



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: January 15, 2009
AGENDA DATE: January 22, 2009
PROJECT ADDRESS: 2550 Treasure Drive (MST2008-00469)
 Samarkand Retirement Community
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DK*
 Kathleen Kennedy, Associate Planner *KAK*

I. INTRODUCTION/ PROJECT DESCRIPTION

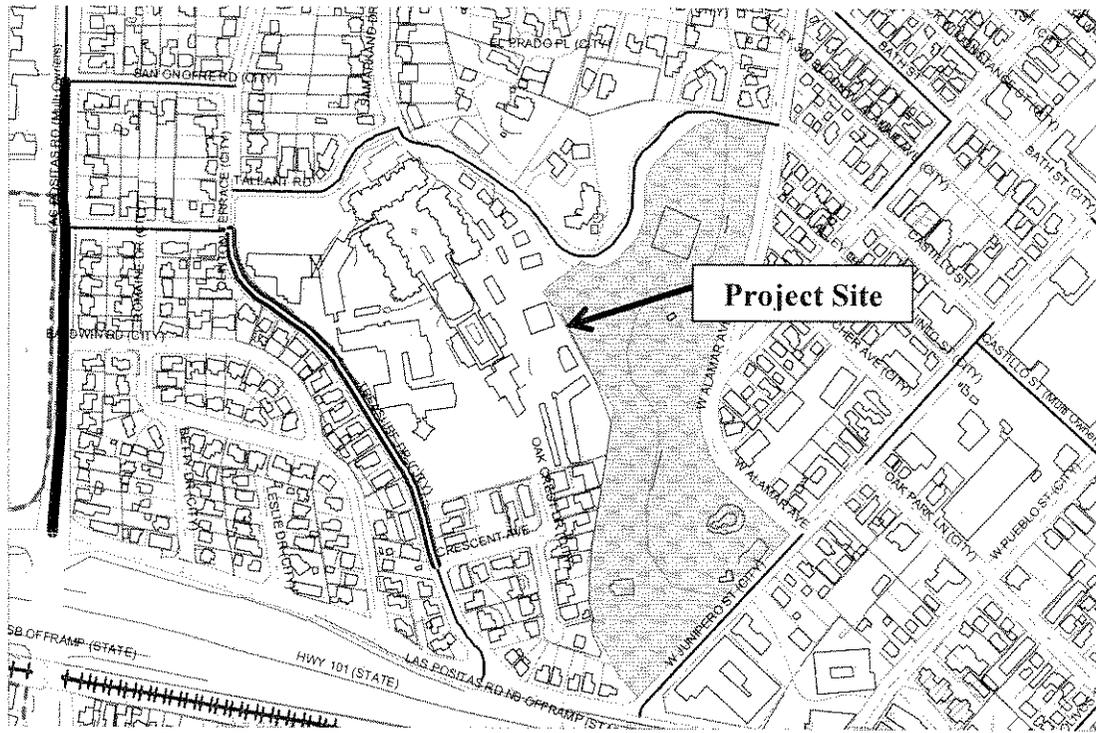
This is a Concept Review of a new LifeCenter facility for the Samarkand Retirement Community. On October 10, 2008, the applicant submitted a request for a Substantial Conformance Determination based on the existing Conditional Use Permit to allow a new LifeCenter facility at the Samarkand Retirement Community. Although Staff had previously stated that a Substantial Conformance Determination application would be appropriate, upon further review, Staff determined that the proposal would not qualify for a Substantial Conformance Determination and that it would need to be either an Amendment to the existing Conditional Use Permit or incorporated into a future Master Plan Conditional Use Permit.

Staff has recommended that the LifeCenter facility proposal be incorporated into the future Campus Master Plan, which according to the applicant, is expected to be submitted to the City in mid-2009. The applicant is requesting that the LifeCenter facility be processed separately as an Amendment to the existing Conditional Use Permit. The purpose of the concept review hearing is to discuss the LifeCenter facility proposal as well as the appropriate processing of the proposed project.

