



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** May 29, 2014  
**AGENDA DATE:** June 5, 2014  
**PROJECT ADDRESS:** 351, 361, and 371 S. Hitchcock Way (MST2012-00339)  
 Plaza Del Oro  
**TO:** Planning Commission  
**FROM:** Planning Division, (805) 564-5470, ext. 4531  
 Renee Brooke, AICP, Senior Planner *RLB*  
 Kelly Brodison, Assistant Planner *LRB*

### I. PROJECT DESCRIPTION

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.

### II. REQUIRED APPLICATIONS

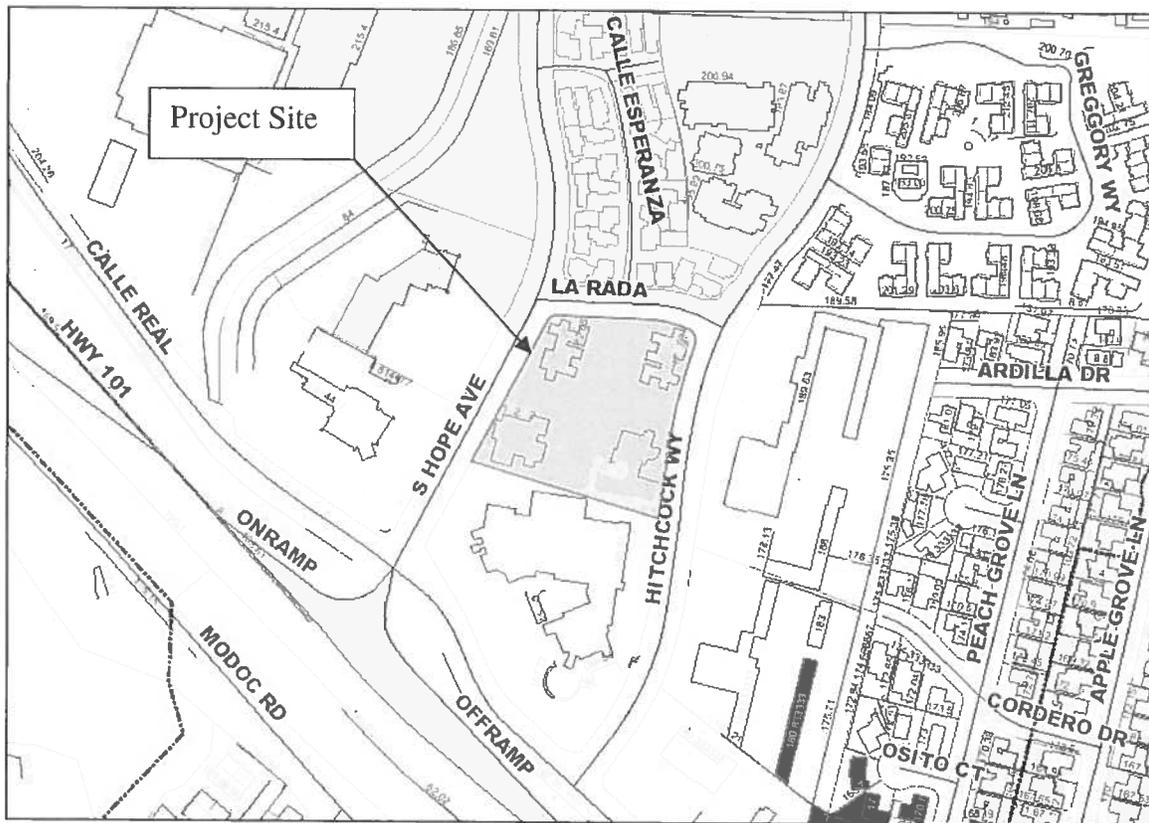
The discretionary applications required for this project are

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).

**APPLICATION DEEMED COMPLETE:** April 24, 2014  
**DATE ACTION REQUIRED:** June 23, 2014

### III. RECOMMENDATION

If approved as proposed, the project would conform to the City's Zoning and Building Ordinances and policies of the General Plan. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section X of this report, and subject to the conditions of approval in Exhibit A.



351, 361, 371 Hitchcock Way – Vicinity Map

#### IV. BACKGROUND

The Plaza Del Oro Development was approved on October 7, 1976 by the Board of Land Use Controls (BLUC); meeting minutes are attached as Exhibit H. At the time of the approval, the parking for the proposed development was calculated at a ratio of one parking space for every 270 square feet of office floor area; and one parking space for every four café or theater seats. The development was approved with the understanding that the day uses, estimated at 35,000 square feet of office space and the 80 seat restaurant, would require 150 parking spaces and that the night, weekend, and holiday uses, including a theater and the restaurant, would require 150 parking spaces and would share a common parking lot. The Board of Land Use Controls placed two conditions on the project that affected the operations of the development in order to make the findings for approval:

Condition number one read as follows:

“No medical, dental or real estate offices be permitted and that the owner submit an annual report to the Division of Land Use Controls listing the tenants of the center.”

Condition number two read as follows:

“The theater not open prior to 6:30 p.m. on weekdays or to be opened at any other time when any of the offices are open.”

It is clear that the 150-space parking lot was intended to be shared by day and night uses on the site and the movie theater was conditioned to be open only when offices are closed in order to provide sufficient on-site parking without affecting the area by parking overflowing into the streets.

Subsequently, the parking for the development became legal non-conforming on July 15, 1980 when the current parking requirements became effective. The current parking requirement for the combined uses on site is 302 spaces per SBMC §28.90.100.K (see chart below). The site is currently developed with 147 parking spaces as shown on the Site Parking Plan prepared by LMA Architects, dated April, 20, 2014 (Exhibit C). Three parking spaces were removed from the lot over time as a result of providing additional ADA-compliant parking spaces.

<b>Day Use</b>	<b>1976 Approval</b>	<b>Per SBMC § 28.90.100.K</b>
Office Use (39,338 SF)	130 spaces (1 space per 270 SF)	126 spaces (1 space per 250 SF/20% reduction)
Restaurant (2,965 SF)	80 seats / 4 = 20 spaces (1 space per 4 seats)	80 seats / 3 = 27 spaces (1 space per 3 seats)
<b>Night Use</b>	<b>1976 Approval</b>	<b>Per SBMC § 28.90.100.K</b>
Theater (7,800 SF)	600 seats / 4 = 150 spaces (1 space per 4 seats)	594 seats / 4 = 149 spaces (1 space per 4 seats)
<b>Total Required</b>	<b>300 spaces</b>	<b>302 spaces</b>

In May 2012, the property owners requested a Zoning Letter for the property, which included research on the original construction and permit history. It became evident that the property had been operating in violation of the two conditions placed on the project by the Board of Land Use Controls in 1976. Staff also discovered that parking spaces had been assigned to individual commercial tenants, which was not consistent with the previous approvals.

In 2012, the applicant requested that Condition Number One be removed, thereby allowing medical, dental and real estate uses which are allowed in the P-D (Planned Development) Zone. The SBMC parking requirement for office use is one parking space per 250 square feet of net floor area and no longer differentiates between types of office use as it did in 1976. Additionally, the parking requirement is the same for all types of office uses such as billing, medical, dental, accountant, public buildings or banks. A Parking Demand Analysis prepared by Associated Transportation Engineers dated August 21, 2012, concluded that the Institute of

Traffic Engineers (ITE) parking demand rate for medical/dental office and real estate office is one parking space for every 320 net square feet of floor area, and one space for every 352 net square feet of floor area, respectively, which is less than the ordinance requires. Because the parking demands of the existing offices are substantially less than the parking demands that were anticipated in 1976 and less than the zoning requirement for these uses, the Planning Commission approved the applicant's request to remove the condition prohibiting medical, dental, and real estate offices (Exhibit F). Also, all of the parking assignments were removed which opened up the parking spaces to be shared by all uses on the site.

**V. SITE INFORMATION**

<b>Applicant:</b>	Mark S. Manion of Price, Postel & Parma LLP	
<b>Property Owner:</b>	Plaza Del Oro, LTD	
<b>Site Information</b>		
<b>Parcel Number:</b>	051-240-004	<b>Lot Area:</b> 2.96 acres
<b>General Plan:</b> Commercial/Medium-High-density Residential	<b>Zoning:</b> E-3/PD/SD-2	
<b>Existing Use:</b> Non-Residential	<b>Topography:</b> 3% slope	
<b>Adjacent Land Uses</b>		
<b>North</b> - Residential	<b>East</b> - Non-Residential	
<b>South</b> - Non-Residential	<b>West</b> - Non-Residential	

**VI. POLICY AND REGULATION CONSISTENCY ANALYSIS**

**A. ZONING ORDINANCE CONSISTENCY**

The proposed project is located in the One-Family Residence (E-3), Planned Development (PD) and the Special District Zone 2 (SD-2) Zones. The applicant is requesting approval of a parking modification. If the modification is approved, then the project would be consistent with the development standards of the Zoning Ordinance.

***Parking Modification***

As outlined in the chart on page 3 of this report, 302 parking spaces are currently required for the uses on the site. The site is legal nonconforming with respect to parking in that only 147 spaces are provided.

As discussed above, when the project was approved in 1976, a condition was included that prohibited the theater from opening prior to 6:30 p.m. on weekdays or to be open at any other time when the offices are open. The intent of this condition was to insure adequate parking is

provided for all tenants located at the Plaza and that matinee showings would not overburden the 147 space parking lot. The applicant is requesting to amend that condition in order to provide matinees during the weekdays after 1:30 p.m. and while the commercial business offices are open. Therefore, a modification of the parking requirements is necessary to provide 155 spaces less than required by the Zoning Ordinance.

