

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

| | | | |
|----------------------------|---|--------------------|-------------------|
| APPLICANT | Harley & Ramona Woodworth, 7415 Henrietta Drive, Sacramento, CA 95822 | | |
| OWNER | Harley & Ramona Woodworth, 7415 Henrietta Drive, Sacramento, CA 95822 | | |
| PLANS BY | Harley & Ramona Woodworth, 7415 Henrietta Drive, Sacramento, CA 95822 | | |
| FILING DATE | 7/6/87 | ENVIR. DET. | 8/3/87, Neg. Dec. |
| ASSESSOR'S-PCL. NO. | 048-052-03 | | |
| | REPORT BY DJH:vf | | |

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to expand an existing 10 client, elderly residential care facility by 15 new elderly clients in a separate dwelling of 5,005 sq. ft. on a 0.87± acre in the Single Family (R-1) zone.
 - C. Variance to waive the required six foot wall separating residential from non-residential uses.

LOCATION: 7415 Henrietta Drive

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing 10 client elderly residential care facility to 25 clients in two buildings.

PROJECT INFORMATION:

| | |
|---|---|
| 1974 General Plan Designation: | Residential |
| 1984 Airport Meadowview Community Plan Designation: | Residential 4-12 du/acre |
| Existing Zoning of Site: | R-1 |
| Existing Land Use of Site: | Residential Care Facility for 10 elderly clients. |

| Surrounding Land Use and Zoning: | Setbacks: | Required | Provided |
|----------------------------------|-------------|----------|----------|
| North: Single Family; R-1 | Front: | 25' | 50' |
| South: Single Family; R-1 | Side (Int): | 5' | 11-1/2' |
| East: Single Family; R-1 | Side (St): | 5' | 10' |
| West: Single Family; R-1 | Rear: | 15' | 146' |

| | |
|-----------------------------|---------------------------------|
| Parking Required: | To be determined by Commission |
| Parking Provided: | 5 spaces; 6 previously approved |
| Property Dimensions: | 96' x 393' |
| Property Area: | 0.87± acre |
| Density of Development: | 2 d. u. per acre |
| Square Footage of Building: | Existing: 2,597 sq. ft. |
| | Proposed: 5,005 sq. |

Total: 7,602 sq. ft.

| | |
|------------------------------|---|
| Height of Building: | 1 story, 16 feet |
| Topography: | Flat |
| Street Improvements: | Existing; no curb or gutter |
| Utilities: | Existing |
| Exterior Building Materials: | Pink stucco with white trim |
| Roof Material: | Composition shingle |
| Number of Clients: | Existing: 10 Proposed: 25 |
| Number of Employees: | 2 sets of Resident Managers, one for each building. Daytime assistants of 2 to 3 employees |

PROJECT BACKGROUND: On May 8, 1984, the Planning Commission approved a Special Permit to establish a 10 client residential care facility for elderly ambulatory persons (P84-127). The applicant wishes to construct a second dwelling of 5,005 sq. ft. in order to add 15 more elderly clients. Total proposed capacity for the site will be 25 clients. Once the Commission takes action on the Special Permit, the applicant is required to seek a License from the State Department of Social Services, Community Care Licensing Division.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is located in the 1984 Airport Meadowview community Plan area and is designated for Light Density Residential uses. Zoning of the site is Standard Single Family Residential (R-1) zone. The site contains a 0.81+ acre and is developed with an existing single family residence currently used as a 10 client residential care facility for seniors. Surrounding land uses include single family residences in all directions.

B. Project Description:

The applicant proposes to construct a second single story residential care facility of 5,005+ sq. ft. on the rear portion of the lot. The building will contain a central living room, kitchen, eight client bedrooms, one caretaker room and a two room manager apartment. There will be 10 bathrooms, three showers and a service room. No garage is being proposed. The applicant's plans show five parking spaces in front of the existing facility. The applicant has agreed to relocate parking to the rear of existing building. Only parking for two vehicles will be allowed in the front.

The applicant is also requesting a waiver of the required six foot high solid masonry wall separating residential from non-residential uses. The Ordinance requiring solid walls was adopted after the May 8, 1984 approval date by the Planning Commission of the existing care facility.

C. Locational Criteria Evaluation:

The proposed project is subject to evaluation for compliance with the Locational Criteria for residential care facilities (Exhibit A). The following is staff's analysis of the Locational Criteria as applied to a 25 client elderly residential care facility.

1. Supportive Services: The nearest facilities are two to three miles distant. This criteria was intended to encourage care facilities in walking distance of service areas.
2. Employment Opportunities: All clients will be ages 62 and over and will not generally hold jobs. The criteria is, therefore, not applicable.
3. Distribution of Services: Exhibit B, Facility Map and Table 1, lists all residential and non-residential care facilities within one mile of the project site. Two elderly care facilities serving a total of eight clients are located within one mile. Ten adult care facilities with a capacity of 52 clients are within one mile. Four small family homes with a total of 16 clients are also within one mile. Staff notes that a previous request on Red Willow Street, (P86-211), to expand an elderly care facility from 6 to 13 clients was denied due to the size of the lot and incompatibility of the use in the residential neighborhood. The subject site is a 0.87 acre in area and adequate to contain 25 senior citizens. Staff is concerned that if the facility changes clients to be defined as an Adult Care Facility clients ages 18 to 62, or a small family home that the level of incompatible activities may increase. The area should not be adversely affected by the establishment of an elderly care home with 25 clients.
4. Facility Access: Clients will be served by a 15 passenger shuttle van owned by the operators. Clients generally do not have personal vehicles.
5. Concentration: As discussed under Distribution of Services, the facility is one of three existing residential care facilities for the elderly located within one mile. Since the project is an expansion of an existing facility, no increase in the number of facilities will

9. **Recreational Amenities:** Due to the concentration of 25 senior citizens, staff recommends that a revised site plan show recreational areas for the clients. These could include picnic area, walkways, garden and flower bed areas and shuffle board, lawn bowling or other activity areas.
10. **New Site Plan and Elevations:** Staff recommends that the applicant revise the site plan and elevations to reflect the above concerns. They shall be reviewed and approved by the Planning Director prior to issuance of building permits.

E. Variance

The applicant has not obtained approval from the two adjacent property owners stating that they do not wish to have a six foot high solid masonry wall. The fence along the south property line adjacent to the driveway is a six foot high solid board fence in good repair. The owner to the south is on vacation and not available for a response. The northern property line fence is a six foot high chain link fence in good repair. The rear property line is a six foot wood fence. Staff does not object to the waiver of the wall, however, the north fence should be constructed as a six foot high solid board fence since vehicle parking will occur adjacent to property lines. Client activities are generally quiet. No complaints have been received over the past three years from the operation of the existing facility.

F. Change in Occupancy - Parcel Map

The applicant indicated to staff that a future land division may be requested to finance the construction of the new facility. Staff advised the applicant that the City would not support the creation of a land-locked parcel for a commercial use. The lot may be further divided when a future street is extended from O'Neil Way to 18th Street as shown on the Vicinity Map. At such time, as the right-of-way is dedicated and the street constructed, could staff support a land division.