The proposed project consists of the demolition of the existing one-story, 1,665 square foot maintenance building and the construction of a 9,405 square foot (gross), two-story LifeCenter facility. The first floor of the LifeCenter facility would consist of an aerobics/multi-purpose room, computer room, office and file storage room, TV studio, gallery, NU-2-U (campus market), storage room, mechanical room, electrical room and bathrooms. The second floor would consist of a café and juice bar (with pantry/storage room and outdoor deck), fitness area, two offices, wellness suite (with reception/office area, two exam rooms, waiting area, and conference room), storage room (for personally operated vehicles and walkers) and restrooms. The proposal would result in the reorganization of some of the existing areas and uses onsite as described in the attached applicant letter (see Exhibit A).

II. REQUIRED APPLICATION

The discretionary application required for this project would be either an Amendment to the existing Conditional Use Permit or a new Conditional Use Permit for the Campus Master Plan (SBMC Chapter 28.94).



Vicinity Map for 2550 Treasure Drive, Samarkand Retirement Community

III. SITE INFORMATION

Applicant:	Steve Fort, SEPPS	Property Owner:	The Samarkand, A Covenant Retirement Community
Parcel Number:	513-300-003	Lot Area:	17.98 acres
General Plan:	Residential, 5 units/acre	Zoning:	E-3/ S-D-2: One-Family Residence and Upper State St. Area Overlay
Existing & Proposed Use :	Residential Retirement Community	Topography:	Average slope of 10.5 %
Adjacent Land Uses:	North - Residential South - Residential		East - Oak Park West - Residential

IV. DISCUSSION

A. PROJECT HISTORY

The Samarkand Retirement Community has been in continuous operation since the 1950's. On December 1, 1983, the Planning Commission approved the first Conditional Use Permit (Planning Commission Resolution 070-83) for the facility to allow 125,700 square feet of new construction. The approval resulted in the facility having 239 residential apartments, a 59 bed convalescent hospital, a 69 room personal care facility, an administration building, a centralized common dining area, a swimming pool, a creative arts building, a fitness building, a maintenance facility and 232 parking spaces as well as other amenities.

On July 16, 1987, a Conditional Use Permit (PC Resolution 073-87) was approved to allow a 1,200 square foot chapel with 42 underground parking spaces.

On October 15, 1987, an Amendment to the Conditional Use Permit (PC Resolution 091-87) was approved to allow a 290 square foot addition to the chapel and a 1,490 square foot basement addition for mechanical and storage use.

On December 15, 1994, a Conditional Use Permit (PC Resolution 089-04) was approved to allow the demolition of a three-story, 36,444 square foot residential apartment building and the construction of a new, three-story structure consisting of 36 units and 34 underground parking spaces for a total of 61,951 square feet. The project also included the demolition of a surface parking lot and landscaped area and the construction of 33 units located in five single-story structures and one two-story structure with 43 underground parking spaces for a total of 44,595 square feet. In addition, the project included the demolition of a one-story, 17,913 square foot, 59-bed Skilled Nursing Facility and the construction of a 25,600 square foot building with 63 beds and 66 underground parking spaces for a total of 51,580 square feet. The approval included a modification to allow the Skilled Nursing Facility to encroach into the front setback and the certification of an Environmental Impact Report.

On September 7, 2000, an Amendment to the Conditional Use Permit (PC Resolution 038-00) was approved to allow a 700 square foot addition to Building C; a 1,071 square foot addition to Building D; and a 2,313 square foot addition to Brandel Hall (including a reduction from 53 to 39 units). The number of total units allowed for the campus was not changed. The maximum occupancy of the facility was determined to be 63 persons for the Skilled Nursing Facility, and no more than two persons per residential unit (with a maximum of 305 residential units). The project was subsequently appealed; however, the appeal was denied and the project approval was upheld by the City Council on November 17, 2000.

On September 7, 2003, the applicant submitted preliminary plans for a Master Plan, and on February 12, 2004, the Planning Commission held a Concept Review hearing to discuss the Master Plan proposal. The Planning Commission provided numerous comments on the overall design of the Master Plan and also stated that the relocation of the maintenance facilities and conversion of the existing maintenance building to a duplex was acceptable under the existing Conditional Use Permit.