A parking demand study was prepared for the project by Associated Transportation Engineers ATE, dated July 10, 2013, to provide information on the requested parking modification. The study stated that the theater contains two screens and specializes in showing second run independent, foreign, and documentary films and that the operations and attendance levels of the existing theater are different than those of multi-plex style cinemas which may contain up to 10 screens and focus more on showing blockbuster type films. Parking demand estimates for the proposed matinee showings were developed based on historic matinee attendance data (for the previous years when the theater offered weekday matinees in violation of the condition of approval) provided by Metropolitan Theaters. The data showed an average matinee attendance of 29 patrons during the week (Monday – Thursday) and an average attendance of 65 patrons on Fridays.

Staff raised concerns that while the theater currently shows second run, independent, foreign, documentary films, there is no guarantee or monitoring tool in place to require the theater to continue to operate in this manner. Therefore, Staff asked that the parking demand study be revised to also consider attendance levels for a local theater that shows first run movies. ATE studied the Fairview Theater<sup>1</sup>, which is similarly sized and located within a larger development complex. An updated Parking Demand Analysis, dated March 19, 2014 (Exhibit D), was submitted to staff for review. Using the first run movie attendance information and an observed average vehicle occupancy (AVO) of 2.4 persons per vehicle at Fairview Theater, it was determined that the parking demand rate for Plaza Del Oro matinees could be as high as 24 vehicles (57 patrons/2.4) during the weekdays of Monday – Thursday and 44 vehicles (105 patrons/2.4) on Fridays. When combined with the parking demand for the other uses of the site, the total parking demand for the site at 1:30 p.m. on Fridays (the highest day and time for parking demand) is estimated to be 126 parking spaces. The site provides 147 parking spaces, leaving a potential surplus of 21 unoccupied parking spaces (see Table 2 in ATE's study). Based on the information contained in the ATE parking demand study, Staff believes that the parking demand for the site will be met by the parking provided.

Because the on-site spaces would satisfy the peak parking demand of 126 spaces on Friday afternoons, Staff is able to support the requested parking modification as it would be consistent with the purposes and intent of the Zoning Ordinance and allowing weekday matinees would not cause an increase in demand for parking in the immediate area. The amended condition of approval (I.B.1.) reflects the applicant's request to allow for matinees after 1:30 p.m. on weekdays.

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<sup>1</sup> The Fairview Theater has three movie screens, so ATE adjusted the attendance data for two screens.

## **VII. GENERAL PLAN CONSISTENCY**

### ***Land Use Element***

The project site is located in the Hitchcock Neighborhood, which is bounded on the north by the rear of the commercial development along Upper State Street; on the south by Highway 101; on the east by Las Positas Road; and on the west by the easterly boundary of La Cumbre Plaza Shopping Center. As described in the General Plan, the Hitchcock Neighborhood consists of several diverse sub-areas including single-family and multi-family areas. The southern part of this neighborhood consists of auto dealerships and other non-residential uses.

### ***Circulation Element***

The project site is surrounded by pedestrian, bicyclist and bus stop improvements, which promote alternative transportation. As discussed in the Parking Modification section above, the project would continue to satisfy its peak parking demand on site. Traffic and circulation impacts associated with the project would be less than significant because the change to the movie theater operation is in mid-afternoon and during non-peak traffic times.

The existing sidewalk along Hitchcock Way is ten feet wide with tree wells along the back of sidewalk. Bike parking is provided throughout the site, as well as near the theater entrance. With the exception of an upgraded trash enclosure, no construction is proposed as part of this project and, therefore, no pedestrian improvements are required.

## **VIII. ENVIRONMENTAL REVIEW**

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

## **IX. DESIGN REVIEW**

The proposed exterior alterations to the project site consist of a new trash enclosure in the same location and alterations to the approved landscape plan including the removal of 15 trees. The trees to be removed include canary island pine, olive, sweet gum, and redbud trees.

The new trash enclosure and landscape changes including eight replacement trees were reviewed by the Architectural Board of Review on the Consent Calendar on two separate occasions (meeting minutes are attached as Exhibit E). On December 9, 2013, the applicant was requested to provide additional details regarding the trash enclosure and landscape enhancements to better screen the trash enclosure walls.

On December 16, 2013, the project received Project Design Approval and Final Approvals for the new trash enclosure and changes to the landscape plan.

## **X. FINDINGS**

Staff recommends that the Planning Commission approve the request to amend a condition of approval for the project site and allow the movie theater to operate after 1:30 p.m. on weekdays, subject to the conditions of approval in Exhibit A.

### **PARKING MODIFICATION (SBMC §28.92.110.A.1)**

The Planning Commission finds that the parking Modification is consistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in the demand for parking space or loading space in the immediate area. As discussed in Section VI of the Staff Report, the parking lot provides sufficient parking for the existing uses on-site and the proposed operational change to the movie theater.

#### Exhibits:

- A. Conditions of Approval
- B. Applicant's letter, dated April 9, 2014
- C. Site Plan
- D. Parking Demand Analysis prepared by Associated Transportation Engineers, March 19, 2014
- E. ABR Minutes
- F. PC Resolution 016-12
- G. Board of Land Use Controls Site Plan
- H. Board of Land Use Controls Minutes, dated October 7, 1976



## PLANNING COMMISSION CONDITIONS OF APPROVAL

351, 361 & 371 SOUTH HITCHCOCK WAY  
MODIFICATION, CONDITION AMENDMENT  
JUNE 5, 2014

I. In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. Obtain all required design review approvals.
2. Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at time of building permit application.
3. Submit an application for and obtain a Building Permit (BLD) to demolish any structures / improvements and/or perform rough grading. Comply with condition E "Construction Implementation Requirements."
4. Record any required documents (see Recorded Conditions Agreement section).
5. Permits.
  - a. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.
  - b. Submit an application for and obtain a Public Works Permit (PBW) for all required public improvements and complete said improvements.

Details on implementation of these steps are provided throughout the conditions of approval.

B. **Recorded Conditions Agreement.** The Owner shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Use Limitations.** Due to potential parking impacts, the movie theater shall not show movies before 1:30 on weekdays without Planning Commission review and approval. Prior to initiating a change in operation, the Owner shall submit a letter to the Community Development Director detailing the proposal, and the Director shall determine the appropriate review procedure and notify the Owner.
2. **Uninterrupted Water Flow.** The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
3. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.

4. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan, including any tree protection measures. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement.
  5. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
  6. **Recyclable Material Use and Collection for Restaurants.** Restaurant operators shall encourage guests to recycle by using recyclable materials, and providing sufficient and appropriate receptacles, such as recycling containers. Recyclable material (and green waste) collection and pick-up areas shall be provided on-site for the restaurant operations. A minimum of 50 percent of the area devoted to holding trash for the project shall be used for recycling purposes.
  7. **BMP Training.** Training on the implementation of Best Management Practices (BMPs) shall be provided to every employee by the property owner/management in order to prevent or reduce the discharge of pollutants to storm water from buildings and ground maintenance. The training shall include using good housekeeping practices, preventive maintenance and spill prevention and control at outdoor loading/ unloading areas in order to keep debris from entering the storm water collection system.
- C. **Design Review.** The project, including public improvements, is subject to the review and approval of the Architectural Board of Review (ABR). The ABR shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.
1. **Tree Removal and Replacement.** All trees removed, except fruit trees and street trees approved for removal without replacement by the Parks Department, shall be replaced on-site as approved by the Architectural Board of Review, in order to maintain the site's visual appearance and reduce impacts resulting from the loss of trees.

2. **Screened Backflow Device.** The backflow devices for fire sprinklers, pools, spas and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building, as approved by the ABR.
3. **Location of Dry Utilities.** Dry utilities (e.g. above-ground cabinets) shall be placed on private property unless deemed infeasible for engineering reasons. If dry utilities must be placed in the public right-of-way, they shall be painted "Malaga Green," and if feasible, they shall be screened as approved by ABR.
4. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.

Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.

D. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.

1. **Public Works Department.**
  - a. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff prepares said agreement for the Owner's signature.
2. **Community Development Department.**
  - a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in condition B "Recorded Conditions Agreement" to the Community Development Department prior to issuance of any building permits.
  - b. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board and as outlined in Section E "Design Review," and all elements/specifications shall be implemented on-site.
  - c. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all

conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.

1. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor's name, telephone number, construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.
2. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native

American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
2. **Complete Public Improvements.** Public improvements, as shown in the public improvement plans or building plans, shall be completed.

G. **General Conditions.**

1. **Prior Conditions.** These conditions are in addition to the conditions identified in Planning Commission Resolution 016-12.
2. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
3. **Approval Limitations.**
  - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
  - b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.
  - c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the

Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

4. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

#### **NOTICE OF MODIFICATION APPROVAL TIME LIMITS:**

The Planning Commission action approving the Modification shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. An extension is granted by the Community Development Director prior to the expiration of the approval; or
2. A Building permit for the use authorized by the approval is issued and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.

