



City of Santa Barbara California

III.

PLANNING COMMISSION STAFF REPORT

REPORT DATE: April 14, 2011
AGENDA DATE: April 21, 2011
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 *KK*

I. PROJECT DESCRIPTION

The project consists of a proposal for a new LifeCenter facility at the Samarkand Retirement Community. It includes the demolition of an existing one-story, 1,872 square foot (net) maintenance building and four uncovered parking spaces, and the construction of a 9,218 square foot (net), two-story LifeCenter facility with an aerobics/multi-purpose room, computer room, committee office, TV studio, gallery (for Samarkand historical artifacts and resident art), Nu-2-U (campus exchange shop), mechanical room, electrical room, storage and bathrooms on the first floor and a café, juice bar, fitness area, office, wellness suite, storage, and bathrooms on the second floor.

The maintenance functions associated with the building and the four uncovered parking spaces have already been relocated to the Northview parking garage under a previous permit. The maintenance building is currently being used for maintenance-related storage only. The TV studio, still located in the maintenance building, would be incorporated into the LifeCenter facility.

The proposal would also result in changes to other areas onsite. Building D, also known as the Fitness Building, currently includes a fitness area, wellness suite, poolside café, spa and gift shop. The fitness area, wellness suite, and poolside café would be relocated to the LifeCenter facility. The spa and gift shop would remain and the rest of the building would be remodeled to include new spa locker rooms, a resident work center, a prayer and gathering room and a mini-mart. The Nu-2-U exchange shop, currently located in the basement of the Chapel, would be moved to the LifeCenter facility and the basement area would be returned to storage use.

The proposed Conditional Use Permit Amendment would not only include the development described above, but would also include all of the development and uses currently existing onsite. Therefore, the attached conditions of approval include both the proposed development and the existing development in the project description.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Conditional Use Permit Amendment to allow a new LifeCenter facility and remodel of Building D to support the existing retirement community (SBMC §28.94.030.R).

APPLICATION DEEMED COMPLETE: March 7, 2011
DATE ACTION REQUIRED: June 5, 2011

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section IX of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map

IV. BACKGROUND

The Samarkand Retirement Community has been in continuous operation since the 1950s. Prior to that time, the site served briefly as a boys' school and later as a hotel and as military housing. 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. As approved, the campus consisted of 308 residential units (239 with kitchens and 69 with kitchenettes), a 59-bed convalescent hospital and 232 parking spaces.

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. Also, surface parking was decreased resulting in a total of 269 parking spaces.

On October 15, 1987, a Conditional Use Permit Amendment (PC Resolution 091-87) was approved to allow an expansion of the chapel and the addition of a basement for storage.

On December 15, 1994, a Conditional Use Permit (PC Resolution 089-94) was approved to allow the demolition of a three-story, residential apartment building, surface parking lot and landscaped area and the construction of five single-story structures, a two-story structure, and a three-story structure, all containing residential units. In addition, the project included the demolition of the 59-bed convalescent hospital, and the construction of a new Skilled Nursing Facility with 63 beds. The approval also included a modification to allow the Skilled Nursing Facility to encroach into the front setback, and the certification of an Environmental Impact Report (visual and short-term noise impacts). As approved, the campus consisted of 305 residential units (239 with kitchens and 66 with kitchenettes), 63 Skilled Nursing Facility beds and 328 parking spaces. Subsequently, interior alterations to combine studios into one and two bedroom "custom" units resulted in a 9-unit reduction (from 305 to 296 units).

On September 7, 2000, a Conditional Use Permit Amendment (PC Resolution 038-00) was approved to allow additions to Building C, Building D, and Brandel Hall. The remodel of Brandel Hall resulted in the elimination of 14 residential units. The number of total residential units allowed for the campus was not changed. The maximum occupancy of the facility was determined to be no more than two persons per residential unit (with a maximum of 305 residential units) and 63 persons for the Skilled Nursing Facility, for a total of 673 people. The project was subsequently appealed; however, the appeal was denied and the project approval was upheld by the City Council on November 17, 2000. As approved, the campus consisted of 282 residential units, 63 Skilled Nursing Facility beds and 328 parking spaces.

On February 12, 2004, the Planning Commission held a Concept Review hearing to review preliminary plans for a Campus Master Plan. The Planning Commission provided numerous comments on the overall design of the Master Plan. The Commission also stated that relocation of the maintenance facilities and the conversion of the existing maintenance building to a residential duplex would be 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.

On June 30, 2006, the applicant submitted a new Master Plan application for review. Subsequently, the Samarkand applicant team 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 the maintenance building to a residential duplex. Although the maintenance functions and the four parking spaces were relocated to the Northview garage, the applicant did not go forward with the conversion of the building itself, and the building permit for the conversion expired in May of 2007.

On July 21, 2008, the applicant requested that Staff consider the possibility of granting a Substantial Conformance Determination to allow the construction of a new LifeCenter facility while the Master Plan was still in the process of being redesigned. However, Staff determined that the proposed project would require, at a minimum, an Amendment to the existing Conditional Use Permit. It was Staff's preference, though, that the proposal be incorporated into the future Campus Master Plan that was expected to be submitted in mid-2009.

On January 22, 2009, the Planning Commission reviewed a conceptual proposal for the LifeCenter. At that hearing, the question was whether the proposed LifeCenter project would be either an Amendment to the existing Conditional Use Permit or a new Conditional Use Permit for the Campus Master Plan. At that time, the Planning Commission stated that the preference was for the LifeCenter facility to be incorporated into a new Campus Master Plan Conditional Use Permit.

Since that time, the applicant stated that the LifeCenter is the only project currently being contemplated for Samarkand, and that a long-term Master Plan is no longer being pursued. The applicant submitted a letter withdrawing the Master Plan application. Given this, Staff has determined that LifeCenter project could be processed as an Amendment to the existing Conditional Use Permit.

Due to additional interior alterations to combine units, the campus currently consists of 277 residential units and 63 Skilled Nursing Facility beds. Additionally, parking areas were reconfigured, reducing the parking from 328 to 314 spaces; however, the parking remains in compliance with the Ordinance.

V. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant	Susan Basham, Price, Postel & Parma LLP		
Property Owner	The Samarkand, A Covenant Retirement Community		
Site Information			
Parcel Number: 051-330-003	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 Use: Residential Retirement Community	Topography:	Average slope of 10.5 %	
Adjacent Land Uses			
North - Residential	East - Oak Park		
South - Residential	West - Residential		

B. PROJECT STATISTICS

	Existing	Proposed	Maximum Allowed
Residential Units	224 independent units 53 assisted living units 277 total units	No change	305 units (2 people per unit)
Skilled Nursing Facility	63 beds	No change	63 beds
Residents	Approx. 381	N/A	673

VI. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks -Front -Interior/Rear	20 feet 6 feet	Varies	No change
Building Height	30 feet	Varies onsite; maintenance bldg. <20 feet	30 feet
Parking	1.0/ Residential Unit 0.5/ Skilled Nursing Bed Total: 309 spaces	314 spaces	No change
Lot Coverage* -Building -Paving -Landscaping	N/A N/A N/A	243,540 sq. ft. 33% 174,171 sq. ft. 24% 320,369 sq. ft. 43% 738,080 sq. ft. 100%	246,613 sq. ft. 33% 169,849 sq. ft. 23% 321,618 sq. ft. 44% 738,080 sq. ft. 100%

*estimated square footage

The proposed project is consistent with the requirements of the E-3/ S-D-2 (One-Family Residence and Upper State St. Area) zone.

