



NOTICE OF PUBLIC HEARING OF THE ARCHITECTURAL BOARD OF REVIEW

The Architectural Board of Review (ABR) will hold a public hearing to give the public an opportunity to be heard and offer comments early in the review process on architectural design related issues or development plan approval findings regarding the subject property below:

352 HITCHCOCK WAY

Application Number: MST2009-00002

Assessor's Parcel Number: **051-240-003** Zone: **E-3/PD/SD-2**

Owner: DCH CA INVESTMENTS LLC

Project Description: Phase two of the proposed project is for the conversion and enclosure of 6,299 square feet square feet of existing auto service bays and the expansion of the western footprint of the existing building by 1,626 square feet for a total of 7,925 square feet. The proposed addition and conversion will require approval for additional commercial square footage. The proposed project area, along with the 3,251 square feet interim project, will become an 11,176 square feet retail auto sales offices, auto displays and auto parts storage building. Approximately 18 service bays, occupying a footprint of 6,361 square feet, will remain and a new entrance area to the service area on the north side of the building will be constructed. Additional parking for the project will be provided on site, both at the back of the lot and adjacent to the front entrance of the auto sales show room. Phase one of the project was approved under MST2009-00015. The proposal takes place on a 5.78 acre site and the parcel is split into two lease areas. Lease area "A" will be occupied by a new Lexus Dealership and received approval under MST2007-00613. The remaining portion of the parcel (lease area "B") will be occupied by the Santa Barbara Auto Gallery. The project requires Planning Commission review for Development Plan Approval for phase two of lease area B.

Public comments will be allowed during review of the project by the ABR. The ABR is a body appointed by the City Council to focus on neighborhood compatibility, aesthetics, and design issues. Comments on private views and privacy issues are only partially within the ABR's authority. Due to time constraints, individual comments may be limited to two minutes. Written comments are also welcome up to the time of the hearing, and should be addressed to the City Planning Division, P.O. Box 1990, Santa Barbara, CA 93102-1990, or by e-mail to ABRSecretary@SantaBarbaraCA.gov.

☐ This hearing is for design review only. If the project requires approval by the Planning Commission or the Staff Hearing Officer, you will receive a notice for that public hearing. The scope of this project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for this item, please contact the ABR Staff at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Meeting agendas and minutes are posted online at www.SantaBarbaraCa.gov/abr. Documents relating to agenda items are available for review at 630 Garden Street.

☐ Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact Planning Division Staff or the City Clerk's Office. Appeals must be in writing and must be filed with the City Clerk at City Hall within 10 calendar days of the meeting at which the Board took action or rendered its decision.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

DATE & LOCATION:

Monday, February 9, 2009
3:00 P.M.* (SEE NOTE BELOW)
630 GARDEN STREET
DAVID GEBHARD PUBLIC MEETING ROOM

*NOTE: The regular Architectural Board of Review meeting begins at 3:00 p.m. on Monday afternoon. Agendas with all items to be reviewed at the meeting are available at 630 Garden Street. Approximate times are set for each item; however, the schedule is subject to change. It is recommended that you call the Planning Division at (805) 564-5470 to confirm the scheduled review time for a particular item. The ABR meeting will be televised live on Channel 18 and rebroadcast the following Wednesday morning at 8:00 a.m.