On January 19, 2006, a Substantial Conformance Determination was made to allow the maintenance building to be converted to a residential duplex, based on the Planning Commission's earlier comments. The applicant did not go forward with the conversion and the building permit for the conversion expired in May of 2007.

On June 30, 2006, the applicant submitted a new Master Plan application, and on April 26, 2007, additional information was submitted regarding the proposal. In June of 2007, the applicant informed Staff that, based on the comments received from Staff regarding the proposal, especially in regard to creek setback and proposed driveway location issues, the Samarkand applicant team needed to re-study the scope of the Master Plan project and requested that it be put on hold for approximately one year. In the meantime, the applicant team stated that they would pursue the conversion of maintenance building to a residential amenity facility.

B. LIFE CENTER PROPOSAL

On July 21, 2008, Staff met with the applicant to discuss the possibility of a Substantial Conformance Determination to allow the construction of a new residential amenity consisting of a LifeCenter facility while the Master Plan was still in the process of being redesigned. At the time, Staff was in support of the proposal and recommended that the applicant submit the Substantial Conformance Determination request. However, upon review of the proposed project, Staff determined that the proposed project would require, at a minimum, an Amendment to the existing Conditional Use Permit rather than a Substantial Conformance Determination as discussed previously. This determination is based on the extent of the proposal which includes a considerable increase in square footage (from 1,665 to 9,405 square feet) in comparison to the existing maintenance building (see Exhibit B – Project Plans).

As stated above, Staff recommends that the proposal be incorporated into the future Campus Master Plan that is expected to be submitted in mid-2009. This approach would allow staff to adequately evaluate the impact of the proposal upon the other areas of the campus that would be reorganized as a result of the LifeCenter facility in terms of both land use and environmental review.

V. RECOMMENDATION

Staff recommends that the Planning Commission review the LifeCenter facility proposal, provide comments regarding the proposed project and discuss the appropriate processing of the proposed project.

Please note that this review is not an approval of, or formal position on, the proposed project.

Exhibits:

- A. Applicant Letter dated January 6, 2009
- B. Project Plans

S U Z A N N E  E L L E D G E
P L A N N I N G & P E R M I T T I N G S E R V I C E S , I N C .

PRINCIPAL PLANNERS
SUZANNE ELLEDGE • LAUREL F. PEREZ

6 January 2009

City of Santa Barbara
Planning Commission
630 Garden Street
Santa Barbara, CA 93101

RECEIVED
JAN 06 2009

CITY OF SANTA BARBARA
PLANNING DIVISION

**Subject: 2550 Treasure Drive
Samarkand LifeCenter
Conceptual Review Request**

Dear Chair Myers and Commissioners:

Enclosed, for your review, are application documents in support of the proposed LifeCenter project at the Samarkand Retirement Community located at 2550 Treasure Drive (APN 513-300-003). On behalf of the owner of The Samarkand of Santa Barbara, Inc., we request Conceptual Review of the proposed project by the Planning Commission.

Below is a description of the LifeCenter project and information regarding the impact of the LifeCenter upon existing operations and facilities. Enclosed please find pertinent floor plans and elevations prepared by Kilburn Architects and a Preliminary Landscape Plan prepared by Arcadia Studios.

LIFECENTER PROJECT REQUEST

City Planning Division staff has determined that the LifeCenter would require an Amendment to the existing Conditional Use Permit rather than a Substantial Conformity Determination as previously discussed. Staff has scheduled a Planning Commission concept review in order to discuss whether the proposed project may proceed as an Amendment to the existing Conditional Use Permit or whether the project should be incorporated into the future Master Plan.

The applicant is requesting that the LifeCenter be processed as an Amendment to the existing Conditional Use Permit in order for the LifeCenter to proceed in the more immediate future and not be tied to the review and approval of the overall Campus Master Plan. This would allow Samarkand to more immediately address a need to update facilities for exercise, wellness programming, and training. The project also addresses immediate needs for flexible resident function and storage space and to return areas currently used for storage back to their originally intended uses. As the enclosed drawings indicate, the LifeCenter includes a café, a wellness clinic, exercise and fitness

areas, office space, a resident television studio, multipurpose rooms and computer stations.

