



DATE: April 25, 2008

TO: Bellevue Planning Commission

FROM: Paul Inghram AICP, Comprehensive Planning Manager 452-4070  
[pinghram@bellevuewa.gov](mailto:pinghram@bellevuewa.gov)  
Nicholas Matz AICP, Senior Planner 452-5371  
[nmatz@bellevuewa.gov](mailto:nmatz@bellevuewa.gov)

SUBJECT: 2008 Annual Comprehensive Plan Amendments (CPA) Threshold Review staff recommendations, first set (Sambica, Newport Professional Buildings, Oh, Lee, and Wilburton Mixed Use)

## **INTRODUCTION**

Attached please find the staff recommendations, maps, and applicant materials for the first set of the 2008 CPA Threshold Review applications. This material is being provided to you and to the applicants to coincide with the published public notice for the scheduled May 14, 2008 Planning Commission public hearing.

If you have any questions about these reports and materials, please contact the planner assigned to the application. The complete application files are available for review in the Planning Division offices at Bellevue City Hall.

The 2008 List of Initiated Applications has been established to consider amendments to the Comprehensive Plan. See Attachment 1.

## **RECOMMENDATIONS SUMMARY**

1. Newport Professional Buildings 08-103679 AC **Attachment 1**
  - Staff recommendation: Do not include in CPA work program; if included, expand geographic scope
  - Included materials: staff recommendation, subarea map, geographic expansion map, applicant application
2. Sambica 08-103705 AC **Attachment 2**
  - Staff recommendation: Include in CPA work program; do not expand geographic scope
  - Included materials: staff recommendation, subarea map, applicant application
3. Oh 08-103739 AC **Attachment 3**
  - Staff recommendation: Do not include in CPA work program; do not expand geographic scope

- Included materials: staff recommendation, subarea map, applicant application
4. Lee 08-103731 AC **Attachment 4**
    - Staff recommendation: Do not include in CPA work program; do not expand geographic scope
    - Included materials: staff recommendation, subarea map, applicant application, public comments
  5. Wilburton Village Mixed Use 08-103709 AC **Attachment 5**
    - Staff recommendation: Do not include in CPA work program; do not expand geographic scope
    - Included materials: staff recommendation, subarea map, applicant application
  6. Wilburton Village Mixed Use (non site-specific policy) 08-103710 AC **Attachment 6**
    - Staff recommendation: Do not include in CPA work program
    - Included materials: staff recommendation, subarea map, applicant application