PRICE, POSTEL & PARMA LLP

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OUR FILE NUMBER

22513-2

April 9, 2014

**HAND DELIVERY**

Planning Commission  
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Santa Barbara, CA 93101

**RECEIVED**  
APR 10 2014  
CITY OF SANTA BARBARA  
PLANNING DIVISION

Re: Plaza del Oro Condition Modification and Parking Modification: MST# 2013-00339

Honorable Chair and Members of the Commission:

This firm represents Plaza Del Oro (Delaware), LLC ("Owner"), which is the owner of the Plaza del Oro Center. We are submitting the attached Master Application to amend the conditions of approval contained in the original project approval, and request a modification to allow less than required number of parking spaces on the site as follows:

**Project Location**

351, 361, and 371 Hitchcock Way  
350 and 360 S. Hope Avenue  
Santa Barbara, CA  
APN: 051-240-004

**Owner**

Plaza Del Oro (Delaware), LLC  
C/O Mission Hill Management CA, Inc.  
360 S. Hope Avenue, Suite C-120  
Santa Barbara, CA 93105

**EXHIBIT B**

## Request

1. Delete Condition #2 for the Plaza del Oro project adopted by the Board of Land Use Controls on October 7, 1976 to allow matinee showings on weekdays and weekends. Condition #2 states:

“The theater 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. Find that the existing 148 space parking lot is adequate to serve all tenants of Plaza del Oro Center with the addition of weekday and weekend matinee showings.

The intent of this condition was to insure adequate parking is provided for all tenants located at the Plaza and that matinee showings would not overburden the 148 space lot. However, recent traffic studies conducted by Associated Transportation Engineers (attached), conclude that the parking lot is under-parked during peak weekday and weekend hours. The studies found that parking demands of the existing offices are substantially less than the parking demands that were anticipated in 1976. Additionally, the two-screen, 594 seat theater specializes in showing second run independent, foreign and documentary films and therefore generated far less parking demand than the typical multiplex theaters showing first run blockbuster films; although the ATE study concludes that the current available parking could support the demand if first run films were shown at the theater. Based upon this information, and due to the numerous requests from the community for matinee showings, the Owner is requesting that Condition #2 be eliminated and the existing parking lot be found adequate to provide parking for the Center.

Thank you for your consideration and we look forward to presenting this matter to the Planning Commission.

Very truly yours,



Mark S. Manion  
for PRICE, POSTEL & PARMA LLP

cc: Mission Hill Management CA, Inc.







# ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • FAX (805) 682-8509

Since 1978

Richard L. Pool, P.E.  
Scott A. Schell, AICP, PTP

March 19, 2014

12070L05.WP

Michael MacElhenny  
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New York, NY 10014

## ***UPDATED PARKING DEMAND ANALYSIS FOR THE PLAZA DE ORO CENTER, CITY OF SANTA BARBARA***

Associated Transportation Engineers (ATE) has prepared the following updated parking demand study for the Plaza De Oro Center, located between Hope Avenue and Hitchcock Drive in the City of Santa Barbara. The purpose of the study is to determine the peak parking demands for the existing site uses in order to support a modification to the conditions of approval to allow afternoon matinee showings at the Plaza de Oro movie theater after 1:30 P.M. The conditions of the approval currently do not allow movies to start before 6:00 P.M. on weekdays. The updated study addresses the comments contained in the City's DART letters dated September 30, 2013 and February 14, 2014.

### **EXISTING CONDITIONS & PROJECT DESCRIPTION**

The Plaza de Oro Center is comprised of three office buildings (total of 39,338 SF), one restaurant building (4,490 SF with 80 seats), and one movie theater building (8,162 SF with 594 seats). There are currently 147 unassigned parking spaces provided on site which are shared between the five buildings. A copy of the Plaza de Oro site plan showing the existing parking configuration is attached for reference. The Plaza de Oro Center is requesting a modification to the conditions of approval to allow for matinee showings at the existing movie theater after 1:30 P.M.. The project does not propose to provide any additional parking as part of the modification.

The Plaza de Oro movie theater, which is operated by Metropolitan Theatres, contains two screens with a total of 594 seats. The theater has historically specialized in showing second run independent, foreign, and documentary films. The operations and attendance levels of the

the existing theater are therefore different than those of multi-plex style cinemas which may contain up to 10 or more screens and focus on showing first run movies

### EXISTING PARKING DEMANDS

Parking demand surveys were conducted at the Plaza de Oro Center in June and September of 2013 (survey data attached for reference). The surveys recorded the on-site parking demand every 30 minutes between the hours of 1:30 P.M. to 6:00 P.M. (the period when matinee movies would be shown at the theater). Table 1 presents the peak parking demand data recorded at the site during the surveyed periods.

**Table 1**  
**Existing Peak Parking Demands**

Date	Peak Demand Period	Peak Parking Demand	Parking Supply	% Occupied	Available Spaces
Friday, June 14, 2013	1:30 P.M.	80 Spaces	147 Spaces	54%	67 Spaces
<b>Tuesday, June 18, 2013</b>	<b>1:30 P.M.</b>	<b>93 Spaces</b>	<b>147 Spaces</b>	<b>63%</b>	<b>54 Spaces</b>
Friday, June 28, 2013	1:30 P.M.	72 Spaces	147 Spaces	49%	75 Spaces
Wednesday, September 25, 2013	1:30 P.M.	72 Spaces	147 Spaces	49%	75 Spaces
<b>Friday, September 27, 2013</b>	<b>1:30 P.M.</b>	<b>80 Spaces</b>	<b>147 Spaces</b>	<b>54%</b>	<b>67 Spaces</b>

The data presented in Table 1 show that the peak parking demand recorded during the survey period occurred at 1:30 P.M. on Tuesday, June 18 when 93 parked vehicles were observed on site. During the peak demand period, the parking lot was 63% occupied and 54 parking spaces were available. The peak Friday demand occurred at 1:30 P.M. on September 27, 2013 when 80 parked vehicles were observed on site (54% occupied). Parking occupancies drop off at the site between 1:30 P.M. and 6:00 P.M.

### PARKING DEMAND ANALYSIS

Parking demand estimates were developed for the proposed matinee showings based on matinee attendance data provided by Metropolitan Theaters. As requested by City staff, parking demand estimates were developed based on matinee attendance data collected at the Fairview Theater located in Goleta. The Fairview Theater contains three screens and shows first run movies. The attendance data provided for the three screens at the Fairview Theater was adjusted to reflect two screens in order to evaluate operations at the Plaza de Oro theater

which contains two screens. The data (attached for reference) shows an average matinee attendance of 57 patrons during the week (Monday - Thursday) and an average attendance of 105 patrons on Fridays. It is noted that this attendance data is higher than the recorded attendance data provided for the Plaza de Oro theater (attached for reference). The Plaza de Oro data shows an average weekday matinee attendance of 38 patrons and an average Friday attendance of 63 patrons.

Vehicle occupancy data for movie theater patrons contained in the Institute of Transportation Engineers (ITE) Journal indicates an average vehicle occupancy (AVO) of 2.6 patrons per vehicle during the early afternoon period.<sup>1</sup> In order to confirm this AVO rate, ATE conducted a vehicle occupancy survey at the Fairview Theater during the Friday matinee showings on March 14, 2014. The survey data (attached for reference) shows an AVO of 2.4 patrons per vehicle. Based on the 2.4 AVO, the parking demand for the weekday (Monday -Thursday) matinee is forecast at 24 vehicles ( $57/2.4 = 24$ ) and the demand for Friday matinees is forecast at 44 vehicles ( $105/2.4 = 44$ ).

A shared parking model was developed to determine if the existing parking supply could adequately accommodate the existing uses and the matinee showings. It is noted that the shared parking model accounts for the vacant office space (658 SF) within the center during the survey periods that could potentially be occupied in the future. Table 2 presents the peak shared parking demand forecasts for the Weekday (Monday-Thursday) and Friday periods using the Fairview Theater attendance data and Table 3 presents the peak shared parking demand forecasts using the Plaza de Oro Theater attendance data .

**Table 2**  
**Shared Parking Demand - 1:30 P.M. (Fairview Theater Data)**

Land-Use	Weekday Demand (Monday-Thursday)	Friday Demand
Existing Uses	93 Spaces	80 Spaces
Vacant Office Space	2 Spaces	2 Spaces
Matinee Showing (a)	24 Spaces	44 Spaces
<b>Total Demand</b>	<b>119 Spaces</b>	<b>126 Spaces</b>
<i>Parking Supply:</i>	<i>147 Spaces</i>	<i>147 Spaces</i>
<i>Reserve Supply:</i>	<i>28 Spaces</i>	<i>21 Spaces</i>

(a) Based on Fairview Theater attendance data and vehicle occupancy survey collected by ATE.

<sup>1</sup> Movie Theater Trip Generation Rates, William E. Baumgaertner. ITE Journal, June 1985.

**Table 3**  
**Shared Parking Demand - 1:30 P.M. (Plaza de Oro Theater Data)**

<b>Land-Use</b>	<b>Weekday Demand (Monday-Thursday)</b>	<b>Friday Demand</b>
Existing Uses	93 Spaces	80 Spaces
Vacant Office Space	2 Spaces	2 Spaces
Matinee Showing (a)	16 Spaces	26 Spaces
<b>Total Demand</b>	<b>111 Spaces</b>	<b>108 Spaces</b>
<i>Parking Supply:</i>	<i>147 Spaces</i>	<i>147 Spaces</i>
<i>Reserve Supply:</i>	<i>36 Spaces</i>	<i>39 Spaces</i>

(a) Based on Plaza de Oro Theater attendance data and vehicle occupancy survey collected by ATE.

The data presented in Tables 2 and 3 show that the existing parking supply would adequately accommodate the combined parking demands of the existing uses, the vacant office space, and the proposed matinee showings during both the Weekday (Monday-Thursday) and Friday periods. The parking demand analysis therefore supports the request to allow matinee showings after 1:30 P.M.

