

**SAMARKAND NEIGHBORHOOD ASSOCIATION  
BOARD AND ASSOCIATION MEETING  
December 15, 2005, 5:30 p.m.  
Mountain Room, Samarkand Retirement Community**

**Minutes**

- 1. CALL TO ORDER:** Meeting was called to order at 5:30 p.m.  
*Guest Presentations: A summary of the guest presentation on the Samarkand Commons Renovation Project, by Ken Noreen, is appended at the end of the minutes.*
  
- 2. ROLL CALL OF BOARD MEMBERS:** Peter Basch, Wayne Beckman, John Calder, Anna DeVore, Joyce Duncan Falk, Judy Freeman, Jack Meyer, Dave and Gwen Morse, and Jim Smith. (Terry Johnson and Charlie Stapleton absent.)  
  
*Guests:* Ken Noreen, Director, Samarkand Retirement Community
  
- 3. APPOINTMENT OF NEW BOARD MEMBER**  
Anna explained the procedure for selecting a replacement (by appointment) of Dave Barnhouse by Joyce Duncan Falk to a one year term. Peter will serve a two year term. This will allow us to continue with six two year board members and five one year terms, establishing a regular pattern for the future of the Association. The appointment was approved unanimously. (M/S/C John Calder/Wayne Beckman)
  
- 4. APPROVAL OF MINUTES:** Minutes were approved as written (M/S/C Judy Freeman/John Calder)
  
- 5. TREASURER'S REPORT:** Jim Smith reported that the account was finally opened three weeks ago at Washington Mutual. All checks but one cleared. We have a balance of 1496.64.
  
- 6. UNFINISHED BUSINESS:** Committee Updates

**A. Allied Neighborhood/ City planning issues (Joe Guzzardi):** Allied attended a planning commission meeting where the commission approved 6 to 1 the State Street Lofts project on upper State near La Cumbre. Allied will appeal the project, along with the Citizens Planning Association, the League of Women Voters and the Coalition for Sensible Planning. Joe Guzzardi suggested that Allied would be interested in our support on the appeal, noting that Jim Kahan, Allied Neighborhood Association President, was in attendance. The SNA Board invited Mr. Kahan to further explain Allied's opposition. After Mr. Kahan's input, John Rosenfeld, an attorney for the project, was given time to respond. Information and discussion notes of the discussion are attached to the minutes.

Additionally, Joe Guzzardi noted that the General Plan Outreach committee had its first meeting. They will be meeting in February.

*Motions relevant to the Allied Neighborhood appeal of the State Street Loft Project:*

A motion was made that we join the appeal of the State Street Loft Project. (M/S/C Wayne Beckman/Gwen Morse/5-4).

A motion was made to support the appeal with \$50 of Association funds. (M/S/C Joyce Duncan Falk/Wayne Beckman/5-4)

**B. Zoning Issues (Peter Basch)** : We established a committee to support zoning complaints. Name: "The Zoning Committee" Peter will be coordinator. John C will liason with the City. Joyce will handle records. Judy will author reports, etc. Gwen will research issues. We have one member complaint on the books.

## **7. NEW BUSINESS**

- A. Board member replacement: Joyce Duncan Falk (See item #3)
- B. Board Meeting Time: After discussion and a straw poll, it was agreed to leave our meeting time at 5:30.
- C. Newsletter: Plans for the newsletter need to be initiated.
- D. Directory: No discussion.
- E. Other: Michael Self, an attendee, announced that she has a rebuttal to the neighborhood traffic plan available. This is in reference to the Oak Park Mobility plan that will voted on by neighbors this month.

## **8. COMMUNICATION**

- A. Thanks to:
  - John Calder, John DeVore, Jack Meyer, Jim Smith, and Heidi Rollins at Washington Mutual for helping to get the Association's bank account opened.
  - Joyce Duncan Falk for agreeing to serve on the Association board.
- B. Confirmation of meetings:
  - January meeting: Thursday, January 19, 5:30 pm
  - Guest: SB Police Dept. Beat Coordinator

## **9. ADJOURNMENT: 6:45 p.m.**

Respectfully submitted:

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Jack Meyer, Secretary

## **State Street Loft Discussion Notes**

**Jim Kahan:** Allied made a decision to appeal because it is a dense development with no EIR. It didn't comply with upper state conditions, too many modifications, too much traffic generation.

The project is located between the Lutheran Church and the Galleria. The density would allow 17 units, but they received a parking bonus of 21 units. The modifications were allowed because they were providing affordable housing. The project does not conform to the surrounding area: less setbacks, etc.

Allied feels that if this is the precedent, then it could lead to rampant development on upper State, without proper environmental impact studies. Standard zoning has been bypassed on this.

Allied (<http://www.allied-sb.org/>) has linked to our Web site, and more detailed information on the project is available on the Allied Web site.

Jim accepted questions from the meeting attendees (60-70 persons in the audience).

The developer of this project, Barry Berkus, also developed the Galleria.