CONDITIONAL USE PERMIT AMENDMENT

State-licensed residential care facilities for the elderly may be permitted in the E-3 zone upon the granting of a Conditional Use Permit (CUP). As discussed above, the Samarkand residential care facility has been in operation since the 1950s, with the first CUP approved in 1983. The current proposal for a new LifeCenter facility and a remodel of Building D would qualify for a Conditional Use Permit Amendment. Because there have been numerous permits approved since the retirement community has been in operation, resulting in many changes to the configuration of buildings and number of units, the Conditional Use Permit Amendment would not only include the development being proposed, but would also include all of the development and uses currently existing onsite. Therefore, the attached conditions of approval include both the proposed development and the existing development in the project description.

Accordingly, the conditions of approval for this Conditional Use Permit Amendment will supersede all previously approved Planning Commission Resolutions and Substantial Conformity Determinations. The following conditions were extracted from previous approvals and similar language has been included in the attached conditions of approval for the current proposal:

1. The Samarkand Senior Residential Facility shall require that all Samarkand employees park on the Samarkand campus property. (PC Resolution No. 089-94 & No. 038-00)
2. No outside agencies or organizations may use the facilities unless directly sponsored by The Samarkand, residents, guests, or families. (PC Resolution No. 089-94 & No. 038-00)
3. The maximum occupancy on site, including the Skilled Nursing Facility, is limited to 63 persons occupying 63 Skilled Nursing beds, and no more than two persons per unit with a maximum of 305 residential units on campus. (PC Resolution No. 038-00)

A previous approval required a Transportation Demand Management (TDM) Plan. The current Amendment includes a condition that the facility continue to comply with the provisions of the approved TDM Plan. No other conditions of approval have been determined to be necessary to carry forward with the current Amendment.

B. GENERAL PLAN CONSISTENCY

Land Use Element

The project site is located in the Samarkand neighborhood, and has a land use designation of residential, five units per acre. Samarkand is bordered on the north by the property lines above Samarkand Drive and Serena Road; on the south by Highway 101; on the east by Mission Creek; and on the west by Las Positas Road.

The Land Use Element describes this area as a well-developed and well-maintained residential neighborhood with little potential for population increase. It also states "Should the existing Samarkand Retirement Center, located in the southern portion, be converted to a different use at some time in the future, the density of that development would be in conformance with this designation." The new LifeCenter facility would be consistent with the existing development on the site; therefore, the proposal can be found to be consistent with the General Plan.

Conservation Element

The proposed project includes the removal of two coast live oak trees and two other coast live oak trees have the potential to be damaged by grading and construction activities. A Tree Assessment and Protection Plan was prepared by Bill Spiewak (February 2, 2011), that provides tree protection measures as well as 3:1 oak tree replacement. The requirement to plant replacement oak trees would be consistent with the policies of this element.

VII. ENVIRONMENTAL REVIEW

Staff has determined that the project qualifies for an exemption from further environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15303 (c), New Construction, as it involves the construction of a new structure not exceeding 10,000 square feet on a site zoned for such use and does not involve the use of significant amounts of

hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

VIII. DESIGN REVIEW

This project was reviewed by the Architectural Board of Review (ABR) on two separate occasions (meeting minutes are attached as Exhibit D). Although the applicant was directed to further study some minor architectural design elements, the Board appreciated the overall design of the project and stated that the proposal would be compatible with the existing development on the site.

IX. FINDINGS

The Planning Commission finds the following:

CONDITIONAL USE PERMIT (SBMC §28.94.020 AND §28.94.030)

The Planning Commission may permit, by issuance of a conditional use permit, a State-licensed residential care facility for the elderly, upon a finding that:

1. Any such use is deemed essential or desirable to the public convenience or welfare and is in harmony with the various elements or objectives of the Comprehensive General Plan. *The existing senior residential care facility has been in operation since the 1950s and the first Conditional Use Permit was issued in 1983. The proposal to create a LifeCenter facility and to remodel Building D would provide updated amenities for the existing retirement community, would not increase the maximum allowed number of residential units or residents, and would be consistent with the existing development on the site. In addition, the proposal is consistent with the General Plan, as described in Section VI.B of the staff report.*
2. Such uses will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood involved. *The existing senior residential care facility has been in operation since the 1950s. The proposal to create a LifeCenter facility and to remodel Building D would be consistent with the existing development on the site.*
3. 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. *The proposed LifeCenter facility would be located in the interior of the site and would not impact surrounding properties.*
4. Adequate access and off-street parking including parking for guests is provided in a manner and amount so that the demands of the development for such facilities are adequately met without altering the character of the public streets in the area at any time. *Adequate access and off-street parking is provided onsite. The proposed project would not result in a need to change the access or a need for additional parking spaces because the number of residential units does not increase.*

5. The appearance of the developed site in terms of the arrangement, height, scale and architectural style of the buildings, location of parking areas, landscaping and other features is compatible with the character of the area. The Planning Commission shall have the authority to approve the design of open space. Design shall mean size, shape, location and usability for proposed private, public, or quasi-public purposes and development. Approval of such open spaces may be expressly conditioned upon an offer of conveyance by the owner to the City of Santa Barbara of the development rights, the right to prohibit the construction of additional buildings, or other property rights, necessary to achieve the purpose set forth in this title. *The proposed LifeCenter facility and remodel of Building D was reviewed by the Architectural Board of Review Board and found to be compatible with the existing development on the site, as described in Section VIII of the staff report.*
6. Compliance with any additional specific requirements for a conditional use permit. (see below)

For existing State-licensed residential care facilities for the elderly requesting an alteration or modification, the Planning Commission must find upon a showing of adequate information that:

7. The proposal has been reviewed and approved by the City Fire Marshall and the City Building Official. *The proposed project was reviewed by the Fire Department and the Building and Safety Division as part of the application process. The project will be further reviewed for consistency with all applicable codes at the time of building permit application.*
8. The facility will generate a demand for resources such as water, traffic and parking capacity, and other public services equivalent to no more than that which would be demanded by development of the property in accordance with the underlying zone, or if existing resource use exceeds the underlying zone, then resource use shall be equivalent to no more than that of the existing use. *The proposal to construct the LifeCenter facility and to remodel Building D will not generate an increase in demand for water, traffic or parking because the number of residential units or Skilled Nursing Facility beds would not increase.*
9. The intensity of use in terms of the number of people, hours of operation, hours of major activities and other operational aspects of the proposed facility is compatible with any neighboring residential use. *The proposal to construct the LifeCenter facility and to remodel Building D will not result in any changes to the intensity of use on the site; therefore, the retirement community will continue to be compatible with the neighborhood.*