### **ITE Shared Parking Analysis**

In order to provide additional support for the proposed modification, ATE developed a shared parking model for the existing and proposed uses based on the rates and time-of-day factors contained in the ITE Parking Generation report (a spreadsheet showing the rates and time-of-day factors is attached for reference). The ITE rates for General Office, Medical Office, and High-Turnover Restaurant were used for the analysis. Theater parking demands were developed using the higher attendance information from the Fairview Theater. The shared parking model accounts for the fact that peak parking demands for various land-uses occur at different times of the day. Table 4 presents the peak shared parking demand forecasts for the Plaza de Oro Center assuming the ITE parking demand rates.

**Table 4**  
**Existing + Project Shared Parking Demands**

Scenario	Peak Hour	Office Demand (a)	Restaurant Demand	Theater Demand	Existing + Project Parking	Existing Supply	% Occupied
Existing + Project	2:00 P.M.	97 Spaces	15 Spaces	24 Spaces	136 Spaces	147 Spaces	93%

(a) Assumes 80% General Office and 20% Medical Office

The data presented in Table 4 show that the peak parking demand period for the center would occur at 2:00 P.M. with a combined parking demand of 136 spaces. The existing parking supply of 147 spaces would satisfy the peak parking demands forecast for the center assuming the ITE rates and the Friday attendance data collected at the Fairview Theater.

#### Movie Theater Parking Demand Rates Comparison

ATE compiled empirical parking demand data for movie theaters with matinees and the attendance data provided by Metropolitan Theaters to develop parking demands rates per screen and per seat for weekday and Friday matinees. Table 5 summarizes the parking demand rates and compares to the rate developed for the Plaza de Oro theater.

**Table 5**  
**Movie Theater Parking Demand Rates**

Source	Size	Rate Per Screen	Rate Per Seat
ITE Movie Theater w/ Matinee (Land-Use #444) - Friday	1,600 Seats (a)	N/A	0.26 Vehicles/Seat
ITE Multiplex Movie Theater (Land-Use #445) - Friday.	13 Screens (a) 2,900 Seats (a)	36.2 vehicles/Screen	0.15 Vehicles/Seat
Fairview Theater - Average Friday Matinee	3 Screens 506 Seats	22.0 vehicles/Screen	0.09 Vehicles/Seat
Plaza de Oro Theater - Average Friday Matinee	2 Screens 594 Seats	13.5 vehicles/Screen	0.06 Vehicles/Seat

(a) Average size per study site.

The data presented in Table 5 show that the demand rates for the Fairview Theater, which was used to forecast parking demands for the Plaza de Oro theater, are somewhat lower than the ITE rates. These rates reflect local theater conditions for the Metropolitan Theatres operations. Based on the local theater data, the Plaza de Oro parking supply would adequately accommodate the on-site parking demands if the Plaza de Oro theater were to start showing first run movies.

### **On-Street Parking Turn-Over Surveys**

ATE also conducted on-street parking turn-over surveys in the vicinity of Plaza de Oro to determine how the existing on-street parking spaces are currently being used. The streets surveyed included Hope Avenue, Hitchcock Way, and La Rada (see attached Figure 1). The survey data (attached for reference) indicate that the on-street parking spaces adjacent to the Plaza De Oro center are almost fully occupied for much of the day (90%-99% occupied). Observations indicate that much of the on-street parking is occupied by employees of the adjacent car dealerships located on Hope Avenue and Hitchcock way. Residents of the adjacent housing developments also store vehicles on the street for extended periods of time. The majority of vehicles that park on the area streets stay for 4-8 hours throughout the day, thus there is very little turnover in the on-street spaces.

The survey confirmed that the on-street parking spaces located adjacent to the Plaza De Oro center are occupied by long-term employee/resident parking and are not generally available for use by patrons of the center. Implementation of some time-controlled parking spaces (75-minute or 90-minute parking) adjacent to the center could be considered to allow some convenient street parking for patrons of the Plaza de Oro Center.

This concludes our parking demand analysis for the Plaza de Oro Project.

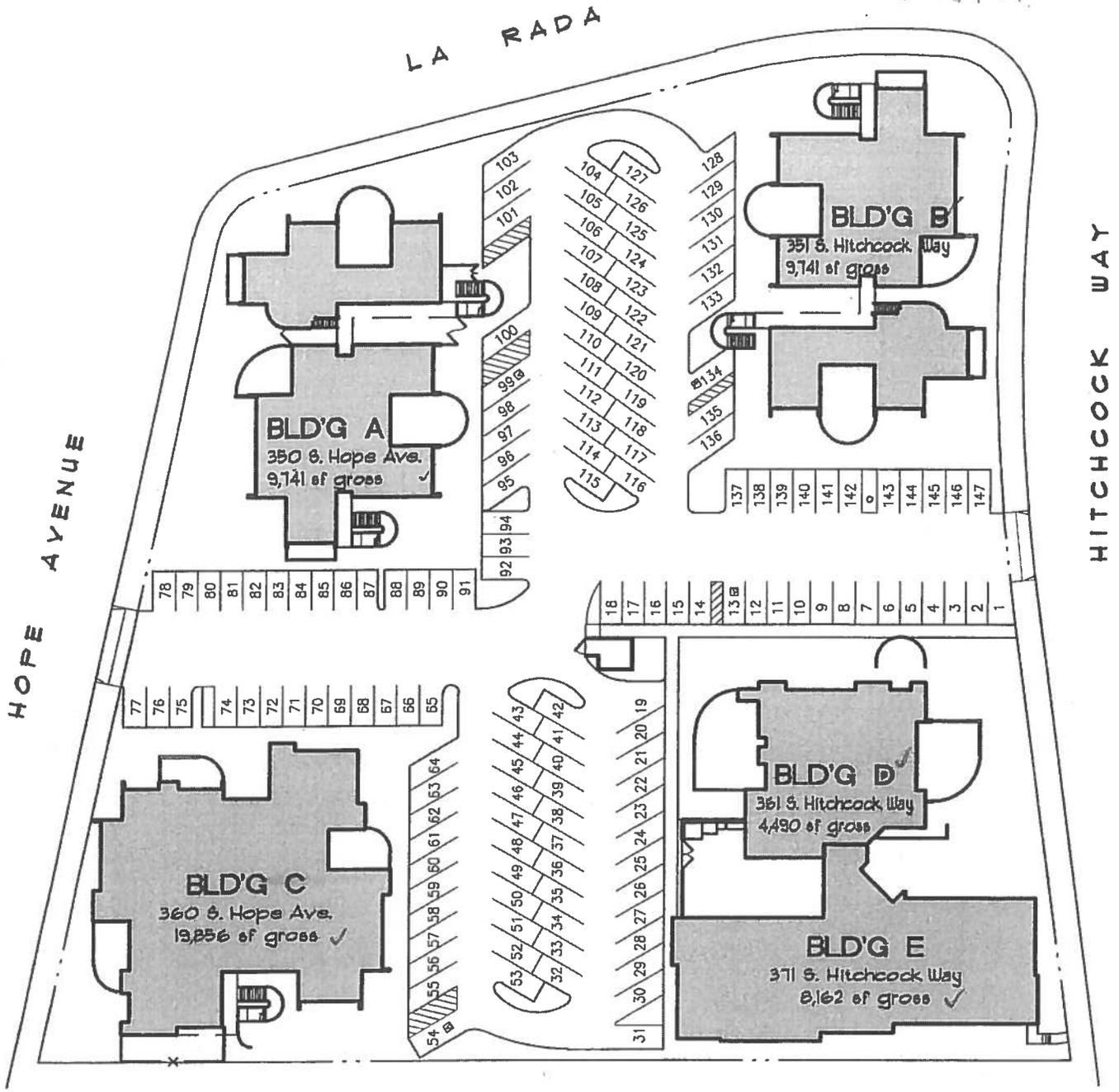
Associated Transportation Engineers



Scott A. Schell, AICP, PTP  
Principal Transportation Planner

SAS/MMF

Attachments



**Site Lease Plan**

**Plaza Del Oro**

51,990 of gross

351, 361, 371 S. Hitchcock Way, and  
350, 360 S. Hope Ave., Santa Barbara, CA

1" = 60'



IMA Architects

Jul 12, 2013 - 1:32pm  
1303dr00site.dwg

#12070 - PLAZA DE ORO PROJECT  
ON-SITE PARKING SURVEY

DATE: FRIDAY, JUNE 14, 2013

ON-SITE PARKING SUPPLY: 147 SPACES

TIME	A	B	C	D	TOTAL	% OCC.
1:30 PM	23	24	26	7	80	54%
2:00 PM	25	24	19	6	74	50%
2:30 PM	26	17	17	6	66	45%
3:00 PM	27	19	12	6	64	44%
3:30 PM	27	18	10	6	61	41%
4:00 PM	21	13	8	5	47	32%
4:30 PM	23	11	10	4	48	33%
5:00 PM	19	12	11	2	44	30%
5:30 PM	19	12	9	1	41	28%
6:00 PM	14	9	9	2	34	23%