April 25, 2008



**2008 Annual Comprehensive Plan Amendments  
List of Initiated Applications**

Site-Specific (SS) Non Site-Specific (NSS) CPA application (AC) Rezone application (LQ)	Application Subarea	PC Threshold Review Public Hearing	Applicant	Contact Planner
Newport Professional Building (SS) 08-103679 AC	Map change of 0.62 acres from PO (Professional Office) to CB (Community Business) 4307 and 4317 Factoria Blvd. SE <i>Factoria</i>	<i>May 14, 2008</i>	Logge	Nicholas Matz (425) 452-5371 <a href="mailto:nmatz@bellevuewa.gov">nmatz@bellevuewa.gov</a>
Sambica (SS) 08-103705 AC 08-103706 LQ	Map change of 6.5 acres from SF-H (Single Family-High), NB (Neighborhood Business) and MF-M (Multifamily-Medium) to most appropriate designation for current and future uses 4114 West Lake Samm. Pkwy SE <i>Newcastle</i>	<i>May 14, 2008</i>	Sambica	Nicholas Matz (425) 452-5371 <a href="mailto:nmatz@bellevuewa.gov">nmatz@bellevuewa.gov</a>
Oh (SS) 08-103739 AC 08-103740 LQ	Map change of 0.32 acres from SF-H (Single Family-High) to MF-M (Multifamily-Medium) 12624 SE 30 <sup>th</sup> Street <i>Richards Valley</i>	<i>May 14, 2008</i>	Oh	Nicholas Matz (425) 452-5371 <a href="mailto:nmatz@bellevuewa.gov">nmatz@bellevuewa.gov</a>
Lee (SS) 08-103731 AC 08-103733 LQ	Map change of 0.56 acres from SF-M (Single Family-Medium) to PO (Professional Office) 1111 148 <sup>th</sup> Ave NE <i>Wilburton/NE 8<sup>th</sup> Street</i>	<i>May 14, 2008</i>	Lee	Nicholas Matz (425) 452-5371 <a href="mailto:nmatz@bellevuewa.gov">nmatz@bellevuewa.gov</a>
Wilburton Village Mixed Use Development (SS) 08-103709 AC	Map change of 12.6 acres from GC (General Commercial) to CB (Community Business) with an overlay district to enable a mixed-use "Wilburton Village" <i>Wilburton/NE 8<sup>th</sup> Street</i>	<i>May 14, 2008</i>	KG Investments	Paul Inghram (425) 452-4070 <a href="mailto:pinghram@bellevuewa.gov">pinghram@bellevuewa.gov</a>
Wilburton Village Mixed Use Development (NSS) 08-103710 AC	Amend the Wilburton/NE 8 <sup>th</sup> Street Subarea Plan to amend and create policies in support of an overlay district to enable a mixed-use "Wilburton Village" <i>Wilburton/NE 8<sup>th</sup> Street</i>	<i>May 14, 2008</i>	KG Investments	Paul Inghram (425) 452-4070 <a href="mailto:pinghram@bellevuewa.gov">pinghram@bellevuewa.gov</a>
Newport Covenant Church (SS) 08-103697 AC	Map change of 5.5 acres from SF-H (Single Family High) to (N) CB (Community Business) 12800 SE Coal Creek Parkway <i>Newport Hills/Factoria</i>	<i>Withdrawn by applicant</i>	Newport Covenant Church	Michael Kattermann (425) 452-2042 <a href="mailto:mkattermann@bellevuewa.gov">mkattermann@bellevuewa.gov</a>

<p>Vander Hoek Multifamily (SS) 08 103615 AC 08 103616 LQ</p>	<p>Map change of 0.27 acres from MF-H (Multifamily-High) to DNTN (Downtown) 117 102<sup>nd</sup> Ave SE <i>Southwest Bellevue/Downtown</i></p>	<p><i>June 11, 2008</i></p>	<p>Vander Hoek Corporation</p>	<p>Nicholas Matz (425) 452-5371 <a href="mailto:nmatz@bellevuewa.gov">nmatz@bellevuewa.gov</a></p>
<p>Pazooki (SS) 08 103680 AC 08 103683 LQ</p>	<p>Map change of 0.4 acres from SF-M (Single Family-Medium) to SF-H (Single Family-High) 504 98<sup>th</sup> Ave NE <i>North Bellevue</i></p>	<p><i>June 11, 2008</i></p>	<p>Pazooki</p>	<p>Nicholas Matz (425) 452-5371 <a href="mailto:nmatz@bellevuewa.gov">nmatz@bellevuewa.gov</a></p>
<p>South Kirkland TOD (SS) 08 103700 AC 08-103701 LQ</p>	<p>Map change of 3.64 acres from MF-M (Multifamily-Medium) to newly proposed Transit Oriented Development 10800 NE 38<sup>th</sup> Street <i>North Bellevue</i></p>	<p><i>June 11, 2008</i></p>	<p>King County Department of Transportation</p>	<p>Michael Bergstrom (425) 452-6866 <a href="mailto:mbergstrom@bellevuewa.gov">mbergstrom@bellevuewa.gov</a> <i>or</i></p>
<p>Coal Creek UGB (NSS) 08-109519 AC</p>	<p>Amend the Potential Annexation Area boundary to include portions of Coal Creek Park within the Urban Growth Boundary (UGB)</p>	<p><i>June 11, 2008</i></p>	<p>City of Bellevue</p>	<p>Nicholas Matz (425) 452-5371 <a href="mailto:nmatz@bellevuewa.gov">nmatz@bellevuewa.gov</a></p>

# ATTACHMENT 2

Sambica

2008 Annual Threshold Review Recommendation and Consideration of Geographic Scoping  
Site-Specific Amendment

**Sambica**

**Staff recommendation:** Recommend that the City Council **include** the Sambica CPA into the 2008 annual CPA work program. Do **not expand** the geographic scope of the proposal.