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated April 6, 2011
- D. ABR Minutes

PLANNING COMMISSION CONDITIONS OF APPROVAL

2550 TREASURE DRIVE, SAMARKAND RETIREMENT COMMUNITY
CONDITIONAL USE PERMIT AMENDMENT
APRIL 21, 2011

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 at the time of submittal for either a Building or Public Works permits.
3. Make application 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. Make application and obtain a Building Permit (BLD) for construction of approved development.
 - b. Make application and obtain a Public Works Permit (PBW) for all required public 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. **Approved Development.** The development of the Real Property, as a State-licensed residential care facility for the elderly, approved by the Planning Commission on April 21, 2011, as shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara is limited to the following:

Demolition of an existing one-story, 1,872 square foot (net) maintenance building and four uncovered parking spaces, and the construction of a 9,218 square foot (net), two-story LifeCenter facility with an aerobics/multi-purpose room, computer room, committee office, TV studio, gallery (for Samarkand historical artifacts and resident art), Nu-2-U (campus exchange shop), mechanical room, electrical room,

storage and bathrooms on the first floor and a café, juice bar, fitness area, office, wellness suite, storage, and bathrooms on the second floor.

The maintenance functions associated with the building and the four uncovered parking spaces have already been relocated to the Northview parking garage under a previous permit. The maintenance building is currently being used for maintenance-related storage only. The TV studio, still located in the maintenance building, would be incorporated into the LifeCenter facility.

The proposal would also result in changes to other areas onsite. Building D, also known as the Fitness Building, currently includes a fitness area, wellness suite, poolside café, spa and gift shop. The fitness area, wellness suite, and poolside café would be relocated to the LifeCenter facility. The spa and gift shop would remain and the rest of the building would be remodeled to include new spa locker rooms, a resident work center, a prayer and gathering room and a mini-mart. The Nu-2-U exchange shop, currently located in the basement of the Chapel, would be moved to the LifeCenter facility and the basement area would be returned to storage use.

The existing development on the site to remain consists of the following:

- a. Residential Units: 277 residential units (224 independent units, 53 assisted living units)

Studio & alcove units: 56

One-bedroom units: 93

Two-bedroom units: 120

Custom units: 8

277 Residential Units

- (1) Brandel Hall. 2-story, 37 assisted living units (29,405 sq. ft.)
- (2) Heritage Court. 1-story, 16 assisted living units (8,000 sq. ft.)
- (3) Cottages. (8) 1- and 2- story buildings with 25 independent units (31,516 sq. ft.)
- (4) Eastview. 2-story, 19 independent units (16,704 sq. ft.)
- (5) Magnolia East. 2-story, 28 independent units (30,900 sq. ft.)
- (6) Magnolia North. 2-story with below grade garage, 26 independent units, 42 parking spaces (47,890 sq. ft.)
- (7) Magnolia West. 2-story, 30 independent units (30,900 sq. ft.)
- (8) Northview. 2-story with below grade garage, maintenance area, 28 independent units, 36 parking spaces, (47,862 sq. ft.)
- (9) Southview & Southview Villas. 2-story with below grade garage, (5) 1-story buildings, 33 independent units, 42 parking spaces (41,247 sq. ft.)

- (10) Westview. 2-story with below grade garage, 35 independent units, 34 parking spaces (59,852 sq. ft.)
 - b. Skilled Nursing Facility. 1-story with garage, 63 beds, 62 parking spaces (53,420 sq. ft.)
 - c. Administration Building. 2-story (8,522 sq. ft.)
 - d. Building D (Fitness Building). 1-story (3,664 sq. ft.)
 - e. Chapel. 2-story (2,765 sq. ft.)
 - f. Creative Arts Building. 1-story (3,498 sq. ft.)
 - g. Commons (Library, Dining Hall). 2-story (20,070 sq. ft.)
 - h. Parking. There are 216 garage parking spaces, 20 carport parking spaces and 78 surface parking spaces for a total of 314 parking spaces.
 - i. Other onsite amenities include, but are not limited to, a swimming pool, koi pond and fountains.
2. **Employee Parking.** All Samarkand employees shall park on the Samarkand campus property.
3. **Facility Use.** No outside agencies or organizations may use the facilities unless directly sponsored by The Samarkand, residents, guests, or families.
4. **Maximum Occupancy and Units.** The maximum occupancy and units on the campus property is limited to 305 residential units (with no more than 2 persons per unit) and 63 persons occupying 63 Skilled Nursing Facility beds.
5. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted. Based on the current number of residential units (277) and Skilled Nursing Facility beds (63), a minimum of 309 parking spaces shall be provided onsite.
6. **Required Parking.** The required parking of one space per residential unit and one-half space per Skilled Nursing Facility bed shall be met onsite at all times. As the number of units increases to the maximum allowed, the parking shall be increased accordingly.
7. **Uninterrupted Water Flow.** The Owner shall provide for the continuation of any historic uninterrupted flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
8. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
9. **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.

10. **Oak Tree Protection.** The existing oak trees shown on the Tree Protection Plan and Landscape Plan shall be preserved, protected, and maintained in accordance with the recommendations contained in the Tree Assessment and Protection Plan Report prepared by Bill Spiewak, dated February 2, 2011. A copy of this report shall be attached to the recorded conditions as an exhibit.
11. **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.
12. **Transportation Demand Management.** Owner shall comply with the provisions of the approved Transportation Demand Management (TDM) Plan.
13. **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.
14. **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.
15. **Connection to City's Recycled Water System.** The Samarkand shall connect to the City's Recycled Water System. Private Covenants, Conditions and Restrictions (CC&R's) shall be prepared that will commit the Owner to the use of recycled

water for irrigation. The CC&R's shall include language regarding the phasing of the conversion and shall be reviewed and approved as to content by the City Water Resources Division and approved as to form by the City Attorney.

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 Protection Measures.** The landscape plan (and grading plan) shall include the following tree protection measures:

a. **Tree Assessment and Protection Plan.** The recommendations contained in the Tree Assessment and Protection Plan prepared by Bill Spiewak, dated February 2, 2011 shall be implemented.

b. **Landscaping Under Trees.** Landscaping under the tree(s) shall be compatible with the preservation of the tree(s), as determined by the ABR.

c. **Oak Trees.** The following additional provisions shall apply to existing oak trees on site:

(1) No irrigation system shall be installed within three feet of the dripline of any oak tree.

(2) The use of herbicides or fertilizer shall be prohibited within the drip line of any oak tree.