DATE: FRIDAY, JUNE 28, 2013

ON-SITE PARKING SUPPLY: 147 SPACES

TIME	A	B	C	D	TOTAL	% OCC.
1:30 PM	32	21	20	6	79	54%

DATE: WEDNESDAY, SEPTEMBER 25, 2013

ON-SITE PARKING SUPPLY: 147 SPACES

TIME	A	B	C	D	TOTAL	% OCC.
1:30 PM	27	19	18	8	72	49%
2:00 PM	27	16	11	8	62	42%
2:30 PM	26	13	12	9	60	41%
3:00 PM	29	9	10	12	60	41%
3:30 PM	34	10	10	9	63	43%
4:00 PM	35	6	10	10	61	41%
4:30 PM	29	13	15	7	64	44%
5:00 PM	28	13	14	5	60	41%
5:30 PM	24	15	11	8	58	39%
6:00 PM	26	11	18	3	58	39%

DATE: TUESDAY, JUNE 18, 2013

ON-SITE PARKING SUPPLY: 147 SPACES

TIME	A	B	C	D	TOTAL	% OCC.
1:30 PM	35	21	24	13	93	63%
2:00 PM	27	23	18	10	78	53%
2:30 PM	28	17	13	9	67	46%
3:00 PM	24	9	15	10	58	39%
3:30 PM	31	9	16	10	66	45%
4:00 PM	29	10	14	7	60	41%
4:30 PM	27	7	16	4	54	37%
5:00 PM	23	7	20	7	57	39%
5:30 PM	22	13	20	9	64	44%
6:00 PM	19	18	16	5	58	39%

DATE: FRIDAY, SEPTEMBER 27, 2013

ON-SITE PARKING SUPPLY: 147 SPACES

TIME	A	B	C	D	TOTAL	% OCC.
1:30 PM	29	22	18	11	80	54%
2:00 PM	30	17	16	6	69	47%
2:30 PM	27	14	12	7	60	41%
3:00 PM	30	11	8	6	55	37%
3:30 PM	33	7	8	6	54	37%
4:00 PM	30	8	9	4	51	35%
4:30 PM	30	13	10	6	59	40%
5:00 PM	27	10	11	6	54	37%
5:30 PM	27	16	14	2	59	40%
6:00 PM	22	13	13	1	49	33%

Plaza De Oro Non-Holiday Weekday Attendance

	<u>2011</u>	<u>2012</u>	<u>2011</u>	<u>Daily Average 2012</u>	<u>Combined</u>	<u>Parking Demand (2.0 AVO)</u>
Monday through Thursday	8,979	6,680	43	32	38	19
Friday	<u>3,551</u>	<u>3,032</u>	<u>68</u>	<u>58</u>	63	32
<b>Total</b>	<b><u>12,530</u></b>	<b><u>9,712</u></b>				

Fairview Non-Holiday Weekday Attendance

	<u>2011</u>	<u>2012</u>	<u>2011</u>	<u>Daily Average 2012</u>	<u>Combined</u>
Monday through Thursday	19,312	15,996	93	77	85
Friday	<u>8,959</u>	<u>7,431</u>	<u>172</u>	<u>143</u>	158
<b>Total</b>	<b><u>28,271</u></b>	<b><u>23,427</u></b>			

**ADJUSTED FOR ONE LESS SCREEN (2/3 attendance)**

	<u>2011</u>	<u>2012</u>	<u>2011</u>	<u>Daily Average 2012</u>	<u>Combined</u>
Monday through Thursday	12,873	10,663	62	51	57
Friday	<u>5,972</u>	<u>4,954</u>	<u>115</u>	<u>95</u>	105
<b>Total</b>	<b><u>18,845</u></b>	<b><u>15,616</u></b>			

**Plaza de Oro Matinee Attendance Breakout - 2011 & 2012 (Non-Holidays)**

2011	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Mon.-Thur	1266	737	567	572	584	680	745	787	431	305	988	1317	8979
Friday	582	333	137	322	280	270	388	252	167	174	169	477	3551
<b>Total:</b>	<b>1848</b>	<b>1070</b>	<b>704</b>	<b>894</b>	<b>864</b>	<b>950</b>	<b>1133</b>	<b>1039</b>	<b>598</b>	<b>479</b>	<b>1157</b>	<b>1794</b>	<b>12530</b>
	15%	9%	6%	7%	7%	8%	9%	8%	5%	4%	9%	14%	100%
2012	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Mon.-Thur	1331	630	521	395	568	854	1151	480	0	0	93	657	6680
Friday	407	516	371	234	246	498	350	162	0	0	0	248	3032
<b>Total:</b>	<b>1738</b>	<b>1146</b>	<b>892</b>	<b>629</b>	<b>814</b>	<b>1352</b>	<b>1501</b>	<b>642</b>	<b>0</b>	<b>0</b>	<b>93</b>	<b>905</b>	<b>9712</b>



# ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • (805) 682-8509-F

## Plaza de Oro Project (#12070) Vehicle Occupancy Survey

**Date:** Friday, March 14, 2014  
**Site:** Fairview Theater  
**Time:** 1:15 P.M. - 2:45 P.M.

Vehicle	Occupants
1	2
2	2
3	3
4	2
5	1
6	2
7	1
8	2
9	1
10	2
11	4
12	2
13	1
14	3
15	4
16	3
17	1
18	4
19	5
20	3
21	2
22	3
<b>Sub-Total:</b>	<b>53</b>

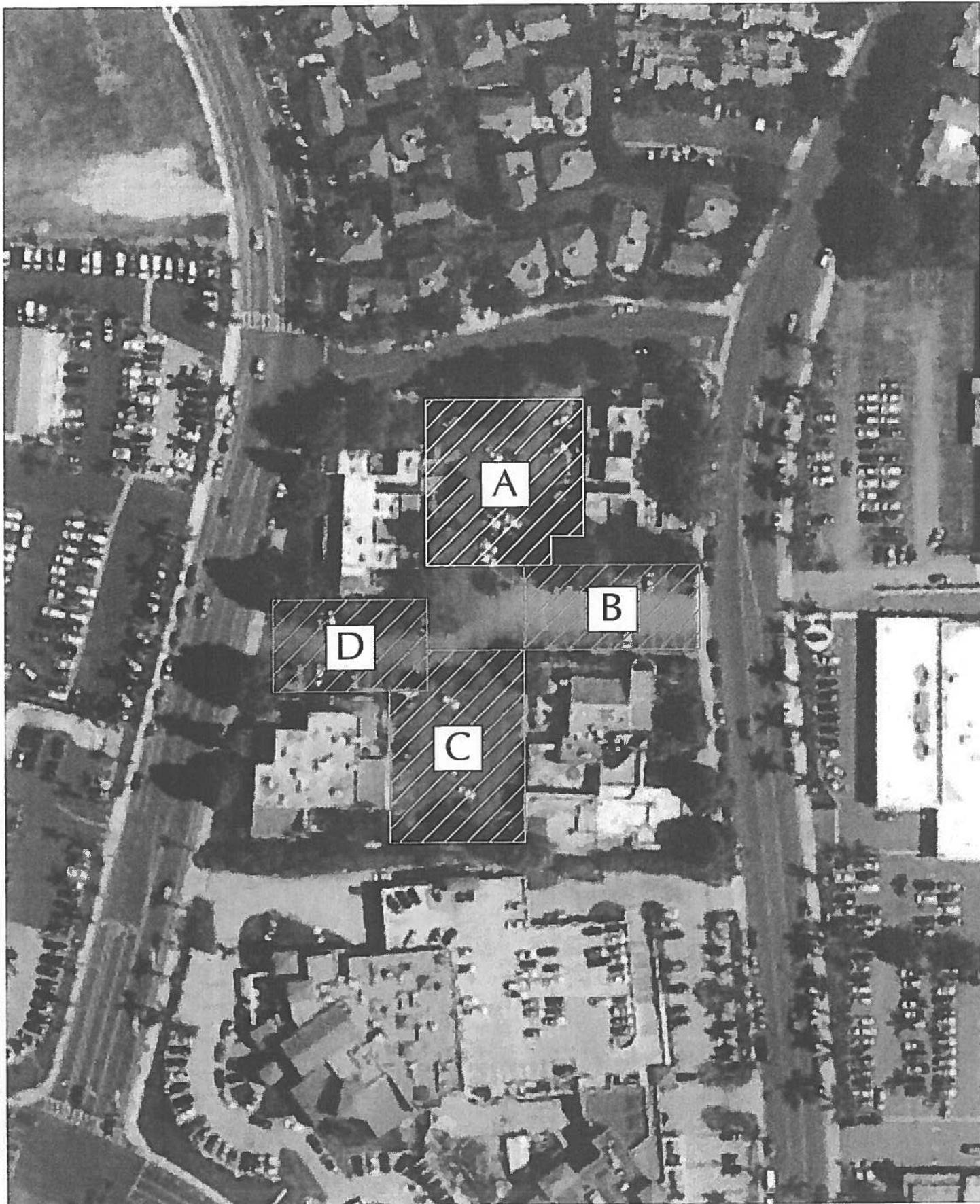
**Average Vehicle Occupancy: 2.4**

#12070 - PLAZA DEL ORO PROJECT  
ITE SHARED PARKING MODEL

LAND-USE	SIZE	DEMAND RATE	PEAK DEMAND
OFFICE	32.338 KSF	2.84 /KSF	92 SPACES
MEDICAL OFFICE	7 KSF	3.20 /KSF	22 SPACES
RESTAURANT	80 SEATS	0.35 /SEAT	28 SPACES
THEATER	2.00 SCREENS	N/A	44 SPACES

Time	OFFICE		MEDICAL OFFICE		RESTAURANT		THEATER	
	% of Peak	92	% of Peak	22	% of Peak	28	% of Peak	44
1:00	77%	71	81%	18	90%	25	45%	20
2:00	84%	77	90%	20	53%	15	55%	24
3:00	81%	74	93%	21	42%	12	55%	24
4:00	72%	66	86%	19	42%	12	55%	24
5:00	46%	42	52%	12	76%	21	60%	26
6:00	25%	23	63%	14	83%	23	60%	26