Permit Number: 08-103705 AC  
Subarea: Newcastle  
Address: 4114 West Lake Sammamish Parkway SE, et. al.  
Applicant: Sambica

**PROPOSAL**

This privately-initiated application would amend the map designation on this 6.5-acre site from SF-H (Single Family-High), NB (Neighborhood Business), and MF-M (Multifamily-Medium) to the most appropriate designation for current and future uses.

The site is currently the Sambica camp and conference center. Existing uses include conference meeting, kitchen and short-term camp stay facilities, camp staff offices and permanent staff housing, shorefront facilities shared with the Strandvik residential community, other recreational facilities, and a retail building. Other existing uses include summer youth camps and year around before- and after-school care facilities.

If the CPA is adopted, the site would require a subsequent Land Use Code amendment and rezone. See Attachment A for the application materials and Attachment B for a vicinity map.

**THRESHOLD REVIEW DECISION CRITERIA**

The Threshold Review Decision Criteria for an initiated Comprehensive Plan Amendment proposal are set forth in the Land Use Code Section 20.30I.140. Based on the criteria, Department of Planning and Community Development staff has concluded that the proposal **should be included** in the annual CPA work program.

This conclusion is based on the following analysis:

- A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and

*The appropriate land use designation on this multiply-addressed site is a matter appropriately addressed through amendment of the Comprehensive Plan.*

- B. The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d; and

*The three-year limitation does not apply to this proposal to amend the site designation. Comprehensive Plan amendments were last adopted in 2001.*

- C. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and

*This suggestion does not raise policy or land use issues that would be more appropriately addressed by an ongoing work program.*

- D. The proposed amendment can be reasonably reviewed within the resources and timeframe of the Annual Comprehensive Plan Amendment Work Program; and

*The suggestion can be reasonably reviewed within the resources and time frame of the current Annual Comprehensive Plan Amendment Work Program.*

- E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. Significantly changed conditions are defined as:

**Significantly changed conditions.** Demonstrating evidence of change such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. This definition applies only to Part 20.30I Amendment and Review of the Comprehensive Plan (LUC 20.50.046).

*The proposed amendment addresses significantly changed conditions since the last time the Plan map or text was amended, and these changes are related to the pertinent Plan map or text (see S-NC-10a and -10b below).*

*The Sambica application notes a long-term need to plan for more efficient use of their property and the implementation of facilities and uses necessary for its long-term stability and accomplishment of its mission. The problem, notes the application, is that current designations do not allow the range of uses currently on the property (many are nonconforming) or being considered for the future, and doesn't allow for the most appropriate locations of the uses due to the multiple property lines and arrangement of parcels.*

*Newcastle Subarea Comprehensive Plan amendments that were adopted in 2001 created a framework for this discussion:*

***Policy S-NC-10a:*** *Consider Sambica master planning processes holistically, and in support of the current mix of land uses and their redevelopment. Refer to Subarea Planning District "A" on the Newcastle Subarea Land Use Plan Map.*

*Policy S-NC-10b: Encourage the use of development review tools for Sambica that can effectively address master planning issues, including the conditional use permit and the planned unit development.*

*The Comprehensive Plan does not function as an integrated whole if it cannot assure stability to a long-time use like Sambica and to its surrounding, long-established neighborhood.*

; and

- F. When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly-situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and

*Expansion of the geographic scope of this amendment proposal should not be considered because the proposal is unique to the mix of Sambica-owned property and uses.*

- G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act (GMA), other state or federal law, and the Washington Administrative Code (WAC); or

*Preliminary analysis suggests that this request is likely consistent with current general policies in the Comprehensive Plan. These previously-referenced policies at S-NC-10a and S-NC-10b serve as consistent precursor policies for the amendment work this time around. The proposed amendment work represented by this application is also consistent with guidance policies in the Citywide Focus and Residential/Neighborhood Area sections of the Land Use Element.*

