



# City of Santa Barbara California

## CITY OF SANTA BARBARA PLANNING COMMISSION

### RESOLUTION NO. 016-12 351 S. HITCHCOCK WAY AMENDMENT NOVEMBER 1 2012

#### APPLICATION OF MARK MANION ATTORNEY FOR PLAZA DEL ORO LLC, 351, 361, AND 371 SOUTH HITCHCOCK WAY AND 350 AND 360 SOUTH HOPE AVENUE, APN 051-240-004, E-3/PD/SD-2 ONE-FAMILY RESIDENTIAL/PLANNED DEVELOPMENT/SPECIAL DESIGN DISTRICT TWO ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL /MEDIUM-HIGH DENSITY RESIDENTIAL (MST2012-00339)

The Plaza De Oro development is sited on a 2.96-acre lot is known by the following addresses: 351, 361, and 371 South Hitchcock Way and 350 and 360 South Hope Avenue. The is currently developed with three office buildings totaling 35,000 square feet (351 S. Hitchcock Way and 350 & 360 S. Hope Ave.), a 2,965 square foot restaurant with 80 seats (361 S. Hitchcock Way), a 7,800 square foot movie theatre with 594 seats (371 S. Hitchcock Way), and a shared 150-space parking lot provides the parking for the development. The existing development is proposed to remain unaltered.

The discretionary application required for this project is an Amendment to the Conditions of Approval for the site, as required per the October 7, 1976 Board of Land Use Controls approval. The applicant is requesting to delete condition number one, which prohibited the use of offices as medical, dental or real estate offices and required annual reporting of tenant rolls.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301.

**WHEREAS**, the Planning Commission has held the required public hearing on the above application, and the Applicant was present, no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, October 2012
2. Site Plans
3. Correspondence received in concern of the amendment:
  - a. Christina Criswell, via email

**NOW, THEREFORE BE IT RESOLVED** that the City Planning Commission:

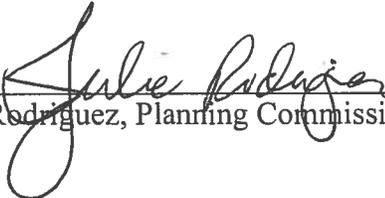
- I. Approve the condition amendment to delete the first condition of the October 7, 1976 decision by the Board of Land Use Control, and subject to the remaining conditions of approval in Exhibit A.
- II. Said approval is subject to the following conditions:
  1. The theatre not open before 6:30 p.m. on weekdays, or to be opened at any other time when any of the offices are open.
  2. That drought tolerant plants be used and low intensity lighting both subject to Architectural Board of Review approval.

3. That the applicant post a \$10,000 bond, or enter into some binding agreement with the City, towards providing improvements to the traffic conditions at the Los Positas/ Calle Real and/or Calle Real/La Cumbre intersections, the agreement be for a period of three (3) years, at which time, if the City has not initiated a program to accomplish the work, the applicant shall be released from this obligation.
4. All parking on the property shall remain unassigned and shared.

This motion was passed and adopted on the 1st day of November, 2012 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NOES: 0 ABSTAIN: 0 ABSENT: 1 (Schwartz)

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Planning Commission at its meeting of the above date.

  
\_\_\_\_\_  
Julie Rodriguez, Planning Commission Secretary

  
\_\_\_\_\_  
Date

**PLEASE BE ADVISED:**

**THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.**