Should the new 5,000 sq. ft. facility be changed in use to a day care center or adult residential care facility ages 18 to 62, a new special permit would be required. Additional parking may be required as may a sound wall and other conditions of approval to mitigate impacts from new or different clients. The applicant has a State License for an Elderly Residential Care Facility with a capacity of 6, ambulatory clients only. Although the Planning Commission authorized 10 new clients, the State has approved only 6 clients. The applicant will be required to seek State authority to operate a 25 client elderly residential care facility and comply with all State requirements for both buildings.

G. Agency Comments

The proposed project was reviewed by the City Traffic Engineer, Engineer, Fire Department and Building Inspections Divisions with comments received as follows:

1. Traffic Engineer

Parking is unacceptable. Eighteen foot maneuvering depth is to be 26 feet with 90 degree stalls to prevent vehicle from backing into the street. The 12 foot, 8 inch driveway is recommended to be 20 feet.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit subject to conditions and based upon Findings of Fact which follow; and
- C. Approve the Variance subject to conditions and based upon Findings of Fact which follow.

Conditions - Special Permit

- 1. The capacity of the total site shall not exceed 25 elderly clients.
- 2. The applicant shall comply with all applicable building codes and fire codes relevant to the new use.
- 3. No more than six employee or resident's vehicles are allowed to be parked on the site at the same time.
- 4. Ages of clients shall be elderly as defined by the State Health Code.
- 5. All outdoor lighting shall be directed onsite and not reflect offsite.
- 6. The applicant shall prepare revised site plan, landscaping and irrigation plans for review and approval by the Planning director prior to issuance of building permits.
- 7. The applicant shall receive State approval to expand the facility from 6 to 25 elderly clients and comply with all State Licensing requirements.

8. A minimum of six parking spaces shall be provided at the rear of the existing residence.
9. All driveways and parking areas are to be constructed of an all-weather surface. Turfstone is prohibited.
10. All vehicle parking and maneuvering areas shall comply with the City Parking Ordinance and Tree Shading Ordinance including 50 percent shading requirement.
11. Only two guest parking spaces will be allowed in the front yard area.
12. Any change in occupancy will require a new Special Permit.
13. The applicant shall submit revised elevations showing stucco and wood trim to be painted the same colors as the existing structure. Staff requires that a heavy grade commercial decorative composition shingle be shown for use on the roof meeting fire code requirements.
14. The revised site plan shall show one common trash enclosure or refuse collection area which complies with Exhibit C. No unenclosed garbage cans will be allowed.
15. New parking areas shall be covered by trees.
16. Living ground cover shall be shown on the revised site plan excluding those areas used for parking, access and recreational activities.
17. Any signs shall comply with the Sign Ordinance requirements for the hospital zone.
18. The revised site plan shall show recreational areas for active seniors. These could include an outdoor picnic area with barbecue, vegetable garden, and flower beds, walkways, shuffle board, lawn bowling or other quiet activity areas.
19. All fences shall be maintained in good repair. Any gates shall be constructed of materials similar to the fencing.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use, in that:
 - a. the proposed use will not alter or disturb the residential character of the neighborhood;
 - b. the proposed use will expand an existing adult residential care facility (licensed capacity of six).

2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance, in that:
 - a. the structure will comply with fire and building codes;
 - b. employee parking will be provided on site;
 - c. elderly adults will be closely supervised, both on and offsite.
 - d. the project complies with the Locational Criteria for residential care facilities.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential uses on the 1984 Airport-Meadowview Community Plan, and the proposed elderly residential care facility, as conditioned, conforms with the plan designation.

Conditions - Variance

The applicant shall maintain and repair existing fences.

Findings of Fact - Variance from Six-foot High Masonry Wall

1. The variance is not a special privilege extended to one property owner, in that:
 - a. the adjacent residential property will not be impacted by the noise from the activities of 25 elderly clients;
 - b. a variance would be granted to other property owners facing similar circumstances where adjacent property owners consent to waiving the required wall.
2. The variance will not be injurious to the public welfare and to properties in the vicinity of the subject site, in that the repair of the existing wood fence will provide necessary security for the elderly care facility.
3. The variance is not a use variance in that elderly care facilities are allowed in the single family residential zone with special permit approval. Wood board fences are allowed if a variance from the masonry wall requirement is granted.

Applicant: Please submit responses to these criteria as part of your Special Permit application. If a particular criteria is not applicable, please indicate that and the reason why.

RESOLUTION NO. 5

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

March 23, 1982

LOCATIONAL CRITERIA FOR ESTABLISHING NON-RESIDENTIAL CARE OR RESIDENTIAL CARE FACILITIES (M-612)

WHEREAS, the following listing represents criteria which the City of Sacramento encourages Non-residential Care and Residential Care Facility operators to consider in selecting their proposed site. City Planning Department staff will utilize this criteria listing in evaluating the merits of an operator's application for a Special Permit; and

WHEREAS, in addition to this listing of criteria, the City also strongly suggests that an operator meet with the City Planning Department staff to jointly evaluate their preliminary listing of potential sites for the purpose of identifying the opportunities and constraints of each potential location. It is also strongly suggested that an operator explain the type of programs and activities proposed to residents and businesspersons located within a two block radius of the proposed facility site prior to formal submittal of the Special Permit application. Such an explanation may be through written materials, direct contacts, and/or neighborhood meetings;

