-2 Special District
General Plan Land Use Designation: Residential, 5 units/acre

Property Owner: Ralph Horowitz, Trustee of the Horowitz Family Trust, et. al.
Owner's Address: 11911 San Vicente Blvd., Suite 510
Los Angeles, CA 90049

Property Developer: Santa Barbara Auto Gallery
Developer's Address: 5250 Hollister Ave.
Santa Barbara, CA 93117

PROJECT LEGEND

	Lease Area "B" - SBAG	APN: 051-240-005
Existing Gross Lot Area:	2.8 acres (122,140 SF)	5.78 acres (251,747 SF)
Existing Net Lot Area:	2.8 acres (122,140 SF)	5.78 acres (251,747 SF)

City record does not appear to indicate that property goes into the public way.

Existing Use: Vacant, former car dealership
Proposed Use: Car dealership

Parcel Information

Existing Structures:		Gross / Net
Lease Area "B"	SBAG Sales/Service	1,947 SF/ 1,634 SF (Phase 1)
Lease Area "A" MST2007-00613	Lexus Sales Bldg*	25,883 SF/ unknown
Lease Area "A" MST2007-00613	Lexus Service Bldg*	31,903 SF/ unknown
Total		57,833 SF/ unknown

Proposed Structures:		Gross / Net
Lease Area "B"	SBAG Sales/Service	2,947 SF/ 1,288 SF (Phase 1)
Lease Area "A" MST2007-00613	Lexus Sales Building*	25,983 SF/ unknown
Lease Area "A" MST2007-00613	Lexus Service Building*	31,903 SF/ unknown
Total		59,833 SF/ unknown

*Square footage of Lexus lot based on March 2008 City records.

Phase 1 - MST2006-00011: Convert 1,812 net sf of (a) service bays into auto parts storage.

Phase 2 - MST2006-00012: Convert 7,254 net sf of (a) service bays and (b) sales offices into auto dealership. 6,616 sf to remain open service bays.

Parking for Lease Area "B":

Required:	22 (4 spaces for 852 sf office/comm, 18 spaces for service)
Existing:	267 (164 service/inventory, 103 customer/sales)
Proposed:	268 (164 service/inventory, 71 customer/sales)

Lot Coverage:	Area	%
Building	18,716 SF	15%
Landscape	19,621 SF	16%
Paved Areas	83,764 SF	69%
Total	122,140 SF	100%

LEGEND

- EXISTING TO REMAIN
- REMODEL
- LANDSCAPE

Santa Barbara Auto Gallery
352 Hitchcock Way, Santa Barbara, California
Dealer Code: 60265

SITE PLAN - PHASE 1

Peikert Group Architects, LLP.
10 East Figueroa Street, Santa Barbara CA 93013
p. 805.963.8283 f. 805.963.8184
www.peikertgroup.com

A1.01
January 26, 2009
(Revised)