Please recall during that during our meeting on July 21, 2008 we discussed the status of the Master Plan for the Samarkand. The Master Plan is in progress; a preferred option has been developed and is currently being reviewed internally by Samarkand management, administration, and residents. We anticipate resubmittal of the Master Plan to the City in mid-2009. The Master Plan will respond to comments heard at the meeting in July and previous comments from City staff and neighbors as well as the evolving needs of the population being served and the desire of Samarkand to meet clients' needs with a high level of service.

LIFECENTER PROJECT SUMMARY

The Samarkand Residential Care Facility is located on an approximately 18 acre parcel within the Samarkand neighborhood of the City. The property is zoned E-3/S-D-2 – Single Family Residential/Upper State Street and the General Plan designation is Single Family Residential, Five Units Per Acre.

In 2006 a Substantial Conformity Determination was granted to renovate the existing maintenance building into a residential duplex (MST2006-00038). Plans to renovate the one-story 1,665 square foot maintenance building have been revised to address immediate needs on campus. The applicant proposes to demolish the maintenance building and construct the LifeCenter in the same location on campus. The proposed LifeCenter consists of 9,455 gross square feet of conditioned space and 1,446 square feet of covered and uncovered decks and patios. It is a two-story building with a maximum height of 30 feet. The program for the spaces is summarized as follows:

LifeCenter Program	
First Floor	Net Square Footage
Aerobics/Multi-Purpose	1,183
Computer Room	134
Committee Office & File Storage	265
TV Studio	182
Gallery	362
Nu-2-U	660
Storage	213
Bathrooms/Mechanical/Electrical/Corridor	1,458.50

Second Floor	Net Square Footage
Café & Seating	940
Juice Bar	190
Pantry/Kitchen/ Storage	248
Offices (2)	230
Fitness Area	1,198
Wellness Suite (2 exam rooms, conference room, reception and waiting areas)	676
Personally Operated Vehicle & Walker Storage	82
Bathrooms/ Corridor	488
Total Net Square Footage	8,509.5

The LifeCenter will result in a reorganization of the use of some existing areas at the campus. Many of the impacted existing areas will be returned to their intended use. Reorganization of space is summarized in the following table:

LifeCenter Use	Impact on Existing Campus
Aerobics/Multi-Purpose	The Mountain Room in the Administration Building, the main assembly room on campus, currently doubles as space for group aerobics and exercise. The LifeCenter provides a dedicated space for aerobics and exercise.
Computer Room	Provides needed resident space for individual and small group computer tutoring.
Committee Office & File Storage	Provides space for unmet resident demand for office and file storage.
TV Studio	Currently the TV Studio (operated by residents) is located in the basement of the Administration Building. The basement will now be used more appropriately for storage.
Gallery	Display area for resident artists.
Nu-2-U	Nu-2-U is an intra-campus market for exchange of items between residents. Second hand clothing items are also distributed to charitable organizations throughout Santa Barbara. It is currently located in the basement of the Chapel. The Chapel basement will revert to its intended use for storage.
Café & Seating	Replaces the existing outdated Poolside Café located in the Fitness Building and provides an option to the existing formal dining room. Existing employees will staff the Café. The Poolside Café will be used for resident and campus storage.
Pantry Storage	Provides storage for the new café.

LifeCenter Use	Impact on Existing Campus
Offices (2)	Provides office space for residents. No space currently exists.
Fitness Area	The existing inadequate fitness area will be taken out of service and will be used for resident and campus storage.
Wellness Suite (2 exam rooms, conference room, reception and waiting areas)	The existing inadequate wellness facilities located in the Fitness Building will be taken out of service and will be used for storage.