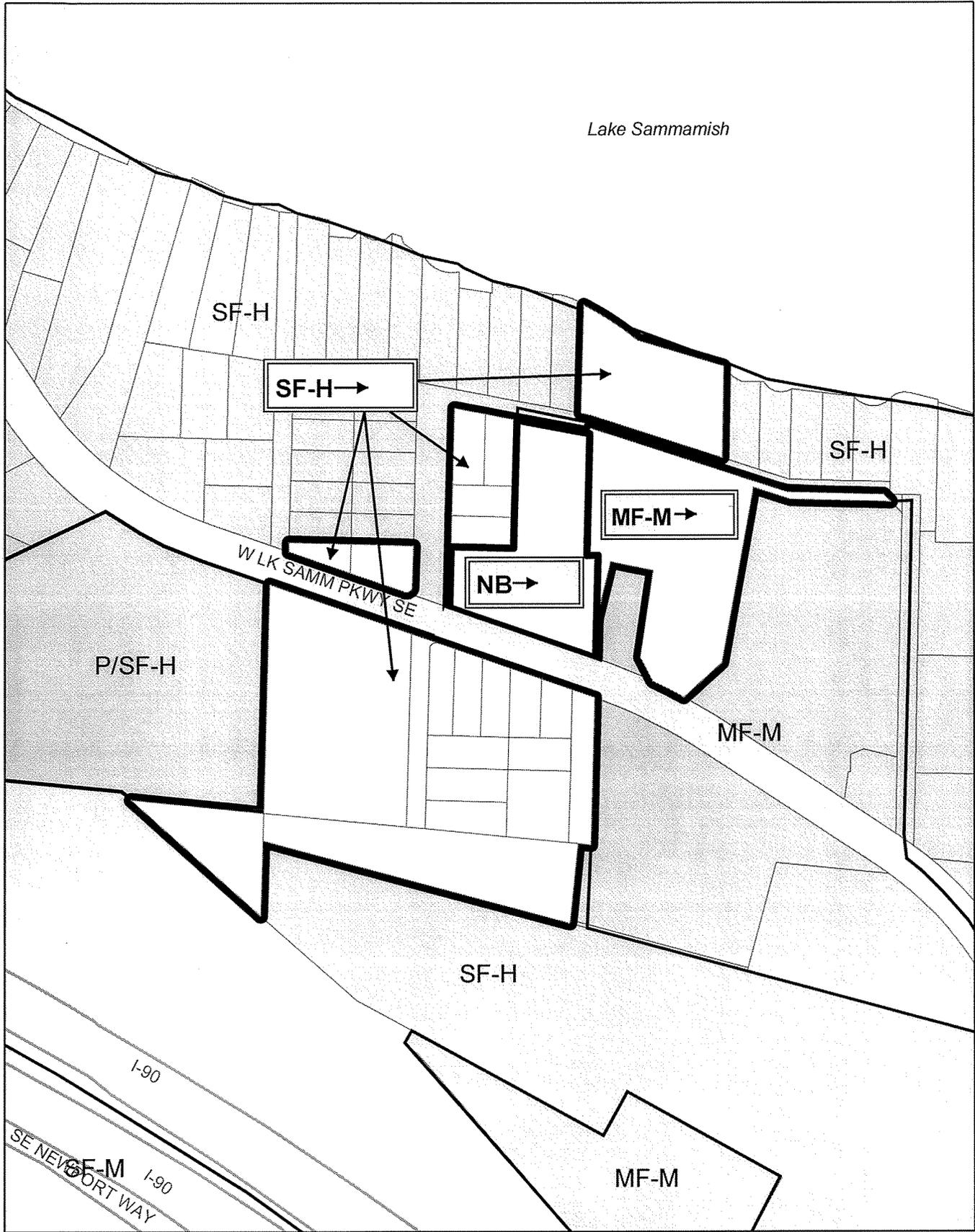
*The application's likely consistency with Comprehensive Plan policies means it is also likely consistent with policy implementation in the CPPs and GMA for urban growth areas development. Because the focus of these policy sets are typically larger and regional in scale, if this proposed amendment is included in the annual work program additional analysis will be conducted prior to determining whether this request is fully consistent with all applicable and specific policies and regulations.*

- H. State law requires, or a decision of a court or administrative agency has directed such a change.

*State law, or a decision of a court or administrative agency has not directed the suggested change.*

**PUBLIC COMMENT**

Several inquiry comments have been received on this amendment as of April 18, 2008.