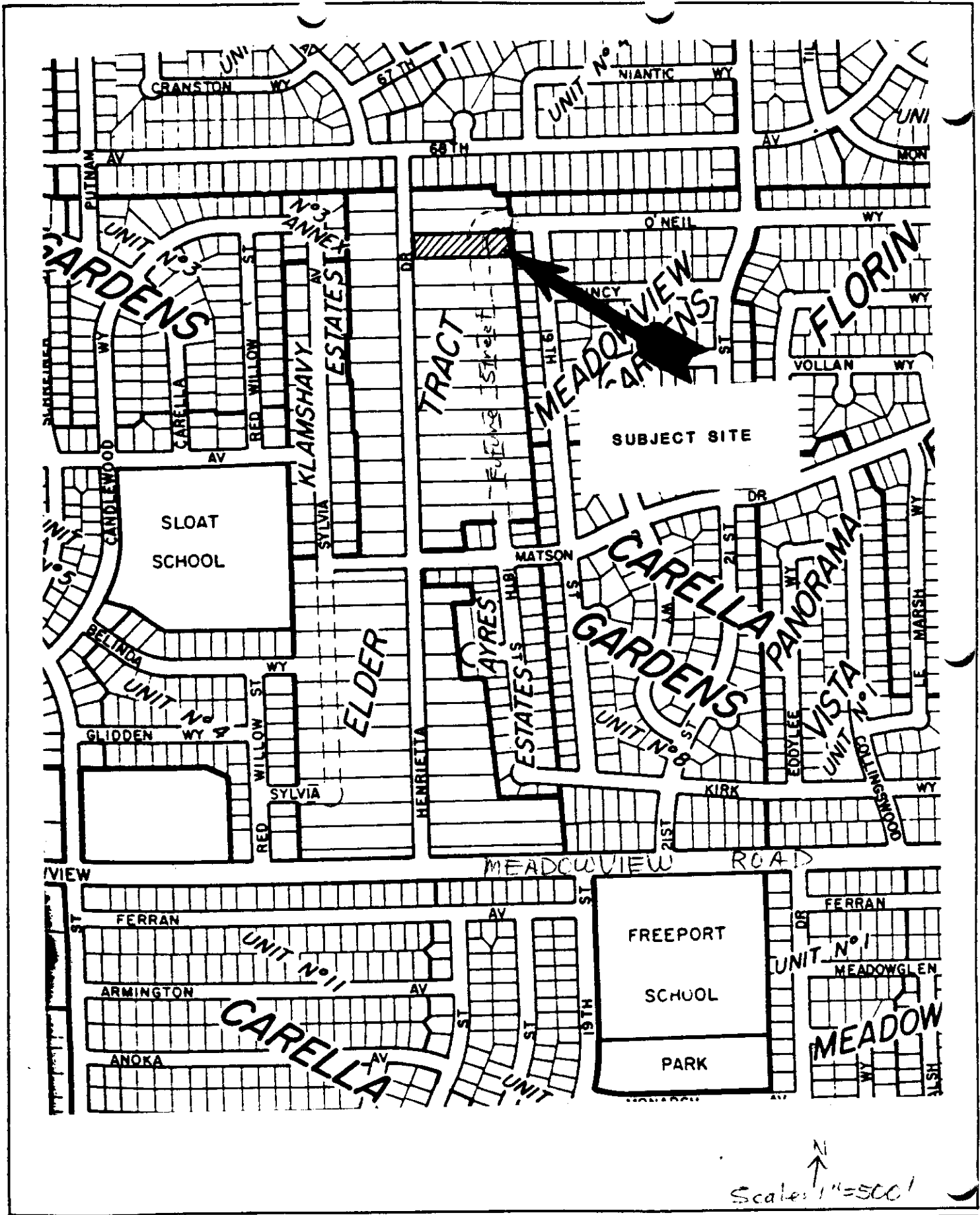
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the following locational criteria will be applicable to proposals for establishing new Non-residential or Residential Care Facilities:

| | | |
|--------------------------------------|----------------------------------|---------------------------|
| <u>Non-residential Care Facility</u> | <u>Residential Care Facility</u> | <u>Regional Criteria*</u> |
|--------------------------------------|----------------------------------|---------------------------|

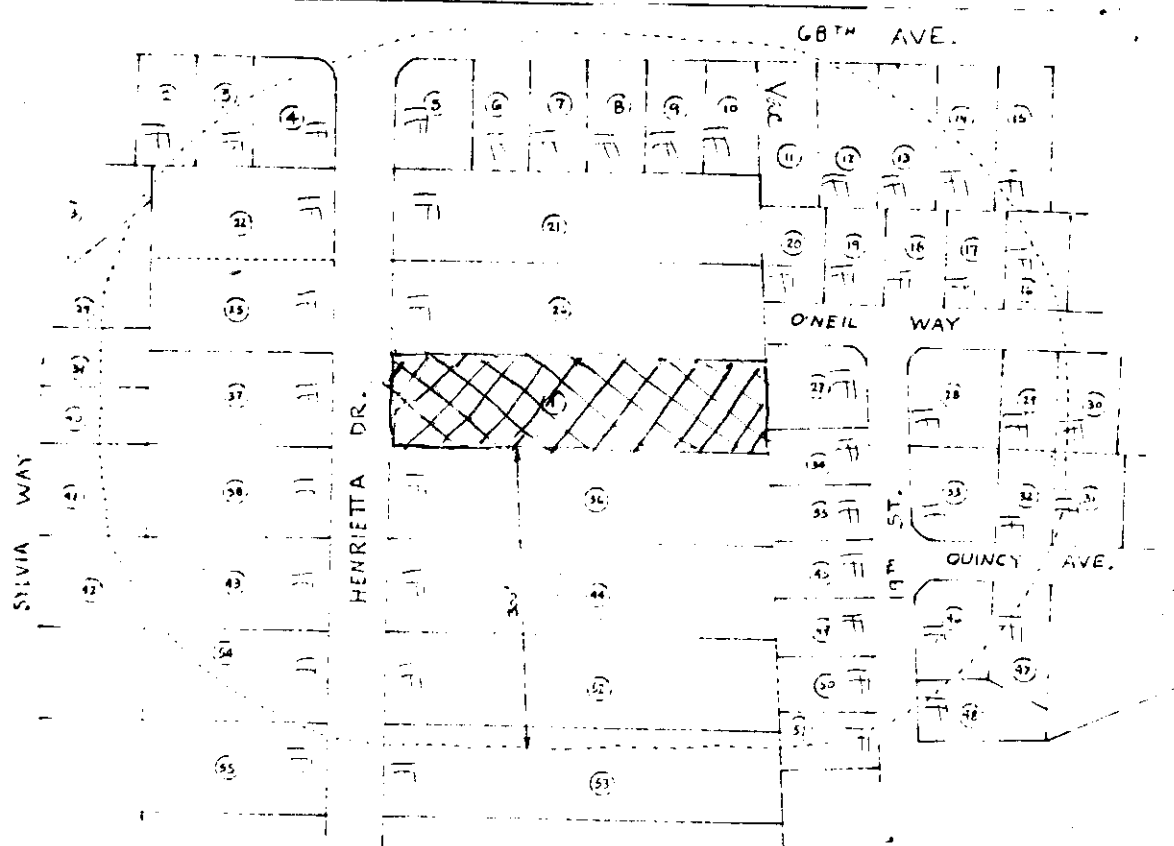
X

1. Client Access-The proposed facility should be either located within close proximity to where a majority of its' targeted client population resides; or close to major transit routes, bicycle routes, and reasonable freeway access from all parts of the service area.

* Where conflicts between conformance with regional versus site criteria occur, site criteria shall be controlling. A region is generally defined as the boundaries of a Community Planning Area.



VICINITY MAP



Zoning - R-1 Entire Area

N
↑
Reduced Scale

LAND USE & ZONING MAP

| <u>Non-residential Care Facility</u> | <u>Residential Care Facility</u> | <u>Regional Criteria*</u> |
|--------------------------------------|----------------------------------|--|
| X | X | 2. <u>Supportive Services</u> -The proposed facility should be located within an area which is reasonably close to medical, governmental, shopping, and other services which support clients or near transit routes which provide access to such services. |
| | X | 3. <u>Employment Opportunities</u> -The proposed facility should be located within an area that can provide job opportunities for clients. |
| X | X | 4. <u>Distribution of Services</u> -When siting within a residential area, the proposed facility should be located in an area where the same type of service is not already offered. |
| X | X | 5. <u>Facility Access</u> -The proposed facility should be located in an accessible location if it provides a unique type of service for the region. |

| <u>Non-residential Care Facility</u> | <u>Residential Care Facility</u> | <u>Site Criteria</u> |
|--------------------------------------|----------------------------------|--|
| X | X | 6. <u>Concentration</u> -The proposed facility should not be sited within a residential neighborhood which already contains a number of Non-residential Care or Residential Care facilities. |

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Non-residential
Care Facility

Residential
Care Facility

Site Criteria

X

7. Neighborhood Disruption-Within residential areas, activities which generate excessive noise or which extend beyond the boundaries of the facility's site in such a manner as to impose upon the living space of neighbors should be avoided.

