



# City of Santa Barbara California

## NOTICE OF A PUBLIC HEARING OF THE PLANNING COMMISSION TO THE PROPERTY OWNERS WITHIN 300 FEET OF A PROJECT

THURSDAY, JUNE 5, 2014  
1:00 P.M.\* (SEE NOTE BELOW)  
CITY HALL – 735 ANACAPA STREET  
CITY COUNCIL CHAMBERS

**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 (MST2013-00339)**

The Plaza Del Oro development is sited on a 2.96-acre lot known by the following addresses: 351, 361, and 371 South Hitchcock Way and 350 and 360 South Hope Avenue. The site is currently developed with three office buildings totaling 39,338 square feet (351 S. Hitchcock Way and 350 & 360 S. Hope Ave.), a 4,490 square foot restaurant with 80 seats (361 S. Hitchcock Way), a 8,162 square foot movie theater with 594 seats (371 S. Hitchcock Way), and a shared 147-space parking lot. The applicant is requesting to amend a 1976 condition that currently prohibits the theater from operating before 6:30 p.m. on weekdays or at any time when the offices are open.

The discretionary applications required for this project are

1. An Amendment to the Conditions of Approval for the site, required by the October 7, 1976 Board of Land Use Controls approval, related to the operating hours of the movie theater; and
2. A Modification to allow less than the required number of parking spaces on the site (SBMC §28.92.110.A.1).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guideline 15301 (Existing Facilities).

You are invited to attend this hearing. Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at [PCSecretary@SantaBarbaraCA.gov](mailto:PCSecretary@SantaBarbaraCA.gov), and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the hearing; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

This is the only notification you will receive for this development application. 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 Kelly Brodison at (805) 564-5470, extension 4531, or by email at [kbrodison@SantaBarbaraCA.gov](mailto:kbrodison@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates.

If you, as an aggrieved party or applicant, disagree with the decision of the Planning Commission regarding the outcome of this application, you may appeal the decision to the City Council. The appeal, accompanied by the

appropriate filing fee per application, must be filed in the City Clerk's Office within ten calendar days of the Planning Commission decision.

If you challenge the permit approval or environmental document in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

\* **NOTE:** On Thursday, May 29, 2014, an Agenda with all items to be heard on Thursday, June 5, 2014, will be available at 630 Garden Street. Copies of all documents relating to agenda items will also be available for review at 630 Garden St. and posted online at [www.SantaBarbaraCA.gov/PC](http://www.SantaBarbaraCA.gov/PC) on Thursday, May 29, 2014. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change. It is recommended that applicants and interested parties plan to arrive for the meeting at 1:00 p.m. However, for longer agendas, all parties are encouraged to monitor Channel 18 and when the item prior to the application of interest begins come to the Commission hearing. Continuances will not be granted unless there are exceptional circumstances.

\* Meetings can be viewed live on City TV-18, or on your computer at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV). A rebroadcast schedule can be found at [www.SantaBarbaraCa.gov/CityTVProgramGuide](http://www.SantaBarbaraCa.gov/CityTVProgramGuide).