No alterations are proposed to the existing poolside café, fitness area or wellness facility. These areas will be utilized for resident and campus storage. The equipment and operations that were housed at the existing maintenance building have been relocated to the Northview Garage. An interior alteration at Northview Garage to accommodate the maintenance operations was permitted via BLD2006-02630. The maintenance vehicles that utilized the four parking spaces that are being eliminated already utilize spaces that were created at the Northview Garage as part of the permitted interior alteration.

Samarkand's existing Conditional Use Permit (CUP) allows 63 skilled nursing beds and 305 residential apartments. The campus remains in compliance with these occupancy limits with the construction of the LifeCenter project. The LifeCenter will not require additional employees and will not be open to the general public. No increase in traffic will result from the LifeCenter.

As indicated on the enclosed plans, two existing oak trees are proposed to be removed. The Preliminary Landscape Plan proposes a location for planting of mitigation oak trees to the north of the proposed LifeCenter.

PROJECT SUMMARY AND KEY CONSIDERATIONS

The proposed improvements have been carefully and sensitively designed to be consistent with the existing CUP and compatible with the Samarkand campus. We have summarized the key project considerations below.

- The LifeCenter addresses immediate campus needs that will help Samarkand remain competitive.
- Submittal of a Master Plan is anticipated in mid-2009.
- There is no increase in employees or traffic resulting from the LifeCenter.
- The impact on existing operations and facilities will not require an increase in employees or trigger increased traffic.
- Compatible landscaping and oak tree mitigation are proposed.

*The Samarkand LifeCenter
Conceptual Review Request
6 January 2008*

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Thank you for your consideration of the applicant's concept review request. Processing the LifeCenter as an Amendment to the existing Conditional Use Permit would allow the project to proceed and immediately address a need to update wellness facilities and improve overall service provided to campus residents.

Should you have any questions or require additional information, please contact our office at 966-2758.

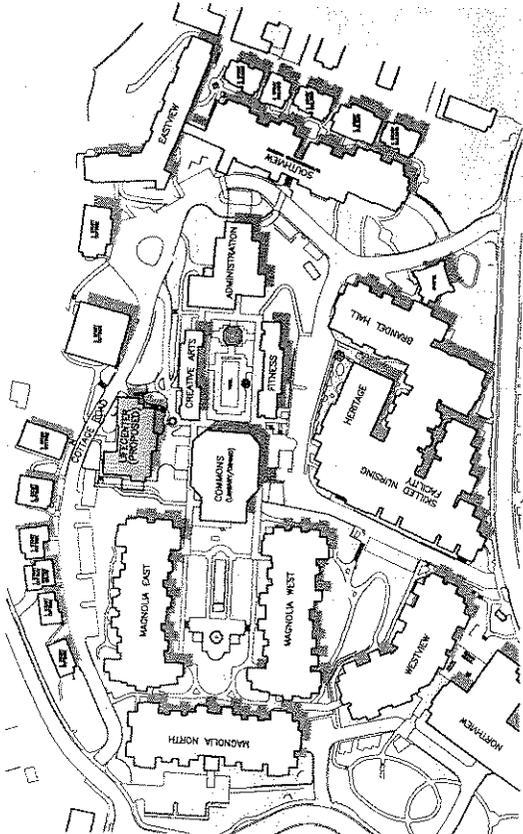
Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.



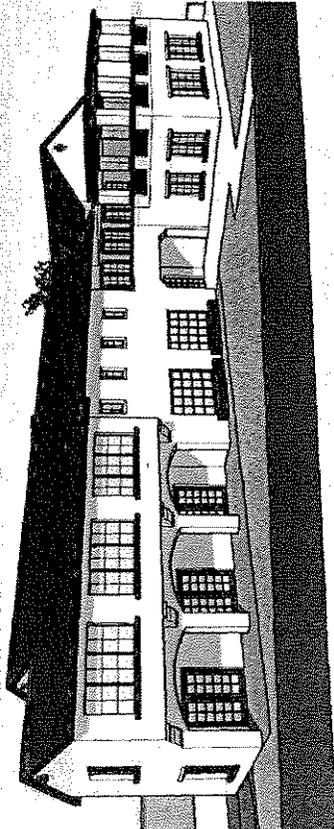
Steven M. Fort, AICP
Associate Planner

CC via email:
Paul Peterson, The Samarkand
Paul Aigner, Covenant Solutions
H. Todd Kilburn, Kilburn Architects, LLC