X

X

8. Parking-Adequate off-street parking should be provided for staff, clients, and visitors based on the type of service, the number of clients served per day, the scheduling of services, the level of staff required, and the number of non-client visitors anticipated. Within residential areas, facilities should not create traffic or parking problems that could result in a nuisance.

X

X

9. Size of Structure-The proposed structure should be capable of accommodating the anticipated number of clients given the type of services and operating schedule proposed. The structure should be accessible for the handicapped. Within residential areas, the size of new or remodeled facilities should be compatible with adjacent structures. Adequate outdoor areas for client use should be provided on the facility grounds.

Non-residential
Care Facility

X

Residential
Care Facility

X

Site Criteria

10. Compatibility of Site Design-
Within Residential Areas, the
exterior of a facility should be
preserved in its' appearance as
a residential structure to
conform with the surrounding
neighborhood. The placement of
off-street parking, exterior
lighting, signage (including
size), and landscaping should
also be compatible with adjacent
structures.

MAYOR

ATTEST:

CITY CLERK

M-612

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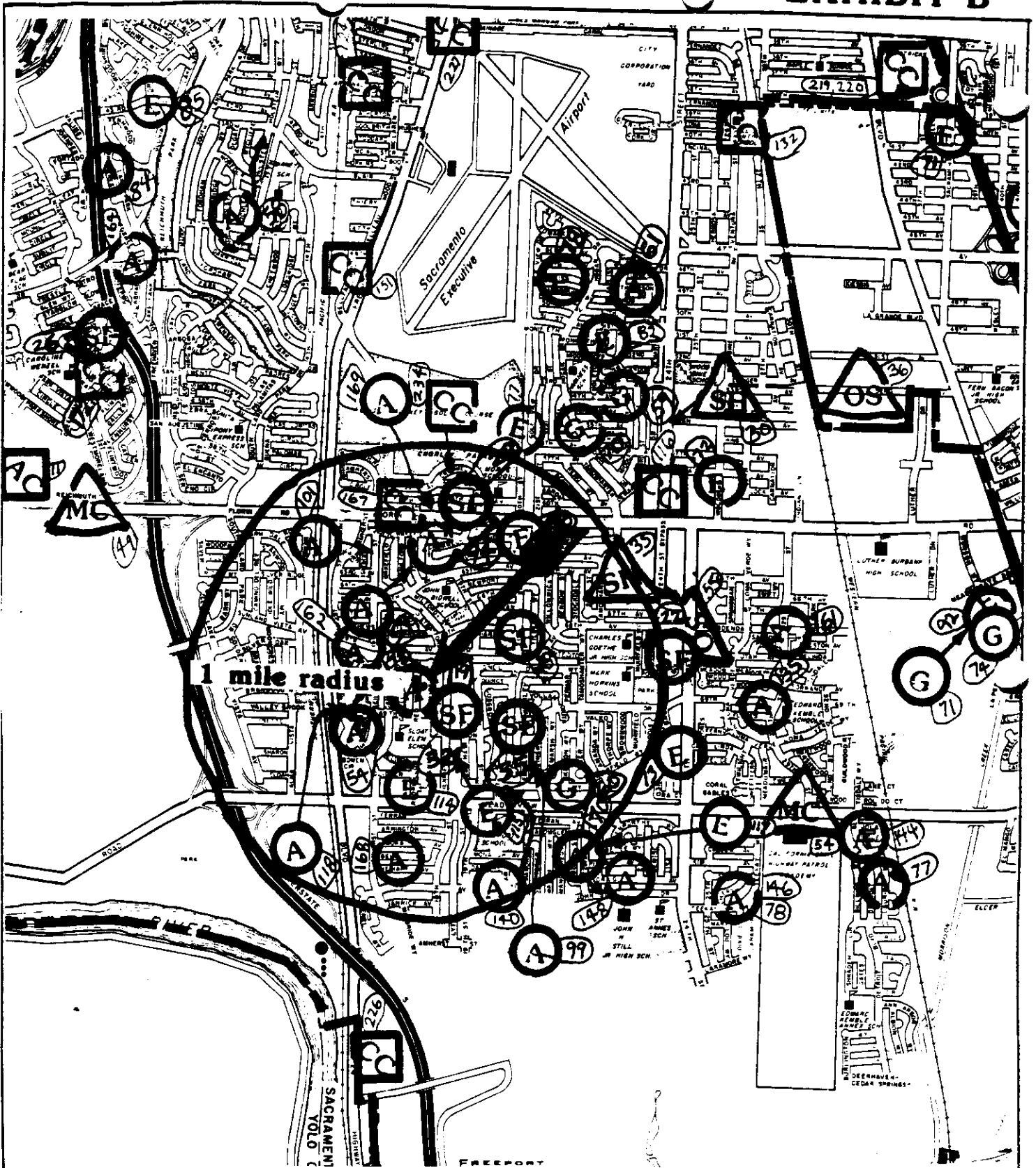
| | | |
|--|--------------------------------------|---------------------------|
| <u>Non-residential Care Facility</u> | <u>Residential Care Facility</u> | <u>Regional Criteria*</u> |
|--|--------------------------------------|---------------------------|

X

1. Client Access-The proposed facility should be either located within close proximity to where a majority of its' targeted client population resides; or close to major transit routes, bicycle routes, and reasonable freeway access from all parts of the service area.

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EXHIBIT B



1 mile radius

scale 1" = 2000'

41

FACILITY MAP

Table I

P-87-296

Care Facilities Within One - Mile P.

Adult Care Facility

| <u>Key Number</u> | <u>Address</u> | <u>Owner</u> | <u>Clients</u> | <u>Capacity</u> | |
|-------------------|------------------------|--------------|--------------------|-----------------|----|
| 101 | 7240 15th Street | Lambert | ages 18-61 | 4 | |
| 169 | 1848 Florin Road | Armstrong | 18-61 | 4 | |
| 59 | 7272 17th Street | Debbs | Disabled | 6 | |
| 162 | 1417 69th Avenue | Sowell | Amb & Non-Amb | 5 | |
| * 173 | 7467 Red Willow Street | Williams | 18-61 Ment. Dis | 7 | |
| 118 | 7512 Handly Way | Coleman | DD; 18-45 | 8 | |
| 54 | 7516 Handly Way | Coleman | DD; 18-61 | 4 | |
| 168 | 1671 Belt Way | Willis | DD; 18-61 | 2 | |
| 140 | 7301 21st Street | Johnson | 18-61 | 6 | |
| 99 | 7549 Eddylee Way | Royal | 18-61 | 6 | |
| | | | | Total | 52 |

*P86-211,

denied by City Council expansion to 13.