EX+PR DEMAND	PARKING SUPPLY	% OCCUPIED	SPACES AVAILABLE
134	147	91%	13
136	147	93%	11
131	147	89%	16
121	147	82%	26
101	147	69%	46
86	147	59%	61



ASSOCIATED  
TRANSPORTATION  
ENGINEERS

PARKING SURVEY ZONES

FIGURE

1

MMF - #12070

#12070 - PLAZA DE ORO PROJECT  
ON-STREET TURN-OVER PARKING SURVEY

DATE: FRIDAY, JUNE 14, 2013

ZONE 1:		HOPE AVENUE s/o LA RADA (WEST)													
SUPPLY		7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM		
1		552											VAC.		
2	VAC.							319							
3	VAC.	643						BMW DLR							
4	VAC.							873						VAC.	
5	VAC.							569						VAC.	
6	VAC.							220							
7	VAC.	716						134						VAC.	
8	VAC.							47							
9	VAC.							564						739	200
10		212								420					
11		428												VAC.	
12	VAC.	312						716						VAC.	
13		79													
TOTAL:		4	13	13	13	13	13	13	13	13	13	12	6		
% OCC.		31%	100%	100%	100%	100%	100%	100%	100%	100%	100%	92%	46%		

ZONE 2:		HOPE AVENUE n/o LA RADA (WEST)												
SUPPLY		7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	
1	VAC.	BNV											VAC.	
2	VAC.							384						VAC.
3		735												
4	VAC.							200						VAC.
5		773												
6	VAC.	179						VAC.			32			
7	VAC.	293				324				ZHK				VAC.
8	VAC.							71						VAC.
9		582												
10	VAC.	633												
11	VAC.							452						VAC.
12	VAC.	ZHK						VAC.						
13	VAC.	944												
14	VAC.	839												
15	VAC.	80												
16	VAC.	5NA						VAC.						
17	VAC.							238						VAC.
TOTAL:		3	11	17	17	17	17	15	15	15	15	14	8	
% OCC.		18%	65%	100%	100%	100%	100%	88%	88%	88%	88%	82%	47%	

ZONE 3: HOPE AVENUE n/o LA RADA (EAST)												
SUPPLY	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM
1	VAC.		915									296
2	VAC.	641					VAC.					
3	144					929			VAC.			
4	32			264				VAC.				
5	29		620					VAC.	315			
6	37					VAC.						
7	VAC.	740							4	VAC.		
8	636					643			VAC.	BPY		
9	796					VAC.						
10	138					VAC.						
11	VAC.	289					VAC.					
12	VAC.	155			VAC.	300						
13	VAC.	295					VAC.			VAC.		
14	786											
15	VAC.	413			VAC.	160					VAC.	
16	VAC.	GPK			VAC.					431		
17	VAC.		962									
18	621					VAC.	494					
19	VAC.	819										
TOTAL:	9	16	18	19	19	17	15	18	18	16	17	11
% OCC.	47%	84%	95%	100%	100%	89%	79%	95%	95%	84%	89%	58%

ZONE 4: HOPE AVENUE s/o LA RADA (EAST)												
SUPPLY	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM
1	275											VAC.
2	VAC.	216					179					
3	931											
4	719					216			VAC.			
5	VAC.	506										
TOTAL:	3	5	5	5	5	5	5	5	5	5	5	1
% OCC.	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	20%

ZONE 5: LA RADA (NORTH)												
SUPPLY	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM
1	VAC.	183					VAC.	951				
2	VAC.	267			VAC.	900						
3	951		722	783								
4	VAC.	686				VAC.	960					VAC.
5	VAC.	227					VAC.	743	VAC.	374	VAC.	
6	412											
7	937											
TOTAL:	3	7	7	7	7	5	6	7	6	7	4	4
% OCC.	43%	100%	100%	100%	100%	71%	86%	100%	86%	100%	57%	57%

ZONE 6:	LA RADA (SOUTH)												
SUPPLY	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	
1	252		209										
2	VAC.	946										252	
3	VAC.	855				VAC.	267						VAC.
4	314												
5	VAC.	481										VAC.	
6	57								VAC.				
7	VAC.	156										VAC.	
8	VAC.	AP MAR											
9	VAC.	960					237						
10	VAC.	424											
11	VAC.	568					855						
TOTAL:	2	11	11	11	11	10	11	11	11	10	9	3	
% OCC.	18%	100%	100%	100%	100%	91%	100%	100%	100%	91%	82%	27%	

ZONE 7:	HITCHCOCK n/o LA RADA (WEST)												
SUPPLY	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	
1	VAC.	212										VAC.	
2	379			882				VAC.					
3	992												
4	VAC.	493				VAC.							
5	20												
6	679												
7	573				VAC.								
8	28												
9	582												
10	662	134										VAC.	
11	648			460					487	516			
12	VAC.	420	VAC.									659	
TOTAL:	9	10	12	11	10	9	9	8	8	8	9	7	
% OCC.	75%	83%	100%	92%	83%	75%	75%	67%	67%	67%	75%	58%	

ZONE 8:	HITCHCOCK n/o LA RADA (EAST)											
SUPPLY	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM
1	799				VAC.				436			
2	769	452	84	VAC.				826				
3	VAC.	947										VAC.
4	614											
5	VAC.	33	186	VAC.				295	507			
6	659											VAC.
7	516	VAC.	680				VAC.	431		VAC.		
8	818	431			VAC.	963						
9	614											
10	425											
11	32									VAC.		648
12	180											
13	857	298				711	VAC.					
14	756	NOT					VAC.		711	VAC.	857	
15	34	711			VAC.	948				VAC.		
16	EPI											
17	149		947									
18	VAC.	237				911						
19	963			325								
20	116		756									
TOTAL:	17	19	20	20	18	17	15	15	17	14	15	17
% OCC.	85%	95%	100%	100%	90%	85%	75%	75%	85%	70%	75%	85%

ZONE 9: HITCHCOCK s/o LA RADA TO PLAZA DEL ORO (EAST)													
SUPPLY	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	
1	1XC												
2	VAC.	369										VAC.	
3	VAC.	833						VAC.			75		
4	VAC.	2K1										VAC.	
5	VAC.	960											
6	VAC.	586											
7	VAC.	900				74			86				
8	953												
9	VAC.	822			330						VAC.		
10	HONDA DLR.												
TOTAL:	3	10	10	10	10	10	10	9	9	9	9	5	
% OCC.	30%	100%	100%	100%	100%	100%	100%	90%	90%	90%	90%	50%	

ZONE 10: HITCHCOCK s/o PLAZA DEL ORO TO CALLE REAL (EAST)													
SUPPLY	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	
1	911				VAC.		31						
2	872												
3	425				VAC.		86	VAC.		227			VAC.
4	937												
5	216	604				VAC.		3J1					VAC.
6		735						VAC.		59			
7		VAC.				658				367			
8	476	VAC.		308				VAC.				850	
9	572												
10	734												
11	658				PERRY					385		VAC.	
12	RSY												
13	861												
14	225												
TOTAL:	12	13	13	13	12	13	13	13	12	13	10	6	
% OCC.	86%	93%	93%	93%	86%	93%	93%	93%	86%	93%	71%	43%	

ZONE 11: HITCHCOCK s/o PLAZA DEL ORO TO CALLE REAL (WEST)													
SUPPLY	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	
1	419												
2	480											VAC.	
3	222												
4	363						105		PERRY				
5	267						792					VAC.	
6	600											572	
7	367												
8	868				VAC.		21						
9	372												
10	335									715		524	
TOTAL:	10	10	10	10	10	9	10	10	10	9	8	4	
% OCC.	100%	100%	100%	100%	100%	90%	100%	100%	100%	90%	80%	40%	

ZONE 12:		HITCHCOCK s/o LA RADA TO PLAZA DEL ORO (WEST)												
SUPPLY	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM		
1	417											VAC.		
2	581											VAC.		
3	VAC.	994										VAC.		
4	115											VAC.		
5	500											VAC.		
6	557				553				627					
7	322						833			597		VAC.		
8	110											100		
9	VAC.	418				VAC.	418				VAC.	378		
10	VAC.	311					298						VAC.	
11	VAC.	856								430		VAC.		
12	VAC.	852											940	VAC.
13	VAC.	160				VAC.	868			701		852	787	
14	VAC.	86			741								VAC.	
TOTAL:	7	14	14	14	14	12	14	14	14	14	9	4		
% OCC.	50%	100%	100%	100%	100%	86%	100%	100%	100%	100%	64%	29%		

**TOTAL ON-STREET PARKING:**

152 SPACES

TIME	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM
TOTAL:	82	139	150	150	146	137	136	138	138	133	121	76
% OCC.	54%	91%	99%	99%	96%	90%	89%	91%	91%	88%	80%	50%

#12070 - PLAZA DE ORO PROJECT  
ON-STREET TURN-OVER PARKING SURVEY

DATE: TUESDAY, JUNE 18, 2013

ZONE 1:		HOPE AVENUE s/o LA RADA (WEST)													
SUPPLY	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM			
1				839			VAC.			264					
2	CAR CARRIER			80								VAC.			
3				866	VAC.	GPK						VAC.			
4										71					VAC.
5										617					VAC.
6										552					VAC.
7							604					VAC.			
8	VAC.							212					VAC.		
9	VAC.							183					VAC.		
10							139					VAC.			
11	VAC.							133					VAC.		
12							312					VAC.			
13							RSY								
14							79					VAC.			
TOTAL:	11	14	14	14	14	13	13	14	14	14	9	3			
% OCC.	79%	100%	100%	100%	100%	93%	93%	100%	100%	100%	64%	21%			