THE SAMARKAND LIFECENTER



1 VICINITY MAP
N.T.S.



2 SOUTH EAST ELEVATION
N.T.S.

CONSULTANTS

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 OR LAUREN RUBECK
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 CONTACT: BOB CUNNINGHAM
 OR MURPHY DESIGN
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 FAX: (805) 962-9568
 BOB@MURPHYDESIGN.COM
 MURPHY@MURPHYDESIGN.COM

PROJECT DATA

OWNER/PROJECT ADDRESS:
 THE SAMARKAND
 COVENANT SOLUTIONS COMMUNITY
 2802 TREASURE DRIVE
 SANTA BARBARA, CALIFORNIA 93108
 CONTACT: PAUL PETERSON, EXECUTIVE DIRECTOR
 PH: (805) 963-7077
 FAX: (805) 963-7088

ASSIGNED PARCEL NUMBER:
 5110003

ZONING DESIGNATION:
 R5-1/2-0-C

LEGAL DESCRIPTION:
 S4-3399.01 & S7-310-241, 2802 TREASURE DRIVE IN THE
 COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

GENERAL PLAN DESIGNATION:
 CONSTRUCTION TYPE:
 TYPE V, 1-1R (2 STORIES)

OCCUPANCY GROUP: A

AREAS:
 LOT AREA: 11.28 ACRES (783,290.85 SQ. FT.)
 EXISTING MAINTENANCE RIE DRWG: 1,665 SQ. FT. (TO BE
 DEMOLISHED)

PROPOSED CONDITIONED FLOOR AREA:
 1ST FLOOR: 5,037 SQ. FT.
 2ND FLOOR: 4,422 SQ. FT.
 TOTAL: 9,459 SQ. FT.

PARKING SPACES COVERED AND UNCOVERED:
 280 FLOOR: 187 SQ. FT.
 2ND FLOOR: 187 SQ. FT.

PARKING SPACES COVERED AND UNCOVERED:
 TOTAL: 148 SQ. FT.
 EXISTING MAINTENANCE SPACES: 0
 PROPOSED MAINTENANCE AND
 ASSOCIATED SPACES TO BE RELOCATED AT NORTHWEST
 GARAGE, 0 PROPOSED RESIDENTIAL PARKING.

AVERAGE SCORE % OF PROPERTY: 100%

GRADING:
 0% MAX. CUT
 0% FILL, 200% C.V.

SCORE OF WORK:
 THE PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING
 MAINTENANCE GARAGE AND THE CONSTRUCTION OF A NEW 148 SQ. FT. MAINTENANCE
 BUILDING.

SHEET INDEX

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 A12 SITE PLAN
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 A13c SECOND FLOOR REFLECTED CEILING PLAN
 A13d SECOND FLOOR REFLECTED CEILING PLAN
 A21 SECOND FLOOR REFLECTED CEILING PLAN
 A22 ROOF PLAN
 A31 ELEVATIONS
 A32 ELEVATIONS
 A4.0 SECTIONS
 A5.0 SITE PLAN
 A6.0 SITE PLAN
 P-1 PRELIMINARY LANDSCAPE PLAN



**KILBURN
 ARCHITECTS LLC**

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ARCHITECTS
 LICENSE NO. 10000
 REGISTERED PROFESSIONAL ARCHITECTS
 STATE OF CALIFORNIA