Elderly Care

| | | | | | |
|-------|------------------------|-----------|-----------|----------|----|
| 114 | 7468 Red Willow Street | Williams | 62 & over | 6 | |
| 100 | 1816 Florin Road | Short | 62 & over | 2 | |
| * 115 | 7415 Henrietta | Woodworth | Elderly | | |
| | | | | Capacity | 10 |
| | | | | Total | 18 |

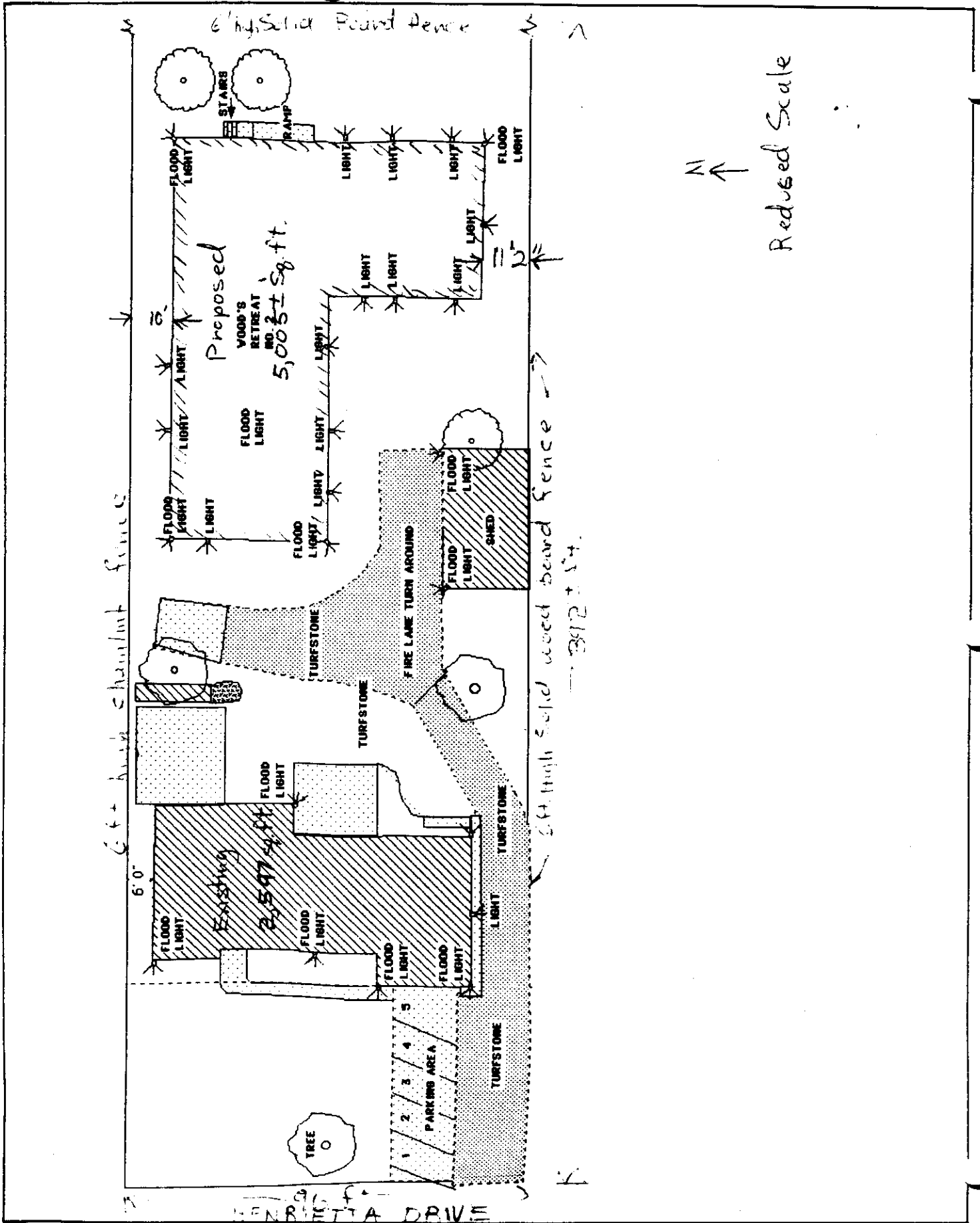
* P84-127, P-87-296 subject site

Child Care

| | | | | | |
|-----|-------------------|---------|------------|-------|----|
| 167 | 1490 60th Avenue | McFalls | 2.5-10ages | 34 | |
| 234 | 7238 Cromwell Way | | 2-12 yrs. | 64 | |
| | | | | Total | 98 |

Small Family Group Home

| | | | | | |
|----|-------------------|-------------|--------------|-------|----|
| 29 | 7093 Cromwell Way | Millian Lee | Amb. 13-18 | 6 | |
| 18 | 7398 21st Street | Armstrong | ages 0-18 | 2 | |
| 19 | 7550 Henrietta | Carson | DD ages 0-17 | 4 | |
| 35 | 2110 Matson Drive | Dickerson | DD ages 0-18 | 4 | |
| | | | | Total | 16 |