(3) No storage of heavy equipment or materials, or parking shall take place within five (5) feet of the dripline of any oak tree.

2. **Screened Backflow Device.** The backflow devices for fire sprinklers, pools, spas, solar panels 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. **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. Demolition or rough grading permits may be issued prior to completion of all the listed requirements, at the discretion of the department listed, with the understanding that building permits shall not be issued

before the listed requirements are satisfied. Please note that these conditions are in addition to the standard submittal requirements for each department.

1. **Public Works Department.**

- a. **Approved Public Improvement Plans.** Public Improvement Plans as identified in condition D.1.c. "Treasure Drive and Tallant Road Public Improvements" shall be submitted to the Public Works Department for review and approval. Upon acceptance of completed public improvement plans, a Building permit may be issued if the Owner has bonded for public improvements and executed the *Agreement to Construct and Install Improvements (Not a Subdivision)*.
- b. **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.
- c. **Drainage and Water Quality.** The project is required to comply with Tier 3 of the Storm Water Management Plan (treatment, rate and volume). The Owner shall submit drainage calculations prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City's Storm Water Management Plan. Project plans for grading, drainage, stormwater facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants (including, but not limited to trash, hydrocarbons, fertilizers, bacteria, etc.), or groundwater pollutants would result from the project.
- d. **Treasure Drive and Tallant Road Public Improvements.** The Owner shall submit building plans for construction of improvements along the property frontage on Treasure Drive, Tallant Road, and any other public streets affected by the approval of this project on City owned lands adjacent to the subject site known as Mission Creek. As determined by the Public Works Department, the improvements shall include the abandonment of all three existing potable water irrigation meters, and Owner shall install new Recycled Water Meters connected to the City's Recycled Water System along Tallant Road. The schedule for installation of the new recycled water irrigation meters shall be included in a written instrument to be recorded against the Real Property to be reviewed and approved as to content by the Water Resources Division and as to form by the City Attorney. The new structure shall be connected to on-site private water, sewer and storm drain

systems showing points of connections to City systems. All work in the public rights-of-way requires a Public Works Permit.

- e. **Haul Routes Require Separate Permit.** Apply for a Public Works permit to establish the haul route(s) for all construction-related trucks with a gross vehicle weight rating of three tons or more entering or exiting the site. The Haul Routes shall be approved by the Transportation Manager.
- f. **Construction-Related Truck Trips.** Construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) in order to help reduce truck traffic on adjacent streets and roadways.

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. **Arborist's Monitoring.** Submit to the Planning Division an executed contract with a qualified arborist for monitoring of all work within the dripline of all oak trees during construction. The contract shall include a schedule for the arborist's presence during grading and construction activities, and is subject to the review and approval of the Planning Division.
- c. **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 C "Design Review," and all elements/specifications shall be implemented on-site.
- d. **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, contractor(s) telephone number(s), 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 six square feet if in a single family zone.
2. **Construction Hours.** Construction (including preparation for construction work) shall only be permitted Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. and Saturdays between the hours of 9:00 a.m. and 4:00 p.m., excluding the following holidays:

New Year's Day	January 1st*
Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents

within 300 feet of the parcel of intent to carry out said construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

3. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Transportation Manager with a Public Works permit.
4. **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 §22.60.090. 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 building plans, including utility service undergrounding.
- G. **General Conditions.**
1. **Prior Conditions.** These conditions shall supersede the conditions identified in all previously approved Planning Commission Resolutions and Substantial Conformity Determinations.
 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. **Land Development Team Recovery Fee Required.** The land development team recovery fee (30% of all planning fees, as calculated by staff) shall be paid at time of building permit application.
 5. **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 APPROVAL TIME LIMITS:

The Planning Commission action approving the Conditional Use Permit Amendment 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.



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WITH:



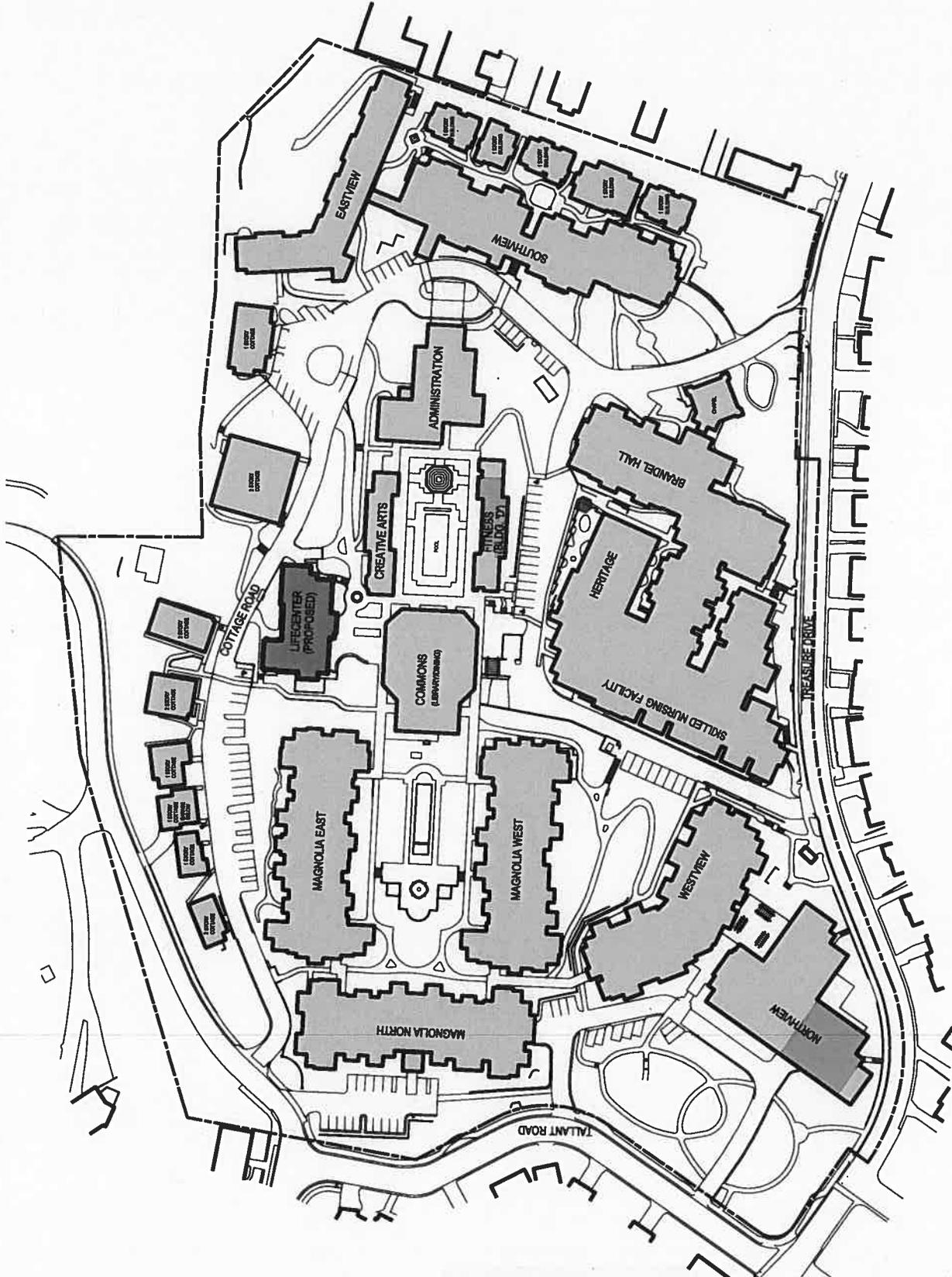
The Samarkand LifeCenter

The Samarkand: A Covenant Retirement Community
2550 Treasure Drive
Santa Barbara, CA 93105

Release Date
Submittal 04-11-2011

CAMPUS SITE PLAN

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1 CAMPUS SITE PLAN
N.T.S.