**The
 Samarkand
 LifeCenter**

The Samarkand LifeCenter
 2802 Treasure Drive
 Santa Barbara, CA 93108

**NOI FOR
 THE PROJECT**

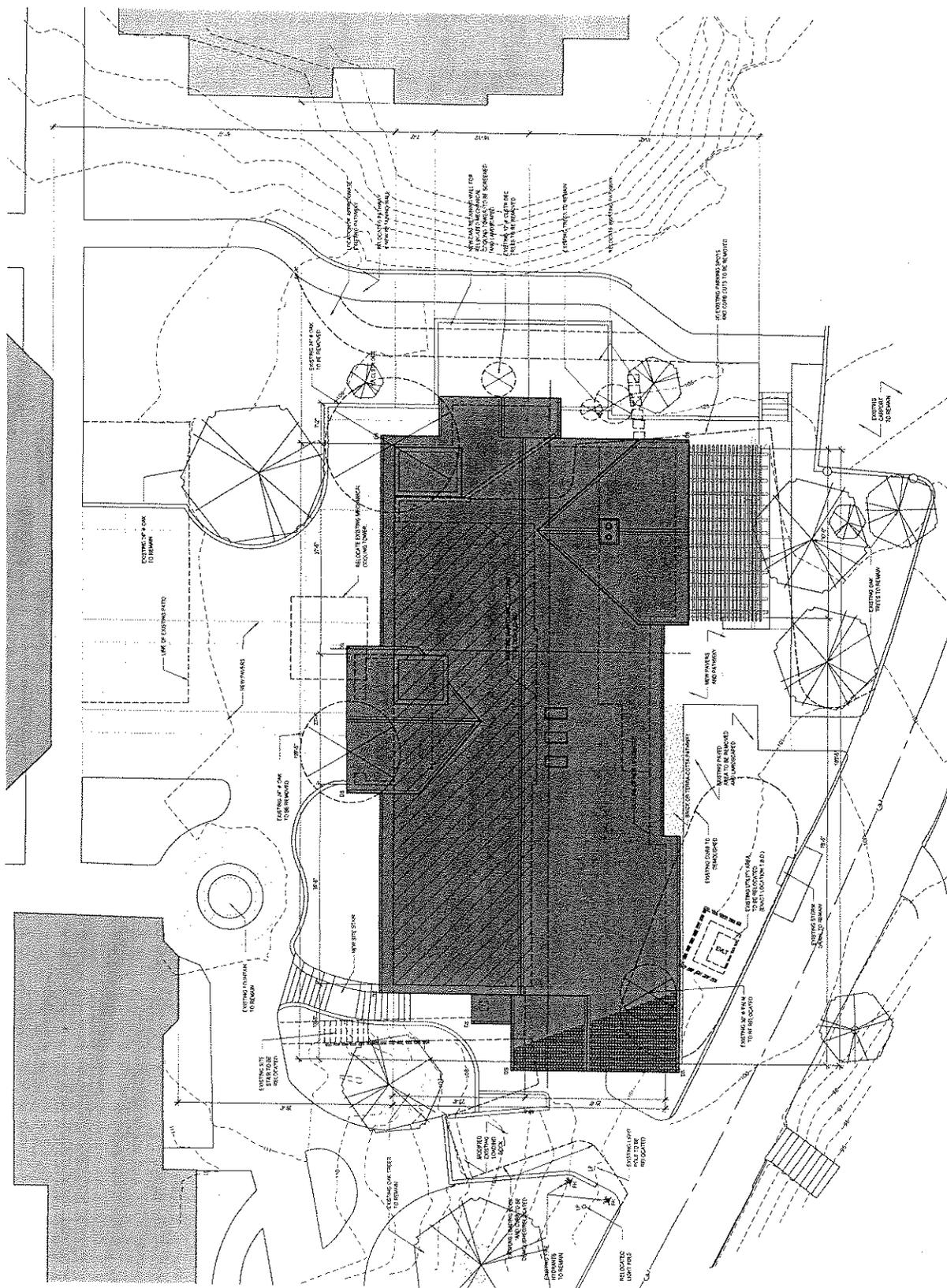
Plan No. 10000
 Sheet No. 01-2802-003

DATE: 01/28/2010
 TIME: 10:00 AM
 PROJECT: THE SAMARKAND LIFE CENTER
 SHEET: 01-2802-003



Coversheet

A0.1



1 SITE PLAN
1/8" = 1'-0"
North Arrow