From the Allied Web site (<http://www.allied-sb.org/Download.html6.html>):

The State Street Lofts project is an intensive development project that the Santa Barbara City Planning Commission approved on December 8, 2005. The site is located at 3885 and 3887 State Street (between the Galleria and the Lutheran Church) and now has an office building, a so-called motel ("Plaza Inn") and substantial open space. Both the Galleria and the Lutheran Church are significantly set back from State Street. However, the Applicant proposes to build the Lofts much closer to State Street which emphasizes the vertical aggressiveness of its proposed three and four story buildings.

This Lofts project proposes to construct 55 dwelling units and almost 9,000 square feet of commercial space that are contained in a set of connected buildings that are three and four stories in height. The site contains 1.43 acres and the density would be 38 units per acre. In order to approve this project, exemptions (modifications) were granted from compliance with the City's Zoning Ordinance (1) to permit increased density, (2) ) to allow a reduction in the number of required parking spaces by the zoning and (3) to reduce the setbacks from State Street. Seventeen units would be permitted under the zoning laws, but a dubious interpretation was given that would allow 34 units. Then a bonus density of 21 units was added to maximum that would be permitted with the justification that 17 affordable units would be provided. And piled on that are almost 9,000 square feet of commercial space.

The Lofts project will generate additional traffic and increase traffic congestion in Outer State area, although the Developer's traffic expert asserts that it will decrease traffic. It is most disturbing that this project, with so many adverse

environmental impacts, was approved without an Environmental Impact Report or even a Negative Declaration, but was declared to be categorically exempt from CEQA.

The Lofts project is the first of at least six major construction projects targeting the 3700 and 3800 blocks of State Street that include the Sandman site (a three story hotel and 73 condominiums), Circuit City/Whole Foods, 15 So. Hope (condominiums, commercial), Lutheran Church (senior housing), La Sumida (mixed use) and the La Cumbre Urban Village.

Jim Kahan feels that there is not a “master plan” attitude to this project. Jim is asking for support against the project

Also in attendance was John Rosenfeld, an architect working on the Loft project. The Board allowed Mr. Rosenfeld to speak for the project:

**John Rosenfeld** (B3 Architects): Speaking for the project. Suggests it is not a “stealth project.” This is a “walking community” project. People would be able to walk to market, gym, and shopping centers. Environment reviews are expedited in projects under two acres. (CEQA exemption). Staff analyzed traffic patterns and suggested that this project will reduce traffic in this area. Analysis of parking: under the building, not a “sea of parking” (like La Cumbre). John Rosenfeld suggested this is a pedestrian oriented project. No overflow parking will occur in Vons. These are one bedroom units. One space per unit, with 30 spaces in a common area.

### **Discussion of our involvement: Why should we be involved in this?**

Anna asked about the on-going update to the General Plan. Jim said that the update is scheduled for 2008. John said that updates are required every ten years.

Joe Guzzardi: Neighborhood associations are asking for \$300 to support an appeal for this project. It won't kill the project, simply force it to another level for review. Joe believes that as neighborhood advocates, it is a bad project.

John Rosenfeld: The developers characterize this a reduction of density. Cottage/coastal housing also spoke in favor of the project.

Anna DeVore asked for a show of hands from the attendees. A majority of the attendees voting supported the Allied appeal (~15 in favor, 4 opposed).

John Calder spoke to keeping our focus upon our local neighborhood, especially since we are newly reconstituted.

Anna spoke to having a vision outside of the neighborhood that affect our quality of life.

Wayne questioned the degree to which we should poll neighbors and how that would work in the future.

John Rosenfeld requested to make a formal presentation at a later date.

## **Samarkand Commons Renovation Project- Ken Noreen**

### **Background**

Samarkand has a fifty year history as care facility. It is a not for profit institution that supports 425 residents at four different levels of support.

### **The Project:**

Much of the project is a facelift. However, other parts are designed to fulfill resident expectations of a modern facility. There has been no significant remodel in the last 10 years. Desire to expand program options. (Note: established competitors and new facilities such as Maravilla, have these things or plans to implement them.)

Scope: Interior renovation as well as poolside café. Smith Health center will be remodeled to accommodate maintenance storage, and current storage will be converted into a duplex unit for residents.

Most of the changes are on the interior of the Samarkand facility grounds.

**Considerations:** It will be a phased project with minimal impact to neighbors. The Showgrounds will be used for worker parking. Open channels of communication between the neighbors and Samarkand will continue to exist: Ken is available to take phone calls.

**Schedule:** This is a twelve month project. Beginning in April 2006, and ending in March 2007.

Permits for the project are not fully approved, but moving forward. All of this work is part of the conditional use permit. This is interior renovation, and not the much larger project that is scheduled for a future date.

The larger renovation project targets a completely different area. It will focus on the cottages along the Tallant curve by Oak Park and the facilities above Oak Park.

An attendee asked the size of the duplex (Answer: under 4000 square feet).

Ken wants to make sure that everyone understands that Samarkand wants to be a good neighbor in all of these projects.