Lake Sammamish

SF-H

SF-H →

SF-H

MF-M →

W LK SAMM PKWY SE

NB →

P/SF-H

MF-M

SF-H

I-90

SE NEVADIA WAY  
I-90

MF-M

Sambica

Proposed Comprehensive Plan Designations



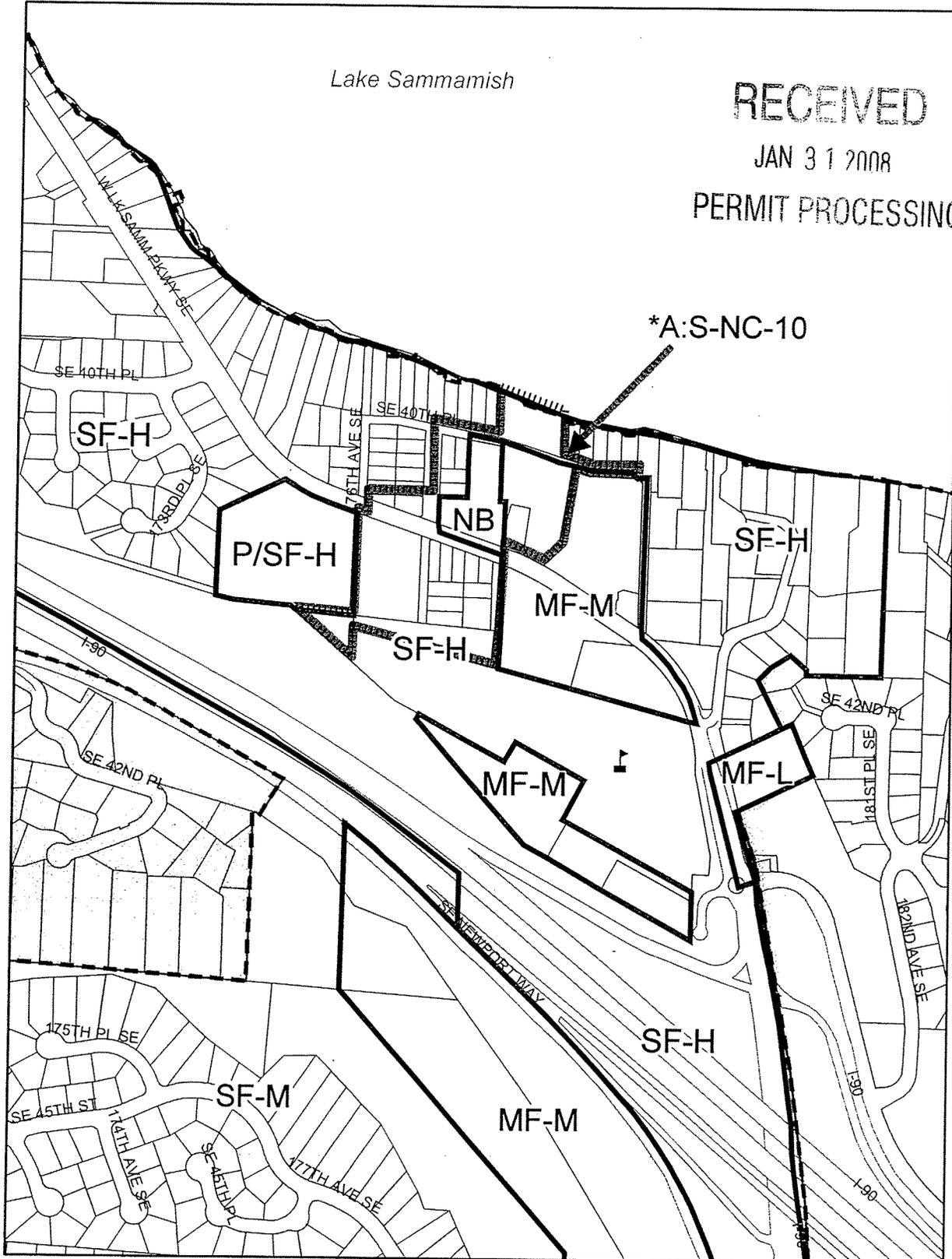
March 2008

Lake Sammamish

RECEIVED

JAN 31 2008

PERMIT PROCESSING



\*A:S-NC-10

FIGURE S-NC.2  
Newcastle Land Use Plan

- |   |                   |        |                          |   |                               |
|---|-------------------|--------|--------------------------|---|-------------------------------|
|  |                   |        |                          |   |                               |
| SF  | Single Family     | PO     | Professional Office      | GC  | General Commercial            |
| MF  | Multi Family      | O      | Office                   | LI  | Light Industrial              |
| -L  | Low Density       | OLB    | Office, Limited Business | PF  | Public Facility               |
| -M  | Medium Density    | OLB-OS | Office, Open Space       | P   | Park                          |
| -H  | High Density      | NB     | Neighborhood Business    |   |                               |
| -UR   | Urban Residential | CB     | Community Business       |   |                               |
|   |                   |        |                          |  | Fire Stations                 |
|   |                   |        |                          |  | Public Schools                |
|   |                   |        |                          |  | Planning Districts            |
|   |                   |        |                          |  | Lakes                         |
|   |                   |        |                          |  | Bellevue City Limits (6/2005) |
|   |                   |        |                          |  | Village Overlay               |



# DOCUMENT ROUTING FORM

Routed On: 01/31/2008

Prepared by: CBURGESO

**Folder:** 08 103705 AC

**Target Date:** 05/30/2008

**Folder Name:** Sambica

**Site Address:** 4114 W Lake Sammamish Pkwy SE

**Folder Type:** Comprehensive Plan Amendment

**Sub Type:** Private

**Work Proposed:** Site Specific

**Description:**

**Project Contact:** STALZER AND ASSOCIATES WILLIAM STALZER

**Phone:** (206) 264-1150

**Subject:** Application Intake Process

**Materials Routed:**

**Routed On:** 01/31/2008

XXX	Land Use
XXX	Utilities
XXX	Transportation