EXHIBIT B

PRICE, POSTEL & PARMA LLP

JAMES H. HURLEY, JR.
J. TERRY SCHWARTZ
DAVID W. VAN HORNE
PETER D. SLAUGHTER
DOUGLAS D. ROSSI
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OUR FILE NUMBER

22106.1

April 6, 2011

Chair John Jostes
and Members of the Planning Commission
City of Santa Barbara
735 Anacapa Street
Santa Barbara, CA 93101

Re: MST2008-00469
The Samarkand LifeCenter Project
2550 Treasure Drive (APN 051-330-003)
Application for Amendment to CUP

Dear Chair Jostes and Commissioners:

On April 21, 2011 the Planning Commission is scheduled to consider the application of Covenant Retirement Communities West ("Covenant") for an Amendment to a Conditional Use Permit ("CUP") to construct a new LifeCenter facility on the 18 acre campus of The Samarkand Retirement Community in Santa Barbara ("The Samarkand"). Covenant requests your approval of the new facility, which will replace an existing maintenance building with a modern structure designed to accommodate exercise and fitness programs, a wellness clinic, resident office space, a resident television studio, a café, computer stations, and a multipurpose room for group activity. Most of these services are now offered to residents in various locations throughout the campus, and Covenant would like to centralize them adjacent to the "town common" where other community activities take place. The project also includes the renovation of another town common structure, "Building D," following the relocation of services from Building D to the new LifeCenter.

I. History of Samarkand Permitting and Development

The Samarkand Retirement Community has been a vital part of Santa Barbara since 1956 and, over the years, has endeavored to keep pace with the changing needs of its residents. To that end, it sought and received a CUP in 1983 (Resolution 70-83) to create the town common of

Chair John Jostes
and Members of the Planning Commission
April 6, 2011
Page 2

the campus with 125,700 square feet of new construction, and a second CUP in 1994 (Resolution 089-94) authorizing a significant expansion and modernization of the campus. Each CUP involved phased construction that extended over a number of years, and each was followed by various plan revisions. Covenant has operated under the 1994 CUP since it was approved, and in 2000 received an Amendment to that CUP allowing revisions to the floor areas of several existing buildings.

In 2003, Covenant submitted to the City a draft Master Plan with a ten year horizon and commenced the processing of a Master CUP application (MST2003-00707). For a number of years, the preparation of a Master Plan for The Samarkand was an ongoing process, with submittal of a draft twenty year Master Plan in 2006 and significant revisions to that Master Plan in early 2007. By the end of 2007, however, both the economy and the changing needs of The Samarkand's residents had led Covenant to conclude that the 20-year Master Plan was overly ambitious and no longer reflected its goals for the campus.¹

A change of use for the existing maintenance building in the town common of the campus was on the drawing board throughout the master planning process. Covenant contemplated the conversion of this building to residential use as a high priority project in Phase I of the 2003 ten year Master Plan. In 2006, while the proposed twenty year Master Plan was under consideration, the City approved a Substantial Conformance Determination (MST2006-00038) so that Covenant could take immediate steps to replace the maintenance building with a residential duplex. Before acting upon that determination, however, Covenant decided that a better use of the location would be as a LifeCenter with amenities for The Samarkand's residents, complementing the existing town common activities of the campus.

On October 10, 2008, Covenant (through Suzanne Elledge Planning and Permitting Services, Inc.) submitted a letter application for the LifeCenter under requirements for a Substantial Conformance Determination. While Planning staff, prior to that submittal, had

¹ The 2000 Amendment included a condition of approval requiring Covenant to return to the Planning Commission with "an information presentation regarding potential future projects for the facility, including but not limited to an identification of the uses and capacities of each building on campus, anticipated future maintenance projects and planned alterations on site, and review of the procedures for processing routine maintenance projects and interior alterations. This process shall include neighborhood input." Staff urged Covenant to pursue master planning partly as a means of responding to this condition. In its two draft Master Plans, Covenant provided considerably more information than the condition required. In responding to DART review of the LifeCenter project, Covenant has updated and confirmed the "baseline" uses and capacities of all buildings as well as other campus statistics. Covenant has had preliminary discussions with staff concerning procedures for processing routine maintenance projects and interior alterations and is willing to include the neighborhood input as part of the process. In short, Covenant has met its responsibilities under the 2000 Amendment condition.

indicated that the LifeCenter could be approved as a Substantial Conformance Determination, review of the submitted plans led staff to conclude that because the project involves a considerable increase in square footage (from 1,665 square feet in the existing maintenance building to 9,405 square feet in the LifeCenter as first proposed), the project would require an amendment to the 1994 CUP. Accordingly, staff found the submittal incomplete in relation to the requirements for a CUP Amendment and, on November 19, 2008, issued a notice of application incompleteness with DART comments.

The Planning Commission conducted a Concept Review Hearing on January 22, 2009, indicating that given a choice between processing the application as an Amendment to the existing CUP or as part of the then-pending Master CUP application, the Commission preferred the Master Plan approach. The matter remained pending until mid-2010 when, following additional discussions with staff, Covenant reached a decision to withdraw the Master CUP application and proceed with the LifeCenter under an application for a CUP Amendment.²

On July 6, 2010, in response to the DART letter dated November 19, 2008, Covenant submitted updated application materials, including a revised set of plans and written responses to each of the stated requirements for completion of an application for a CUP Amendment. Staff issues several subsequent "incomplete" letters, and Covenant responded to each of them with the requested information. Staff issued a "complete" letter on March 7, 2011.

Concurrently with its application resubmittal on July 6, 2010, Covenant applied for Design Review by the Architectural Board of Review ("ABR"). On October 4, 2010 the ABR undertook a concept review of the project, providing several suggestions for design modification. A second ABR concept review was conducted on January 10, 2011 so that renovations to Building D could be incorporated into the project. The second ABR review included both the proposed minor modifications to the exterior of Building D and several changes to the LifeCenter responsive to the ABR's initial comments on October 4, 2010. The ABR voted unanimously to refer the project to the Planning Commission, with an indefinite continuance so that the matter will return to the ABR if it receives affirmative action by the Planning Commission. The project architect, Kilburn Architects LLC, is continuing to study the several ABR suggestions and will incorporate them into plans for further ABR review.