ZONE 2:		HOPE AVENUE n/o LA RADA (WEST)											
SUPPLY	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	
1	VAC.	BNV										VACANT	
2							735						
3	VAC.							201					VAC.
4	VAC.							736					
5							773						
6							032						
7	VAC.							200					VACANT
8							432						
9	VAC.							179					VAC.
10	582							293					
11	VAC.							267					VAC.
12	VAC.	487						417					VACANT
13	VAC.	833										VACANT	
14	VAC.	417			VAC.	381				VAC.	255		
15	VAC.							300					VAC.
TOTAL:	5	15	15	15	14	15	15	14	14	12	11	7	
% OCC.	33%	100%	100%	100%	93%	100%	100%	93%	93%	80%	73%	47%	

ZONE 3:		HOPE AVENUE n/o LA RADA (EAST)											
SUPPLY	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	
1	634		003					VAC.					
2	356	896			VAC.		365						
3	VAC.		289					VAC.					
4	VAC.		568			478		VAC.					
5	VAC.		946										
6	VAC.		037										
7	VAC.		610			155		VAC.					
8	VAC.		413			610		VAC.					
9	VAC.		636										
10	VAC.		138										
11	VAC.		643					VAC.					
12	VAC.		GPK		055		487						
13	VAC.		014										
14	843		172			VAC.							
15	VAC.		716			960		VAC.					
16	VAC.		220					VAC.					
17	VAC.		621			VAC.		841					
18	VAC.		424					VAC.					
19	VAC.		048										
TOTAL:	8	19	19	19	19	18	19	18	18	18	14	8	
% OCC.	42%	100%	100%	100%	100%	95%	100%	95%	95%	95%	74%	42%	

ZONE 4:		HOPE AVENUE s/o LA RADA (EAST)											
SUPPLY	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	
1	719	758					929		VAC.				
2	VAC.		506					VAC.					
3	VAC.		ZHK					VAC.					
4	VAC.		605										
5	VAC.		951			VAC.		719		VAC.			
TOTAL:	4	5	5	5	5	5	5	4	5	5	4	1	
% OCC.	80%	100%	100%	100%	100%	100%	100%	80%	100%	100%	80%	20%	

ZONE 5:		LA RADA (NORTH)											
SUPPLY	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	
1	VAC.		321					VAC.					
2	VAC.		827										
3	VAC.		951			658		VAC.					
4	937		VAC.		209								
5	VAC.		735										
6	VAC.		412										
7	VAC.		457			VAC.		381		VAC.			
TOTAL:	5	6	6	7	7	7	7	7	6	7	6	4	
% OCC.	71%	86%	86%	100%	100%	100%	100%	100%	86%	100%	86%	57%	

ZONE 6:	LA RADA (SOUTH)											
SUPPLY	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM
1	252		713	906	553				VAC.			
2	786											
3	VAC.	569					VAC.					
4	VAC.	481										
5	314											
6	VAC.	216										
7	VAC.	489					298					VAC.
8	VAC.	873										
9	VAC.	855				VAC.	020				VAC.	
10	456					088					VAC.	
11	782											
TOTAL:	5	11	11	11	11	10	11	11	11	11	9	6
% OCC.	45%	100%	100%	100%	100%	91%	100%	100%	100%	100%	82%	55%

ZONE 7:	HITCHCOCK n/o LA RADA (WEST)											
SUPPLY	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM
1	VAC.	212										
2	756		682				330					
3	679											
4	VAC.			NISSAN DLR								
5	020											
6	573											
7	556			538	VAC.	799					VAC.	
8	028											
9	659					VAC.	897				732	
10	504	VAC.	084				VAC.					
11	533											
12	022			VAC.		504		811		VAC.	516	
13	614											
TOTAL:	11	11	12	12	11	13	12	12	12	11	12	10
% OCC.	85%	85%	92%	92%	85%	100%	92%	92%	92%	85%	92%	77%

ZONE 8:	HITCHCOCK n/o LA RADA (EAST)												
SUPPLY	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	
1	436			GMC	VAC.	370				436			
2	VACANT		731										
3	530	680					VACANT						
4	818	996											
5	897		452	VACANT				841					
6	928												
7	4C1												
8	799		639		061		116		639				
9	379	308				647				507			
10	573			VACANT				425			VAC.	413	
11	COVERED												
12	180												
13	VAC.	057					VAC.	734				VAC.	
14	857	260											
15	VAC.	134											
16	EFI					948		380					
17	769		264			900						VAC.	
18	425				031			VAC.	431	VACANT			
19	VACANT			298			620						
20	034		937							VAC.			
21	IXC												
TOTAL:	17	19	21	19	18	19	18	20	21	19	16	13	
% OCC.	81%	90%	100%	90%	86%	90%	86%	95%	100%	90%	76%	62%	

ZONE 9: HITCHCOCK s/o LA RADA TO PLAZA DEL ORO (EAST)												
SUPPLY	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM
1	418											
2	431				VAC.		915				VACANT	
3	VAC.	900			VAC.		822				VAC.	
4	VAC.	960			VAC.		029	086				VAC.
5	VAC.	686			VAC.		036					
6	110										VACANT	
7	VAC.	825										VACANT
8	VAC.	267										
9	HONDA DLR.											VAC.
10	872											VAC.
TOTAL:	5	10	10	10	10	6	10	10	10	10	7	3
% OCC.	50%	100%	100%	100%	100%	60%	100%	100%	100%	100%	70%	30%

ZONE 10: HITCHCOCK s/o PLAZA DEL ORO TO CALLE REAL (EAST)													
SUPPLY	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	
1	911		604			600							
2	734					627				VACANT			
3	VAC.	285					VACANT						
4	367											VACANT	
5	868									918		VAC.	
6	480				911								VAC.
7	VACANT					308				VACANT			
8	419												
9	951											VACANT	
10	658					815						VAC.	
11	600					6CB						VAC.	
12	111												
13	225												
14	953												
TOTAL:	12	13	13	13	13	14	14	14	14	12	9	2	
% OCC.	86%	93%	93%	93%	93%	100%	100%	100%	100%	86%	64%	14%	

ZONE 11: HITCHCOCK s/o PLAZA DEL ORO TO CALLE REAL (WEST)												
SUPPLY	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM
1	500											VAC.
2	VAC.	861								VAC.	866	
3	994											
4	078											
5	363				VAC.		568				VAC.	
6	783											
7	814						VACANT					
8	335									VACANT		
9	463		488						VAC.	367		
10	372											
TOTAL:	9	10	10	10	10	10	9	10	9	6	8	4
% OCC.	90%	100%	100%	100%	100%	100%	90%	100%	90%	60%	80%	40%

ZONE 12: HITCHCOCK s/o LA RADA TO PLAZA DEL ORO (WEST)													
SUPPLY	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM	
1	417											VAC.	
2	581											VACANT	
3	572											VAC.	
4	115											VACANT	
5	322												
6	557											VACANT	
7	856											627	
8	VAC.	020				384	855					VAC.	
9	VAC.	960											771
10	975								833		996	VAC.	
11	735											VACANT	
12	VAC.	156				212	686					VAC.	
13	VAC.	088				644	156					VACANT	
14	VAC.	822				VAC.	055	937					
TOTAL:	9	14	14	14	14	13	14	14	14	13	9	4	
% OCC.	64%	100%	100%	100%	100%	93%	100%	100%	100%	93%	64%	29%	

**TOTAL ON-STREET PARKING:**

153 SPACES

TIME	7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM	6PM
TOTAL:	101	147	150	149	146	143	147	148	148	138	114	65
% OCC.	66%	96%	98%	97%	95%	93%	96%	97%	97%	90%	75%	42%



## **Architectural Board of Review**

### **Minutes**

#### **December 9, 2013**

First Concept Review on Consent Calendar

Motion: Continued one week to Consent:

The applicant provided a list of trees to be removed and replacement trees. The applicant was asked to provide all notes on the Landscape Plan.

#### **December 16, 2013**

Motion: Project Design Approval and Final Approval as noted on the plans, with conditions:

- 1) Show the existing or previous vine plantings in a minimum of two locations to soften the appearance of the trash enclosure walls.
- 2) Submit a scaled site plan and landscape plan to match the marked-up plan copies.

**CONSENT CALENDAR (1:00 p.m.)**

Representatives present: Kirk Gradin  
Staff present: Tony Boughman.

**ABR - NEW ITEM****A. 351 HITCHCOCK WAY E-3/PD/SD-2 Zone**

Assessor's Parcel Number: 051-240-004  
Application Number: MST2013-00405  
Owner: Plaza Del Oro Ltd  
Contractor: Sheridan Stanton

(Proposal for alterations to approved landscape plan consisting of the removal of 15 trees. Trees to be removed include canary island pine, olive, sweet gum, and redbud trees. Replacement trees are proposed for eight of the removed trees.)

