

REVISED PROJECT DESCRIPTION (JULY 2007)

The Revised Hawkes Mixed Use Project consists of a proposed mixed use development on two parcels at 1829 State (APN 027-031-007) and 11 W. Pedregosa Streets (also addressed as 1835 State Street, APN 027-031-006). The subject property sits at the southwest corner of the State Street and Pedregosa. Currently, there is a small single family, one-story residence on a portion of the property (11 W. Pedregosa) that will be removed; the remainder of the site was until several years ago developed with a gas station and now sits vacant. The two parcels will be merged into one parcel, with the proposed mixed-use building subdivided into airspace condominium units.

Briefly, the proposed project consists of six (6) residential condominium units (each provided with a separate two-car garage), four (4) ground-floor commercial units, and two (2) second-floor commercial units. Separate from the residential parking spaces (13 spaces), the project will provide an additional 10 parking spaces to be utilized primarily by the project commercial units during the day, with the use transitioning to more of a residential visitor use on nights and weekends. Total parking provided is 23 spaces.

The discretionary applications requested for the proposed project are:

- **Voluntary Lot Merger:** Approval of a Voluntary Lot Merger of existing APN 027-031-007 and 027-031-006.
- **Tentative Tract Map:** Approval of a Tentative Tract Map for Subdivision of one parcel into Airspace Condominiums for Residential and Commercial Purposes. The Map includes six (6) commercial condominium units and six (6) residential condominium units.
- **Conditional Use Permit:** Approval of a driveway for non-residential uses in a residential zone (SBMC 28.94.030.H).
- **Development Plan:** Approval of a development plan (SBMC 28.87.300) to allow the construction of 2,600 net square feet (2,900 SF gross) of non-residential development. The proposal is a mixed-use project with six (6) commercial condominium units and six (6) residential condominium units. The three-story building will be 22,750 net square feet (25,834 SF gross), which is broken down as follows:

Commercial:	2,600 net square feet (2,900 SF gross)
Residential:	10,300 net square feet (12,450 SF gross)
Garage:	9,850 net square feet (10,484 SF gross)

The project will be provided with 23 parking spaces total, thirteen of which will be garage spaces for the exclusive use of the residential project component. Prior to construction, an existing home (c. 1923) will be demolished; the City has identified this structure as NOT being historically significant.¹

¹ Source: City of Santa Barbara Website, http://www.secure.ci.santa-barbara.ca.us/tm_bin/tmw_cmd.pl?tmw_cmd=ParcelViewParcel&shl_prc_parcel_no=027-031-006, June 14, 2006.

DISCUSSION OF MAJOR PROJECT CHANGES

The proposed July 2007 project has been substantially revised from the May 2007 version of the project last presented to Planning Commission. The overall building area has been reduced from 29,799 SF to 25,834 SF (gross)—a 12% reduction. Average residential unit sizes have been reduced from 2,595 SF to 2,075 SF (gross)—an average of 20%. Setbacks from the property lines have been substantially increased; all previously requested setback modifications are no longer necessary. Consistent with Planning Commission direction, the project's overall massing has been reduced, with the remaining mass placed towards the center of the site. The project's size, bulk, and scale have been drastically reduced from a floor-to-area ratio (FAR) of 1.58 to 1.39—a 12% reduction.

In the course of the redesign, the State Street elevation was totally redesigned on all floors to create an open feeling on State Street and to further enhance the pedestrian experience; additional landscape and hardscape amenities were created. Although zoning requirements call for no front yard setbacks along State Street, the revised project incorporates substantial first floor setbacks on State Street of 8' -16'; setbacks on the second and third story elements are even greater. Along the Pedregosa street frontage, setbacks on the second and third floors have been increased by as much as 6'-13'. Building floor areas on the first, second, third, and fourth floors have been reduced, respectively, as follows: 5.5%, 10.1%, 28.3% and 68.3%.

Please refer to the table below for a more thorough comparison of the "Old" May 2007 and the "Revised" July 2007 projects.

REVISED HAWKES MIXED USE PROJECT COMPARISON TABLE			
COMPARISON CRITERIA	MAY 2007 "OLD" PROJECT	JULY 2007 "REVISED" PROJECT	NOTES/ COMMENTS
Basic Project Statistics			
Building Floor Area (gross)	29,799 SF	25,834	-12.0% Reduction (-3,520 SF)
Lot Size (net)	18,548 SF	18,548 SF	No Change
Floor-to-Area Ratio	1.58	1.39	-12.0% Reduction
Commercial Area (gross)	2,727 SF	2,900 SF	+6.3% Increase
Residential Area (gross)	15,570 SF	12,450 SF	-20.0 % Reduction
Garage Area (gross)	11,057 SF	10,484 SF	
Open Space	3,260 SF (17.6%)	3,342 SF (18.0%)	+0.4% Increase
Landscaping	2,269 SF (12.2%)	2,610 SF (14.1%)	+1.9% Increase
Building Area By Floor (gross)			
1st Floor Area	13,368 SF	12,638 SF	-5.5% Reduction
2nd Floor Area	8,631 SF	7,757 SF	-10.1% Reduction
3rd Floor Area	7,422 SF	5,319 SF	-28.3% Reduction
4th Floor Area	378 SF	120 SF	-68.3% Reduction
Residential Unit Sizes (gross)			
Unit #1	3,301 SF (2 bed)	2,400 SF (3 bed)	-27.3% Reduction
Unit #2	2,651 SF (4 bed)	2,200 SF (3 bed)	-17.0% Reduction
Unit #3	3,116 SF (4 bed)	2,100 SF (3 bed)	-32.6% Reduction
Unit #4	2,203 SF (3 bed)	2,050 SF (3 bed)	-6.9% Reduction
Unit #5	1,920 SF (2 bed)	1,800 SF (3 bed)	-6.3% Reduction
Unit #6	2,379 SF (4 bed)	1,900 SF (3 bed)	-20.1% Reduction
Average Residential Unit Size (gross)	2,595 SF	2,075 SF	-20.0 % Reduction
Building Height			
Maximum Building Height (Tower / Elevator Shaft)	43'	43'	No Change
Average 3rd Story Building Height	33'	33'	No Change
Setbacks			
East (State) -1st Floor	3' avg	12' avg	+9' Increase
East (State) -2nd Floor	5' avg	18' avg	+13' Increase
East (State) -3rd Floor	9' avg	18' avg	+9' Increase
North (Pedregosa) -1st Floor	0' – 10'	0' – 10'	No Change
North (Pedregosa) -2nd Floor	0' – 10'	6' – 10'	+6' Increase
North (Pedregosa) -3rd Floor	6' – 18'	19' – 23'	+13' Increase
	(mod. req'd)	(no mod. req'd)	No mod. req'd
West -1st Floor	0.5' – 6'	6'	+5.5' Increase
	(mod. req'd)	(no mod. req'd)	No mod. req'd
West -2nd Floor	10'	10'	No Change
West -3rd Floor	12.5' – 18.3'	15' – 19'	+2.5' Increase
South -1st Floor	0' – 5'	0' – 6'	6' setbacks in R-4
	(mod. req'd)	(no mod. req'd)	No mod. req'd
South -2nd Floor	0' – 14'	0' – 13'	-1' Decrease
South -3rd Floor	0' – 13'	0' – 21'	+8' Increase