² Covenant withdrew the Master CUP application by letter dated September 16, 2010.

II. Detailed Description of the Proposed Project

A. Proposed LifeCenter Structure

The proposed LifeCenter will be located adjacent to the town common of the campus. As its name suggests, the LifeCenter will be a centralized location for activities shared by members of The Samarkand community that complement other town common activities. The proposed two-story structure measuring 9,527 gross (9,218 net) square feet will replace an existing maintenance building measuring 2,011 gross (1,872 net) square feet.

The structure, designed by Kilburn Architects, embodies historical influences of Santa Barbara and The Samarkand campus by incorporating local Mission style details such as archways, deep window niches that create strong shadow lines, plaster (stucco) details, decorative tile work, wrought iron railings, wood trellis/beam details and a tile roof. The LifeCenter is designed to fit in seamlessly with existing structures on The Samarkand campus and it provides ample indoor/outdoor space that takes advantage of the temperate climate. The LifeCenter integrates the use of locally available plants and vegetation through decorative planting niches and planters along the site stairs as well as planting around the site. Energy efficient windows, low VOC paint and flooring, and ADA compliant pervious pavers are among some of the green building materials that will be used for the LifeCenter.

In anticipation of this project, the campus maintenance functions were relocated in 2007 from the maintenance building to the Northview garage. At present, the maintenance building is being used temporarily for some maintenance-related storage, and it continues to house the studio for the community's television channel, which will have a permanent home in the new LifeCenter building. All parking associated with maintenance functions has been relocated to the Northview garage, replacing four surface parking spaces that will be removed when the maintenance building is demolished. No resident parking will be impacted.

B. Programmatic Elements

A summary of the programmatic uses of the LifeCenter and the future of the spaces that will be vacated is attached as Exhibit A. Many of the LifeCenter activities now exist on campus but are located in spaces that were not designed or equipped for their purposes and are inconvenient or inaccessible for some members of the community.

Building D, which is located west of the proposed LifeCenter and also is known as the Fitness Building, now houses the fitness activities, the wellness clinic and the poolside café, all of which will be relocated to the LifeCenter. Building D will then undergo interior remodeling

so that the existing spa can be improved and expanded with lockers and so that the campus can add both a dedicated “work room” for meetings and business-type activities and a dedicated room for spiritual care and counseling. In addition, there will be sufficient vacated space for the campus to add a mini-mart stocked with basic necessities for the convenience of residents, alleviating their need to travel off-campus to purchase these items. The Nu-2-U shop is now located below the chapel elsewhere on the campus, and the TV studio is in the maintenance building that will be demolished. As Exhibit A explains, some of the vacated space will be returned to its intended use. The Nu-2-U space, for example, will become a much-needed storage area.

In addition, the LifeCenter will accommodate several uses not presently available. These include a gallery for display of historical artifacts of The Samarkand and residents’ original works, a Committee Office to house the records of over 40 resident committees, an instructional space set up as a Computer Training Room, and a Multi-Purpose/Aerobics Room intended to accommodate floor activities that now take place in the Mountain Room located in the Administration Building, requiring the frequent removal and setting up of chairs.

Comparing the square footage of space currently committed to existing uses with the square footage of space that will be committed to those uses when the LifeCenter is complete, the proposed changes are as follow:

Use	Existing (Net Square Feet)	Proposed (Net Square Feet)
Poolside Café/Mountain View Café	533	1356
Fitness area (including offices)	670	1245
Wellness Suite	387	581
Exam Rooms	173	204
Offices	152	249
Waiting Area	62	128
Nu-2-U	500	660
TV Studio	120	205

As this chart indicates, the spatial expansions are modest, and they reflect an understanding of actual need based upon long-term experience operating these activities in existing space.

C. Project Landscaping and Tree Mitigation

Landscaping for the LifeCenter project has been designed by Arcadia Studios (Sheets PL-1 – PL-3). The design includes plant materials that are tolerant of reclaimed water for full compliance with SBMC section 14.23.009. Proposed planting includes native trees and plants with low to average water demand such as Coast Live Oak, Queen Palms, Pigmy Date Palms, and Sago Palms. The plan retains an existing fountain, creating an open plaza with pervious pavers and view gardens.

Two existing oak trees must be removed to allow for the proposed building. Every alternative was explored to save one or both of the trees, including alterations to the footprint of the building and consultation with an arborist. However, the trees cannot be accommodated without making the building unworkable for its intended purposes. Covenant engaged Bill Spiewak to provide an arborist's report evaluating all the trees in the project area that potentially could be impacted by the project. In addition to the two oaks that are to be removed as part of the project, Mr. Spiewak identified two oaks that are likely to be seriously compromised by construction of the proposed project. Mr. Spiewak recommended mitigation for all four oaks at a 3:1 ratio with 15 gallon specimens so that they will have a better opportunity for survival in the campus setting than would 5 gallon specimens. Staff accepted Mr. Spiewak's recommendation, and the tree mitigation plan identified as Sheet PL-2 now shows the location of twelve new oak trees within the existing landscaping of the campus. Mr. Spiewak provided a tree protection plan, as well, and this plan has been added as notes on Sheet PL-3.

III. Additional Campus Considerations

In the review of the LifeCenter project, staff asked Covenant to work on solutions to two other concerns that are not related to or impacted by the LifeCenter project. Covenant has addressed these as follows:

A. Campus-Wide Use of Reclaimed Water for Irrigation

During the master planning process, Covenant had planned major improvements to its irrigation system to be coordinated with anticipated development projects. Following abandonment of the master planning process, Covenant initiated a separate planning process for its conversion to reclaimed water, consistent with SBMC Chapter 14.23.

As shown on the Public Utilities Vicinity Map on Sheet C1.0, the City's reclaimed water main is located along the northerly perimeter of the Samarkand campus in Tallant Road. Currently the campus has only one reclaimed water connection, which is located in the

northwesterly corner of the property at the intersection of Tallant Road and Treasure Drive. A portion of the campus adjacent to this meter currently receives reclaimed water for irrigation, but the LifeCenter site does not, since it is located along the easterly side of the campus.

Covenant has agreed to record a Declaration of Covenants, Conditions and Restrictions that will commit the owner of the property to use of reclaimed water for irrigation. The conversion to reclaimed water will be implemented in four phases, each of which will include installation of a new irrigation system and landscaping to accommodate the reclaimed water. The entire conversion will be completed by June 30, 2015. The first phase is expected to include replacement of one existing potable water meter with a reclaimed water meter and installation of new facilities on the easterly side of the campus. Connections for irrigation of the LifeCenter project area will be installed in this phase of the conversion project so that the LifeCenter area will be irrigated with reclaimed water at its completion.