XXX	Policy Planning



### COMPREHENSIVE PLAN AMENDMENT

APPLICATION DATE: FOR CPA YEAR: 20 <u>1/31/08</u>	TECH INITIALS <u>CB</u>	PROJECT FILE # <u>08-103705AC</u>
--	-------------------------	-----------------------------------

1. Project name Sambica
2. Applicant name Mike McCorkle, Exec. Director Agent name Bill Stalzer
3. Applicant address 4114 West Lake Sammamish Parkway SE
4. Applicant telephone (425) 746-9110 fax (425) 746-7082 e-mail mike@sambica.com
5. Agent telephone (206) 264-1150 fax (206) 264-1152 e-mail bstalzer@seanet.com

This is a proposal to initiate a site-specific Comprehensive Plan Amendment  (Go to **Block 1**)  
 This is a proposal to initiate a non site-specific Comprehensive Plan Amendment  (Go to **Block 2**)

**BLOCK 1**  
 Property address and/or 10-digit King County parcel number See attached list of parcel numbers.  
 Proposed amendment to change the map designation from existing \_\_\_\_\_ to proposed See attached  
 Site area (in acres or square feet) 6.49 acres (282,921 sf)  
 Subarea name Newcastle  
 Last date the Comprehensive Plan designation was considered 12/10/01.  
 Current land use district (zoning) NB, R-20, R-5  
 Is this a concurrent rezone application? (Yes) No Proposed land use district designation See Rezone Application

Go to **BLOCK 3** Community Council: N/A | East Bellevue I

**BLOCK 2**  
 Proposed amendment language. This can be either conceptual or specific amendatory language; but please be as specific as possible so that your proposal can be adequately evaluated. If specific wording changes are proposed, this should be shown in ~~strike-out~~/underline format. Attach additional pages as needed.

**RECEIVED**  
 JAN 31 2008  
 PERMIT PROCESSING

Reference Element of the Comprehensive Plan (e.g., Land Use, Transportation, Housing, Capital Facilities):  
 Last date the Comprehensive Plan policy or text was considered 12/10/01.

Go to **BLOCK 3**



**BLOCK 3**

Support for the proposed amendment. Explain the need for the amendment—why is it being proposed? Describe how the amendment is consistent with the vision of the Comprehensive Plan. Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.

*See attachment.*

Go to **BLOCK 4**

**BLOCK 4a**

Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.30I.140 (see Submittal Requirements Bulletin #53). Attach additional pages as needed.