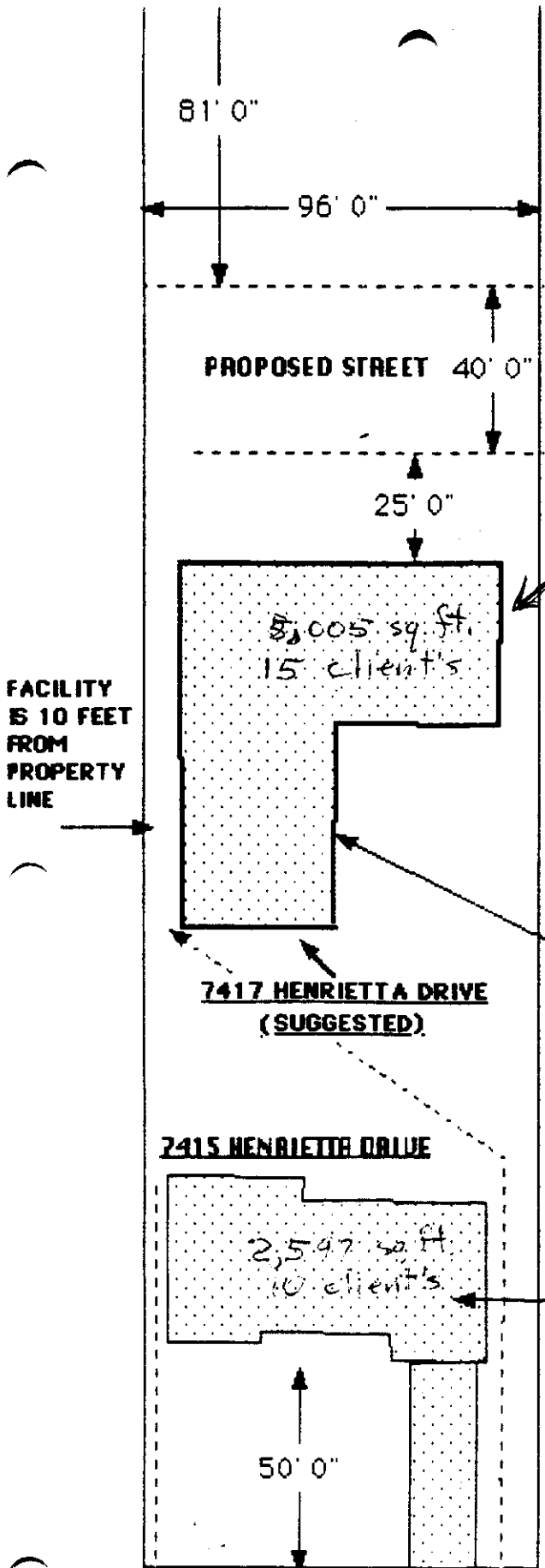
Reduced Scale

SITE PLAN OF WOOD'S RETREAT NO. 2

LOT 30 ELDER TRACT

14 MARCH 1987

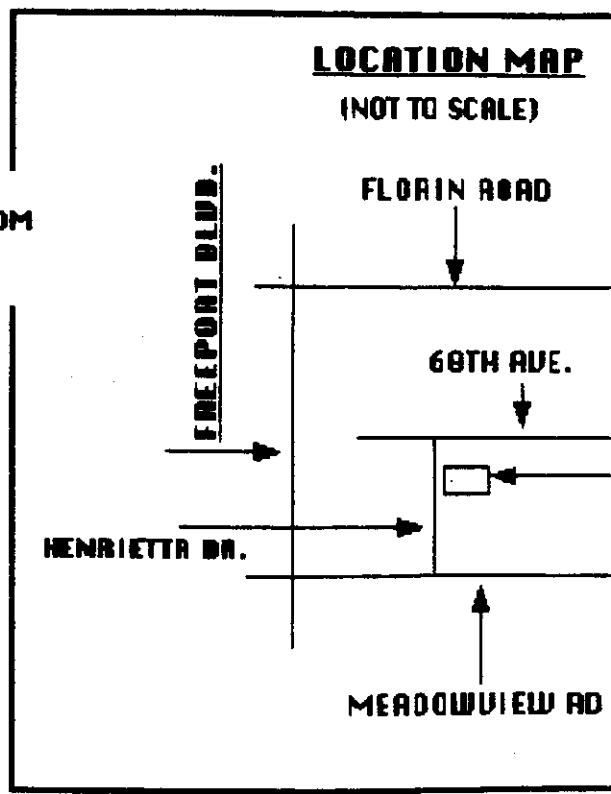
SCALE 1" = 40 FEET



FACILITY IS 10 FEET FROM PROPERTY LINE

FACILITY IS 11'-2 1/2" FROM PROPERTY LINE HERE.

LOCATION MAP (NOT TO SCALE)