**(Action may be taken if sufficient information is provided.)**

**Continued one week with comments (see page of detailed notes in project file).**

**ABR - NEW ITEM****B. 3883 LA CUMBRE PLAZA LN C-2/SD-2 Zone**

Assessor's Parcel Number: 051-022-036  
Application Number: MST2013-00427  
Owner: Daketta La Cumbre, LLC  
Owner: Grace Lutheran Church  
Applicant: Tony Calhoun

(Proposal to remove four Tipuana trees ranging from 30 to 50 feet in height with 18 to 24-inch trunk diameters. The request for the removal of the existing trees is a result of potential safety hazards concerns. Three prior Tipuana trees were removed from the property in 2008, and replaced with three New Zealand Christmas Trees. The trees are proposed to be replaced with four new trees.)

**(Action may be taken if sufficient information is provided.)**

**Project Design Approval and Final Approval of phased tree removals as submitted.**

The ten-day appeal period was announced.



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR MINUTES

Monday, December 16, 2013      630 Garden Street: David Gebhard Public Meeting Room      1:00 P.M.

**BOARD MEMBERS:**      PAUL ZINK, *Chair*  
   KIRK GRADIN *Vice-Chair* (Consent Calendar Representative) – PRESENT  
   THIEP CUNG  
   SCOTT HOPKINS  
   GARY MOSEL  
   STEPHANIE POOLE (Consent Calendar Representative, Alternate) – PRESENT  
   WM. HOWARD WITTAUSCH

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      BRUCE BARTLETT  
**PLANNING COMMISSION LIAISON (Alternate):**      ADDISON THOMPSON

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
   TONY BOUGHMAN, Planning Technician – PRESENT  
   KATHLEEN GOO, Commission Secretary

Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)

Representatives present:      Kirk Gradin.

Staff present:      Tony Boughman.

### ABR - CONTINUED ITEM

#### A.      **351 HITCHCOCK WAY**

**E-3/PD/SD-2 Zone**

Assessor's Parcel Number:      051-240-004  
Application Number:      MST2013-00405  
Owner:      Plaza Del Oro Ltd.  
Contractor:      Sheridan Stanton  
Architect:      Jeff Gorrell

(Proposal for a new trash enclosure in the existing location, and alterations to the approved landscape plan consisting of the removal of 15 trees. Trees to be removed include canary island pine, olive, sweet gum, and redbud trees. Replacement trees are proposed for eight of the removed trees.)

**(Action may be taken if sufficient information is provided.)**

**Project Design Approval and Final Approval as noted on the plans, with conditions:**

- 1) Show the existing or previous vine plantings in a minimum of two locations to soften the appearance of the trash enclosure walls.
- 2) Submit a scaled site plan and landscape plan to match the marked-up plan copies.

The ten-day appeal period was announced.





# 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:

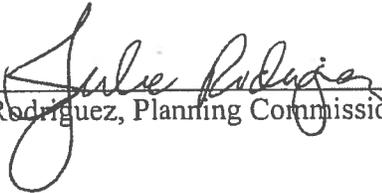
- I. Approve the condition amendment to delete the first condition of the October 7, 1976 decision by the Board of Land Use Control, and subject to the remaining conditions of approval in Exhibit A.
- II. Said approval is subject to the following conditions:
  1. The theatre not open before 6:30 p.m. 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.**

BOARD OF LAND USE CONTROLS

CITY OF SANTA BARBARA

M I N U T E S

Regular Meeting

Thursday, October 7, 1976, City Council Chambers, 1:00 p.m.

---

BOARD MEMBERS PRESENT: Miller, Orias, Graffy, Beyeler, Knowles

BOARD MEMBERS ABSENT: Dawson, Taylor

ALSO PRESENT: Scruggs, Clough

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1. PRELIMINARIES:

a. Minutes of September 16, 1976.

Motion by Graffy, second by Orias, to continue to next meeting. Approved 3-0.

b. Graffy requested an ex-agenda item at such time when the greatest number of Board members are present, in regards to a vote of confidence by the City Council, and slandering of Commissioners by a Councilmember.

The Board agreed to the request.

c. Status of appeals of Hewitt, 325 W. Isley and the retirement home at Anapamu and Garden Streets were presented.

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2. ITEMS CONTINUED FROM THE PREVIOUS MEETING:

a. Application of Jack Paddon, agent for MacElhanny-Levy Company, for site plan approval for a proposed restaurant, offices and theatre complex on 2.9 acres of land located between Hope Avenue and Hitchcock Way at La Rada in an E-3-PD, One Family Residence with a Planned Development Overlay Zone.

B. MacElhanny, D. Sharpe and C. Lefler spoke for the request.

B. Farris, City Traffic Section, presented statistics in regards to delays in clearing the Las Positas/Calle Real intersection.

H. Anderson stated he was concerned about the proposed center not providing sufficient parking.

Knowles arrived at 2:10.

Asst. City Attorney Clough stated that the City could accept funds for improvement of traffic problems, also that Knowles should review documents presented at this meeting before participating.

A 10 minute recess was declared, Knowles reviewed the documents.

Motion by Graffy, second by Knowles, to approve the plot plan based on these findings:

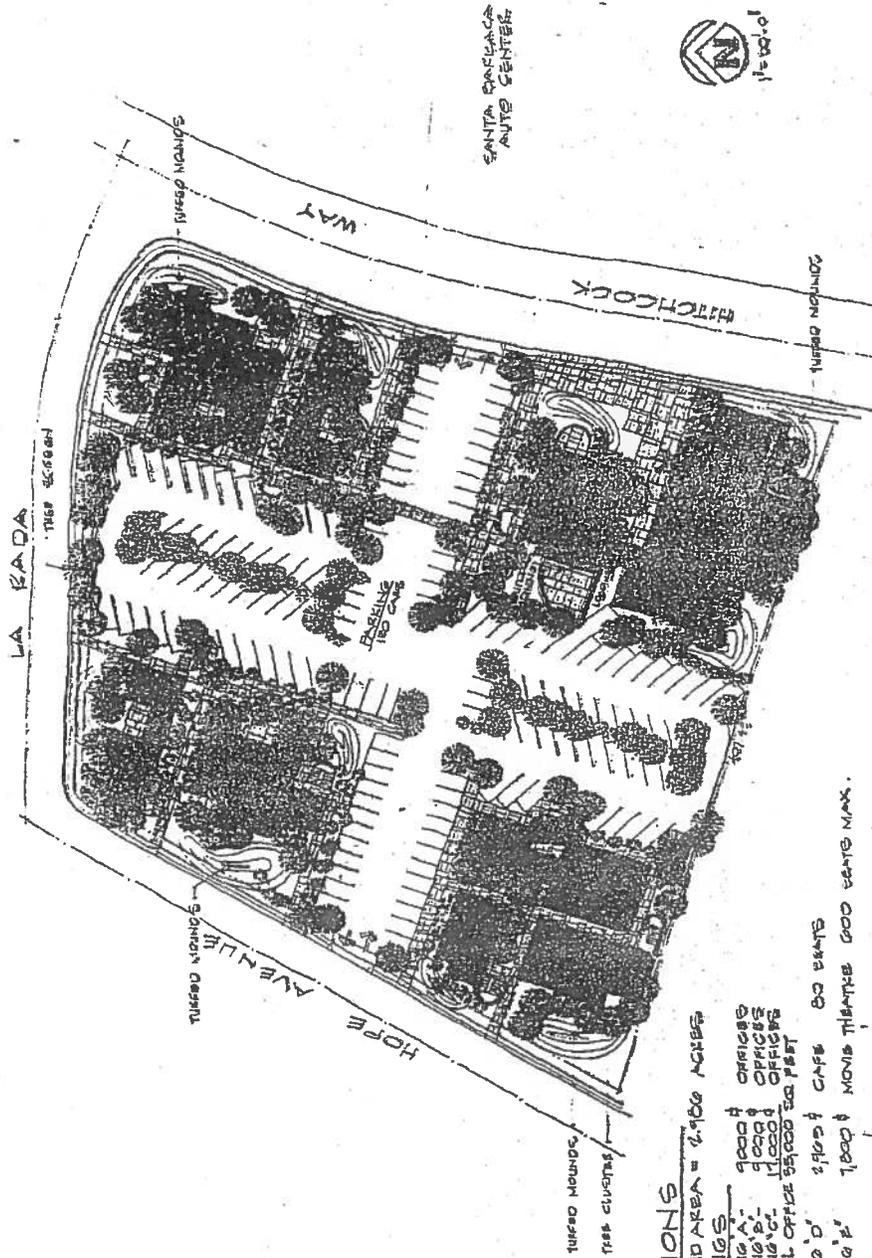
1. That the total area of the site and the setbacks of all facilities from property and street lines are of sufficient magnitude in view of the character of the land and of the proposed development that significant detrimental impact on surrounding properties is avoided;

2. That prescribed hours and days of operation of the facilities are such that the character of the area is not inappropriately altered or disturbed;

3. That the design and operation of outdoor lighting equipment will not be a nuisance to the use of property in the area.

EXHIBIT G





**TABULATIONS**

NET LAND AREA = 2,100 ACRES

**BUILDINGS**

- BUILDING A: 9000 OFFICES
- BUILDING B: 9000 OFFICES
- BUILDING C: 10000 OFFICES
- TOTAL OFFICE 28000 SQ. FT.
- BUILDING D: 2400 CAFE 80 SEATS
- BUILDING E: 1000 MOVIE THEATRE 600 SEATS MAX.

**PARKING**

- OFFICES - 1 CAR PER 210 SQ. FT.
- PHOTOGRAPHY CAFE - 1 CAR PER 4 SEATS
- MOVIE THEATRE - 1 CAR PER 4 SEATS
- PHOTOGRAPHY CAFE - 1 CAR PER 4 SEATS

**SITE PLAN**