*See attachment.*

**BLOCK 4b complete this section only for a site-specific concurrent rezone**

Evaluating the proposed concurrent rezone. Explain how the proposed rezone would be reviewed under Rezoning Decision Criteria in Land Use Code Section 20.30A.140. Attach additional pages as needed.

*See attachment.*

I have read the Comprehensive Plan and Procedures Guide

**NOTICE OF COMPLETENESS:** Your application is considered complete 29 days after submittal, unless otherwise notified.

Signature of applicant *Michael McCollle - Executive Dir* Date *1-30-08*

*I certify that I am the owner or owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owner's agent regarding the property at the above-referenced address for the purpose of filing applications for decisions, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.*

*I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW, and the State Environmental Policy Act (SEPA) will be met.*

Signature *Michael McCollle - Exec. Director* Date *1-30-08*  
(Owner or Owner's Agent)

**Sambica Comprehensive Plan Amendment  
List of Tax Parcels**

Parcel Number:	Square Feet	Acres
804370-0055	6,300	0.14
804370-0060	3,100	0.07
804370-0110	55,053	1.26
804370-0150	5,000	0.11
804370-0155	5,000	0.11
804370-0160	5,542	0.13
804370-0165	5,958	0.14
804370-0170	72,167	1.66
804370-0325	6,044	0.14
804370-0330	6,500	0.15
804370-0335	6,500	0.15
804370-0365	5,000	0.11
804370-0370	10,588	0.24
804370-0380	74,923	1.72
132405-9033	15,246	0.35

**Total**

**282,921**

**6.48**

**RECEIVED**  
 JAN 31 2008  
 PERMIT PROCESSING

## Sambica Comprehensive Plan Amendment Application Responses

### Block 1 Response

Change the map designation(s) to allow in the Sambica district the mix of uses currently on the Sambica camp properties, resort/group camp uses, and uses envisioned by the existing NB, MF-M, and SF-H land use designations.

### Block 3 Response

The amendment is needed to implement Policy S-NC-10a that was adopted in 2001 for the Sambica district and that states:

“Consider Sambica master planning processes holistically, and in support of the current mix of land uses and their redevelopment. Refer to Subarea Planning District “A” on the Newcastle Subarea Land Use Plan Map.”

The current land use designations either do not allow some of the camp and resort-type uses historically on the property or contemplated for the future, or do not allow for the uses in the most appropriate locations from a master planning perspective. Many of the uses are considered non-conforming which severely restricts Sambica’s ability to master plan the property in a holistic manner. An additional complication is the fact that the relationship between many uses and facilities and the multiple property lines is an imperfect one in light of subdivision and zoning regulations, and this fact further restricts Sambica’s ability to plan for long-term development of the property in a rational and sensitive manner.

Sambica’s long-term plans call for a more efficient use of their property and the implementation of facilities and uses necessary for its long-term stability and accomplishment of its mission as a faith-based camp. Plans envision camping facilities, outdoor and indoor recreation facilities, dining facilities, group quarters, residential housing, offices, a day care facility, auditorium, lodge and restaurant for camp groups and the public, camp and religious related retail uses, RV sites for camp groups and staff, and parking.

The ability to master plan the property by placing facilities and uses in locations that allow for the coherent and efficient operation of Sambica and minimize impacts on the surrounding community is essential for the long-term stability of Sambica, the accomplishment of its religious mission, and relations with the community.

### Block 4a Response

- A. Consideration of a map designation which implements Policy S-NC-10a is appropriately addressed through the Comprehensive Plan.
- B. Review of the Sambica district was last done in 2001.
- C. The proposed amendment is not the subject of an ongoing work program approved by the City Council.
- D. The amendment can be reasonably reviewed through the annual amendment process.
- E. Since 2001, the condition of many of the facilities on the Sambica property has changed significantly requiring repair or modification. In other instances the facilities have become simply inadequate or outdated for the purpose(s) for which they originally were built. Other uses in Sambica’s long-term plans were not considered in 2001. The nonconforming nature of many of the current and planned uses has exacerbated Sambica’s ability to maintain the facilities while continuing to serve the community consistent with its mission. The condition and nature of current facilities has necessitated that Sambica have the ability to improve and

RECEIVED

JAN 31 2008

PERMIT PROCESSING

- locate them where it makes the most sense for its long-term stability and for the surrounding community. A map amendment that recognizes the mix of uses in Sambica's long-term plans and that provides the flexibility to master plan the property accomplishes both goals.
- F. The proposed amendment does not expand the geographic scope of the Sambica district in the Newcastle subarea plan.
  - G. The proposed amendment is consistent with Policy S-NC-10a which specifically applies to the Sambica properties.
  - H. The change has not been directed by state law or a legal decision.