PROPOSED WOOD'S RETREAT NO. 2

EXISTING WOOD'S RETREAT FACILITY

PROPOSED ROUTE OF:
SEWER WATER 8-13-87

EXISTING FIRE SPRINKLER LINE

P-87-296

item 13

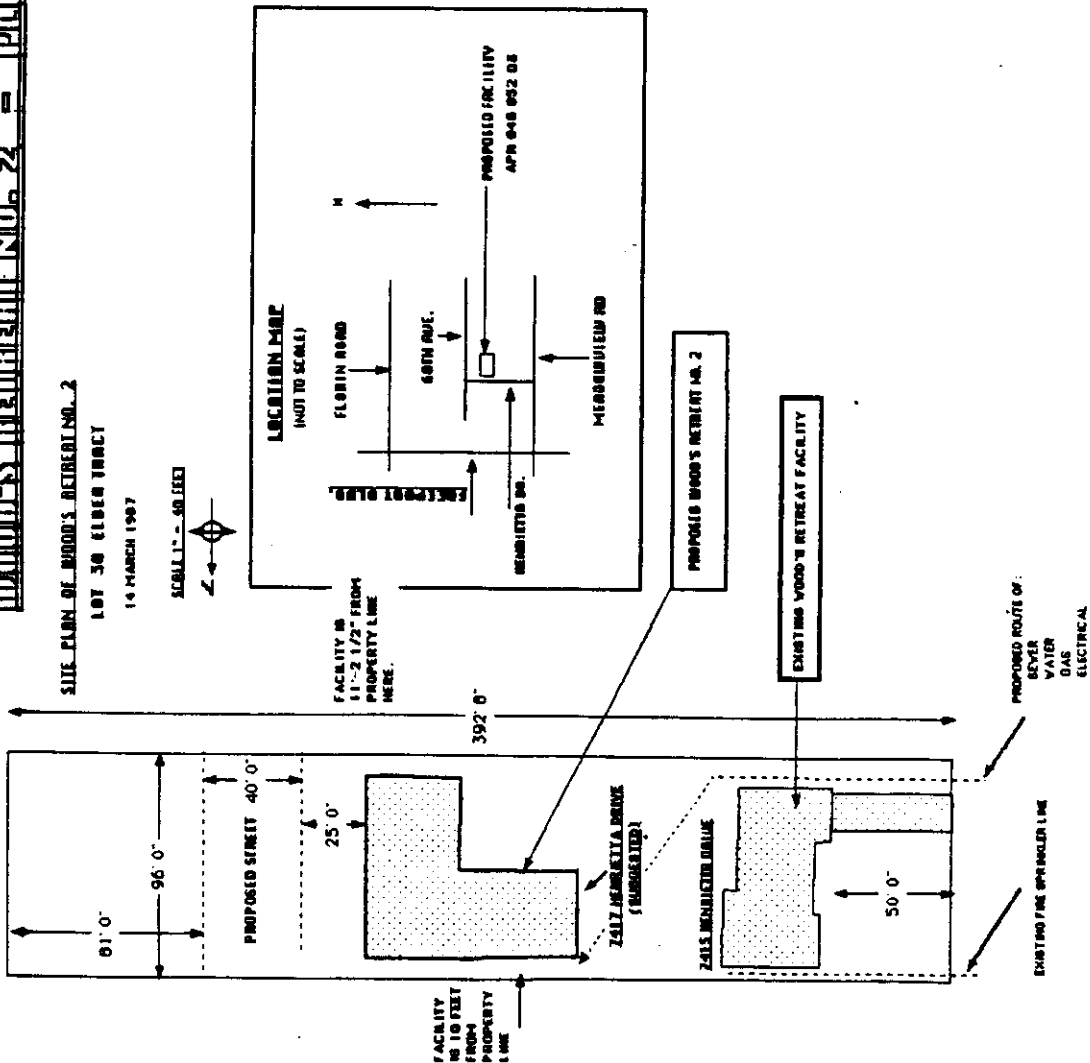
OVERALL SITE PLAN

SHEET 2

WOOD'S RETREAT NO. 2 - PLOT PLAN AND LOCATION MAP

SITE PLAN OF WOOD'S RETREAT NO. 2
LOT 30 ELDER TRACT
14 MARCH 1997

SCALE: 1" = 40 FEET



DESCRIPTION

- WOOD'S RETREAT NO. 2 WILL BE BUILT ON LOT NO. ELDER TRACT.
- WATER AND SEWER FOR WOOD'S RETREAT NO. 2 WILL BE LOCATED IN THE DRIVEWAY ON THE SOUTH SIDE OF THE EXISTING WOOD'S RETREAT.
- ELECTRICAL SERVICE FOR WOOD'S RETREAT NO. 2 IS PLANNED TO BE UNDERGROUND IN THE DRIVEWAY ON THE SOUTH SIDE OF THE EXISTING WOOD'S RETREAT.
- WATER LINE FOR THE FIRE SPRINKLER SYSTEM OF WOOD'S RETREAT NO. 2 WILL CONNECT TO THE EXISTING FIRE SPRINKLER SYSTEM NEAR THE NORTH WALL OF WOOD'S RETREAT.
- GAS MAIN FOR THE WOOD'S RETREAT NO. 2 WILL BE LOCATED IN THE DRIVEWAY ON THE SOUTH SIDE OF THE EXISTING WOOD'S RETREAT.
- WOOD'S RETREAT NO. 2 WILL CONSIST OF A CERAMIC LIVING ROOM AND KITCHEN, 8 CLIENT BEDROOMS, ONE CAMELBACK ROOM, AND A TWO ROOM MANAGER APARTMENT. THERE WILL BE 10 BATHROOMS, THREE SHOWERS AND A SERVICE ROOM.
- WOOD'S RETREAT NO. 2 WILL HAVE TWO COMPLETE HEAT AND COOLING SYSTEMS. EMERGENCY HEAT WILL COME FROM A WATER-HEAT-EXCHANGE SYSTEM.
- WOOD'S RETREAT NO. 2 WILL HAVE TWO 50-0-GALLON HOT WATER HEATERS. THERE WILL BE A MULTI-STEP VACUUM CLEANER SYSTEM.
- THERE WILL BE A DRIVEWAY IN FRONT OF THE FACILITY WITH PROVISION FOR TURN-AROUND BY FREIGHT AND EQUIPMENT.
- THE ELECTRICAL SERVICE PANEL AND THE GAS METER WILL BE LOCATED ON THE NORTHWEST CORNER OF THE FACILITY.
- CEILING SPACE ENTRY IS PROVIDED (A) AT THE NORTH EAST CORNER (B) ON THE EAST SIDE OF THE SOUTH WING, AND (C) AT THE NORTHWEST CORNER OF THE FACILITY.
- THERE IS AN EXISTING FIRE HYDRANT ON HENRIETTA NEAR THE NORTHWEST CORNER OF THE LOT.
- THERE IS AN EXISTING ELECTRIC TRANSFORMER ON THE NORTH EAST CORNER OF THE LOT.
- THE NEAREST FIRE STATION IS LOCATED ON THE CORNER OF 24TH STREET AND GARDENVALE AND IS ABOUT 0.9 MILE AWAY.
- ATTIC ACCESS IS ON THE GABLE LOCATED ON THE NORTHEAST FACE OF THE FACILITY.
- TELEPHONE SERVICE IS AVAILABLE AT THE NORTHEAST CORNER OF THE LOT.
- OFF STREET PARKING WILL BE AVAILABLE IN AREAS ON THE SOUTH AND WEST SIDES OF THE FACILITY.
- THE FREELINE IS OF TUMESTONE AND GRASS AND WILL BE LIMITED BY TREE LIGHTS.

P-87-296

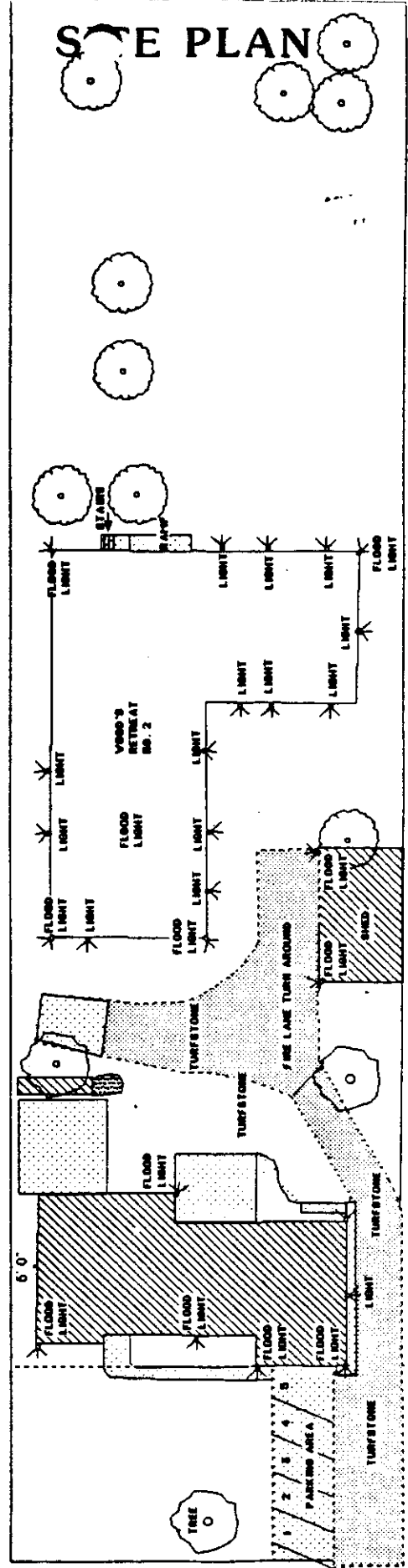
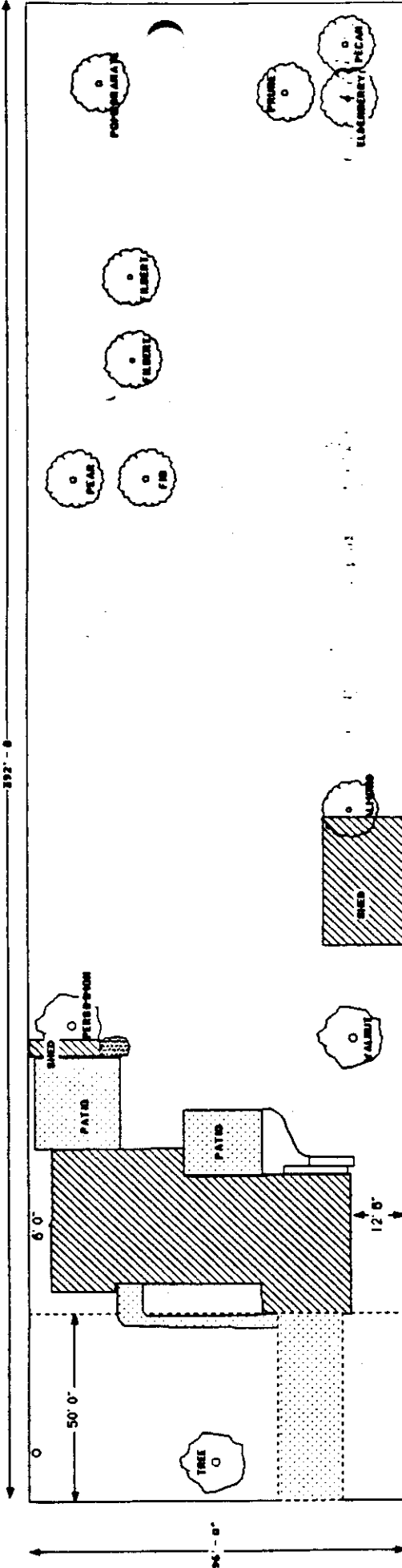
8-13-87