B. Off-Site Storm Drainage

The drainage analysis provided by Penfield & Smith and submitted with the LifeCenter application establishes that the project will result in a reduction in impervious surfaces in the project area. Therefore the project will not result in any increase in runoff from the campus.

Nevertheless, unrelated to the impacts of the LifeCenter project, an existing storm drainage line runs from the southeast corner of the property to an outlet on City property near the bank of Mission Creek. The history of this outlet is not evident in the City's permit records. Therefore, in reviewing the LifeCenter project, Planning staff asked Covenant to work with Public Works to establish an approved drainage in this area. The outlet collects and discharges water from the roof drains of the Eastview building and the adjacent surface area and it functions appropriately for that purpose. However, to reduce the potential for erosion at the creek bank, Penfield & Smith has recommended that the line be terminated approximately 25 feet farther from the creek bank and that a rock rip rap area be introduced. Based upon this recommendation and the concurrence of Public Works, Covenant has filed an application for a Minor Encroachment Permit that will document the existing storm drain and authorize the improvements.

* * * * *

In summary, the LifeCenter project will provide a centralized facility designed to accommodate services that are widely utilized by Samarkand residents and are important to the community as a whole. We hope that this project will meet with your approval. Representatives

Chair John Jostes
and Members of the Planning Commission
April 6, 2011
Page 8

of Covenant and project consultants will be in attendance at your hearing on April 21 and will be pleased to respond to any questions you may have at that time.

Very truly yours,



Susan M. Basham
for PRICE, POSTEL & PARMA LLP

SMB:lkh
Enclosures

cc: Covenant Retirement Communities West
Todd Kilburn
Kathy Kennedy



LifeCenter

The new LifeCenter facility at The Samarkand will result in the relocation of certain uses and activities and a reorganization of existing space that now accommodates those uses and activities. Most of these changes will occur in Building D, also referred to as the Fitness Building. Decisions as to what the existing spaces will become were based on the desires of the residents and operational needs of the campus. Listening sessions with approximately 140 residents were conducted by administration for obtaining information. Reorganization of space is summarized below:

Building D:

Current Use of Space	Proposed Use of Space
<i>Spa</i>	The current location of the spa in Building D is planned to remain for resident and family use. When other services are relocated to the LifeCenter, some of the vacated space will be added to the spa and it will be decoratively enhanced to include new tile work consistent with the Spanish Mission style of Santa Barbara. Locker rooms also will be added. The current bathroom located in the spa is planned to be remodeled and made accessible from the beauty shop. A new open entry is planned to improve accessibility to the spa.
<i>Fitness Area</i>	Fitness activities will be relocated to the LifeCenter and the existing fitness space in Building D is planned to be divided into two spaces. The space adjacent to the spa becomes designated locker room space for residents and guests when using the outdoor pool and spa. A new open entry will allow the spa and locker rooms to be more accessible. The remainder of the space will become a work room, designated to be used for both residents and staff. With more than 40 resident committees represented on the campus and a number of weekly staff meetings, this space will accommodate meetings that are held on a frequent basis. The room is planned to be equipped with technology that includes video-conferencing, an overhead projector with drop-down screen, access to desk-top computers, storage, shredder, and a copier.

	At present, the campus does not have such a dedicated space.
<i>Wellness Clinic</i>	The existing wellness clinic will be relocated to the LifeCenter. The wellness clinic space (exam rooms) is planned to be remodeled and designated as a gathering place for residents who desire to deepen their spiritual life and where the campus chaplains can meet with family members at a time of grieving/counseling. Currently programming and counseling occurs in various other spaces throughout the campus, but there is no centralized location for spiritual care. Our purpose is to centralize this programming, which includes bible study, lectures, prayer groups, support groups, etc.
<i>Poolside Café</i>	The existing Poolside Café will be relocated to the LifeCenter. The vacated space will be transformed into a convenience mini-mart, which does not currently exist on campus. The purpose is to provide convenient on-campus access for residents needing basic necessities such as personal care items, dairy supplies, paper products, toiletries, etc. and to help reduce traffic in the area by generating fewer vehicle trips to markets in the local community. The new mini-mart will be an extension of the existing gift shop and is planned to be operated by resident volunteers and supported by current staff.
<i>Gift Shop</i>	The Gift Shop will remain in its current location and we will replace cabinetry to enhance merchandise display and storage. Resident volunteers will operate the shop along with the mini- mart.

Other Uses to be Relocated to LifeCenter:

Current Use of Space	Proposed Use of Space
<i>Nu-2-U</i>	The Nu-2-U exchange shop, now located beneath the Chapel, will be relocated to the LifeCenter. The existing space will be used for its originally-intended purpose as additional secure storage for administrative records, seasonal activity supplies, and items used for the chapel. Due to the steep walking grade to the Chapel, relocation of the NU-2-U exchange to the LifeCenter is a very favorable plan endorsed by the residents. The NU-2-U exchange benefits the residents and staff who can make clothing and household donations and purchases. A number of non profit agencies in the community also receive donations from residents, as well.

<i>TV Studio</i>	The TV studio now located in the existing maintenance building will be relocated to the LifeCenter. The maintenance building will be demolished to make way for the LifeCenter. During construction of the LifeCenter the TV studio will remain operational by being temporarily housed in another location on campus.
------------------	--

The results of holding listening sessions with residents in June of 2008 identified a need to include in the LifeCenter additional services and activities that currently do not exist on the campus. These are summarized below:

LifeCenter:

Use of New Space	Description
<i>Gallery</i>	The plan to include a gallery addresses an unmet need for a space where historical artifacts of the The Samarkand can be displayed and preserved. The gallery also will be a place where the artistic talents of residents can be displayed.
<i>Committee Office</i>	The plan to include a committee office addresses a need to provide a centralized location for record keeping and filing. At present, the chairs of over 40 resident committees retain paperwork and filing in their apartments.
<i>Computer Training Room</i>	The plan to include a computer training room addresses a need to have a designated space for residents to receive computer training. With the room designed to have desktop computers, a drop down screen, and a mounted projector, the residents will be able to improve their skills in an instructional setting. This type of classroom arrangement currently is not available on the campus.
<i>Multi-Purpose Room</i>	The plan to include a multi-purpose room addresses the need to centralize various resident activities, including aerobic exercise classes, line dancing classes, sitercise classes, fall-proofing classes, guest lectures, games, etc. Currently many of these floor-type activities take place in the Mountain Room, located in the Administration Building. When these activities are relocated to the LifeCenter, the seating in the Mountain Room can remain in place and it will continue to be used for community presentations, Readers' theater, special programs, Friday evening movies, resident council meetings, lectures, concerts, large receptions, etc.