Block 4b Response

- A. The implementation of an overlay zone and the addition of SLUC 75 to accomplish the purposes of Policies S-NC-10a and S-NC-10b are consistent with the Comprehensive Plan. Policy S-NC-10b states:  
"Encourage the use of development review tools for Sambica that can effectively address master planning issues, including the conditional use permit and the planned unit development." -
- B. The implementation of an overlay zone and the addition of SLUC 75 to allow for the holistic planning of the Sambica property so that Sambica can accomplish its mission in a way that minimize impacts on the surrounding community are of benefit to the public health, safety and welfare.
- C. The proposed overlay zone and the addition of SLUC 75 are consistent with Policies S-NC-10a and S-NC-10b and are appropriate for the reasonable development of the property consistent with its historic use and the long-term mission of Sambica.
- D. An overlay zone requiring master planning of the property and a conditional use permit assures that development will not be materially detrimental to uses or property in the immediate vicinity.
- E. An overlay zone and the addition of SLUC 75 have merit and value for the community as a whole by allowing Sambica to continue to function as an important part of the community into the future in a manner that is appropriate for its location.

## Sambica Comprehensive Plan Amendment Application Responses

### Block 1 Response

Change the map designation(s) to allow in the Sambica district the mix of uses currently on the Sambica camp properties, resort/group camp uses, and uses envisioned by the existing NB, MF-M, and SF-H land use designations.

### Block 3 Response

The amendment is needed to implement Policy S-NC-10a that was adopted in 2001 for the Sambica district and that states:

“Consider Sambica master planning processes holistically, and in support of the current mix of land uses and their redevelopment. Refer to Subarea Planning District “A” on the Newcastle Subarea Land Use Plan Map.”

The current land use designations either do not allow some of the camp and resort-type uses historically on the property or contemplated for the future, or do not allow for the uses in the most appropriate locations from a master planning perspective. Many of the uses are considered non-conforming which severely restricts Sambica’s ability to master plan the property in a holistic manner. An additional complication is the fact that the relationship between many uses and facilities and the multiple property lines is an imperfect one in light of subdivision and zoning regulations, and this fact further restricts Sambica’s ability to plan for long-term development of the property in a rational and sensitive manner.

Sambica’s long-term plans call for a more efficient use of their property and the implementation of facilities and uses necessary for its long-term stability and accomplishment of its mission as a faith-based camp. Plans envision camping facilities, outdoor and indoor recreation facilities, dining facilities, group quarters, residential housing, offices, a day care facility, auditorium, lodge and restaurant for camp groups and the public, camp and religious related retail uses, RV sites for camp groups and staff, and parking.

The ability to master plan the property by placing facilities and uses in locations that allow for the coherent and efficient operation of Sambica and minimize impacts on the surrounding community is essential for the long-term stability of Sambica, the accomplishment of its religious mission, and relations with the community.

### Block 4a Response

- A. Consideration of a map designation which implements Policy S-NC-10a is appropriately addressed through the Comprehensive Plan.
- B. Review of the Sambica district was last done in 2001.
- C. The proposed amendment is not the subject of an ongoing work program approved by the City Council.
- D. The amendment can be reasonably reviewed through the annual amendment process.
- E. Since 2001, the condition of many of the facilities on the Sambica property has changed significantly requiring repair or modification. In other instances the facilities have become simply inadequate or outdated for the purpose(s) for which they originally were built. Other uses in Sambica’s long-term plans were not considered in 2001. The nonconforming nature of many of the current and planned uses has exacerbated Sambica’s ability to maintain the facilities while continuing to serve the community consistent with its mission. The condition and nature of current facilities has necessitated that Sambica have the ability to improve and

RECEIVED

JAN 31 2008

PERMIT PROCESSING