Square Footage Comparison - Existing / Relocated (Proposed)

	Existing (Net Sq. Ft.)	Relocated (Proposed (Net Sq. Ft.))
Poolside Café / Mountain View Café	533	1356
Fitness (including Offices)	670	1245
Wellness Suite	387	587
Exam Rooms	173	204
Offices	152	249
Waiting Area	62	128
Nu-2-U	500	660
TV Studio	120	205

LifeCenter Program

First Floor	Net Square Footage
Aerobics/Multi-purpose	1183
Computer Room	134
Committee Office and File Storage	265
TV Studio	205
Gallery	402
Nu-2-U	660
Storage	225
Bathrooms/Mechanical/Electrical/Corridor/ Elevator and Equipment/Interior Walls	1738
First Floor Total	4812
Second Floor	
Café, Juice Bar, and Pantry/Storage	1356
Fitness Area (including Offices)	1245
Wellness Suite (2 exam rooms, conference room, reception, corridor and waiting area)	581
Personally Operated Vehicle & Walker Storage	82
Bathrooms/Storage/Corridor/Elevator/ Mechanical Shafts/Interior Walls	1142
Second Floor Total	4406
Total Net Square Footage	9218

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 2550 TREASURE DR

E-3/SD-2 Zo

Assessor's Parcel Number: 051-330-003
Application Number: MST2008-00469
Owner: The Samarkand of Santa Barbara Inc.
Agent: Susan Basham, Price Postel & Parma
Architect: Todd Kilburn
Landscape Architect: Bob Cunningham, Arcadia Studio

(Proposal for a new LifeCenter facility at the Samarkand Retirement Community. The project consists of the demolition of an existing one-story, 1,665 square foot maintenance building and the construction of a 9,455 square foot, two-story LifeCenter consisting of an aerobics/multi-purpose room, computer room, committee office, TV studio, gallery, campus market, mechanical room, electrical room, storage and bathrooms on the first floor and a café, juice bar, fitness area, office, wellness suite, storage, and bathrooms on the second floor. The proposal would result in the reorganization of some of the existing areas and uses onsite. The proposal requires an Amendment to the existing Conditional Use Permit.)

(Comments only; project requires Environmental Assessment and Planning Commission review of an Amendment to a Conditional Use Permit.)

(4:05)

Present: Susan Basham, Price Postel & Parma; Todd Kilburn, Architect; and Bob Cunningham, Landscape Architect.

Public comment opened at 4:24p.m.

Mr. Ray Sargeant spoke with concerns about additional commercial development in the residential neighborhood.

An opposition letter from Paula Westbury was acknowledged.

Public comment closed at 4:31 p.m.

Motion: Continued indefinitely to the Planning Commission and return to Full Board with comments:

- 1) The Compatibility Analysis is as follows:
 - a. The proposed project complies with the Design Guidelines and is consistent with the City Charter and applicable Municipal Code requirements.
 - b. The project's design is compatible with the City and the architectural character of the neighborhood.

- c. The project's mass, size, bulk, height, and scale are appropriate for the neighborhood, given compliance with the comments provided here.
 - d. There are no impacts to adjacent City Landmarks, adjacent historic resources or nearby designated historic resources, City structures of merit, sites, or natural features.
 - e. The project's design does not block established public views of mountains or ocean.
 - f. The project's design provides an acceptable/appropriate amount of open space and landscaping.
- 2) The project mass, bulk and scale is appropriate for the site. The Board appreciates the overall design of the project.
 - 3) Study incorporating the mechanical well as a tower element or architectural element or remove completely.
 - 4) Study the elevator tower entry.
 - 5) Study the overall architecture of the entry to either center the doors and/or raise the roof.
 - 6) On the south elevation, study the shed roof and column extending from the lower floor.
 - 7) On the east elevation, study the cantilever, the width of columns, and the overall depth of the overhang.
 - 8) On the east elevation, simplify the architectural elements (ornate handrail, lights on each column, elaborate trellis, etc.) to be consistent with the simplicity of the rest of the project.

LANDSCAPING:

- 1) Restudy the entry walk from cottage road to reduce the straight lines and rigidity.
- 2) Study the potential use of either fencing or a seat wall in lieu of the proposed site walls on the south elevation of the plaza.

Action: Aurell/Gilliland, 6/0/1. Motion carried. (Rivera stepped down).

CONCEPT REVIEW - CONTINUED ITEM

1. 2550 TREASURE DR

E-3/SD-2 Zo

(3:10)

Assessor's Parcel Number: 051-330-003
Application Number: MST2008-00469
Owner: The Samarkand of Santa Barbara Inc.
Agent: Susan Basham; Price, Postel and Parma
Architect: Todd Kilburn
Landscape Architect: Bob Cunningham, Arcadia Studio

(Proposal for a new LifeCenter facility at the Samarkand Retirement Community. The project consists of the demolition of an existing one-story, 1,665 square foot maintenance building and the construction of a 9,455 square foot, two-story LifeCenter consisting of an aerobics/multi-purpose room, computer room, committee office, TV studio, gallery, campus market, mechanical room, electrical room, storage and bathrooms on the first floor and a café, juice bar, fitness area, office, wellness suite, storage, and bathrooms on the second floor. The proposal would result in the reorganization of some of the existing areas and uses onsite. The proposal requires an Amendment to the existing Conditional Use Permit.)

(Second Concept Review. Comments only; project requires Environmental Assessment and Planning Commission review of an Amendment to a Conditional Use Permit.)

Actual time: 3:10

Present: Susan Bashim, Agent, Price, Postel and Parma; Tod Kilburn, Architect.

Public comment was opened at 3:27 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Planning Commission with the following comments:

- 1) Carry forward the first two comments from the Minutes of 10/4/2010 including the Compatibility Analysis:
 1. *The Compatibility Analysis is as follows:*
 - a. *The proposed project complies with the Design Guidelines and is consistent with the City Charter and applicable Municipal Code requirements.*
 - b. *The project's design is compatible with the City and the architectural character of the neighborhood.*
 - c. *The project's mass, size, bulk, height, and scale are appropriate for the neighborhood, given compliance with the comments provided here.*

- d. There are no impacts to adjacent City Landmarks, adjacent historic resources or nearby designated historic resources, City structures of merit, sites, or natural features.*
 - e. The project's design does not block established public views of mountains or ocean.*
 - f. The project's design provides an acceptable/appropriate amount of open space and landscaping.*
2. *The project mass, bulk and scale are appropriate for the site. The Board appreciates the overall design of the project.*
- 2) Redesign the kitchen mechanical well on the roof.
 - 3) Provide information about the CMU block walls at back of the building.
 - 4) Continue working on the front plaza area, particularly the landscape area adjacent to the front wall.
 - 5) The improvements to building D are satisfactory. Show the existing chimneys on the elevations.
 - 6) Study the adequacy of the natural light at the spa entry.
 - 7) Study the arches over the upper entry.
 - 8) Study the trash enclosure location and use.

Action: Gilliland/Aurell, 4/0/0. Motion carried. (Rivera stepped down. Manson-Hing, Sherry absent)