item 13

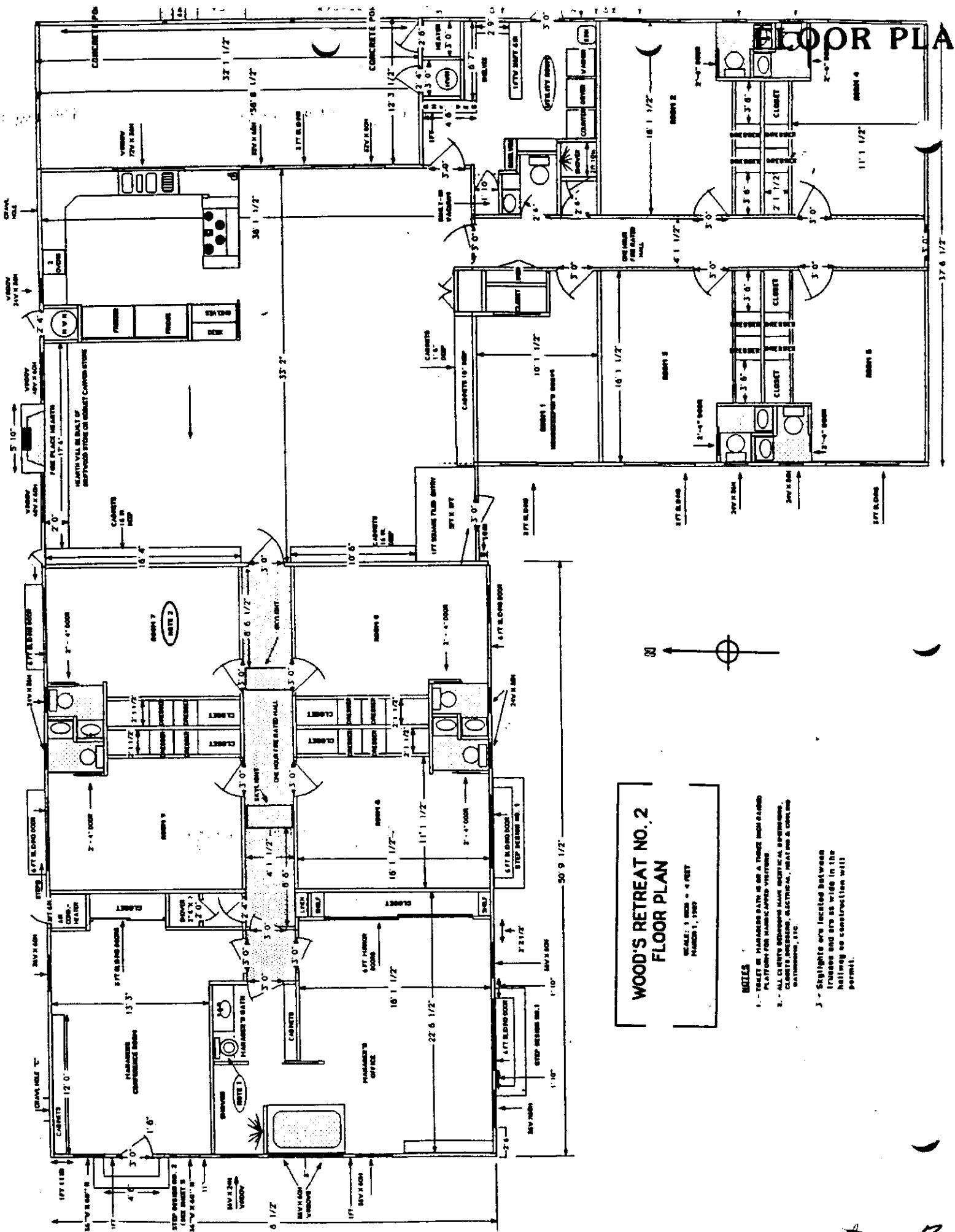
PROPOSED AND ACTUAL PLOT PLANS OF WOOD'S RETREAT

SCALE 1 INCH = 20 FEET

SECRET



FLOOR PLAN

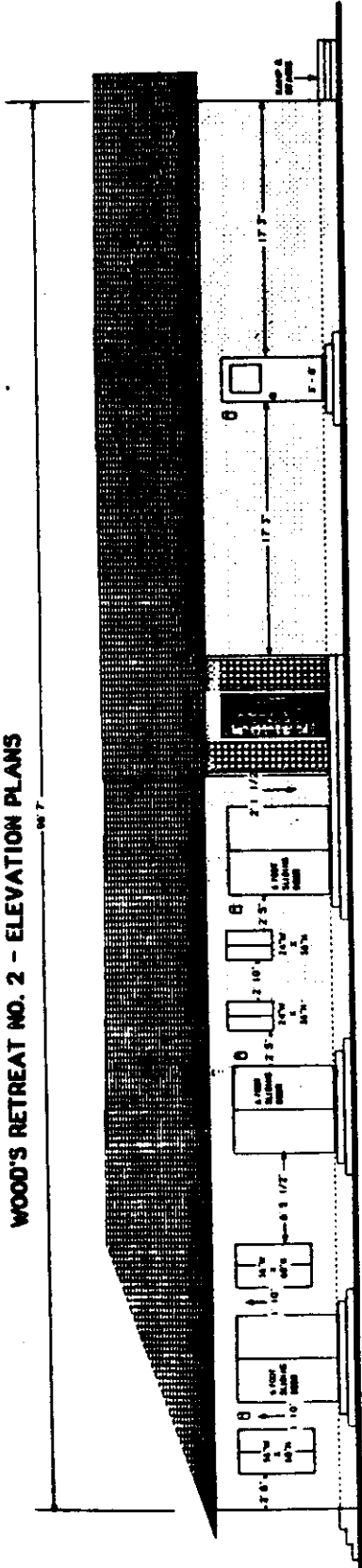


**WOOD'S RETREAT NO. 2
FLOOR PLAN**
SCALE: 1/8" = 1'-0"
MARCH 1, 1967

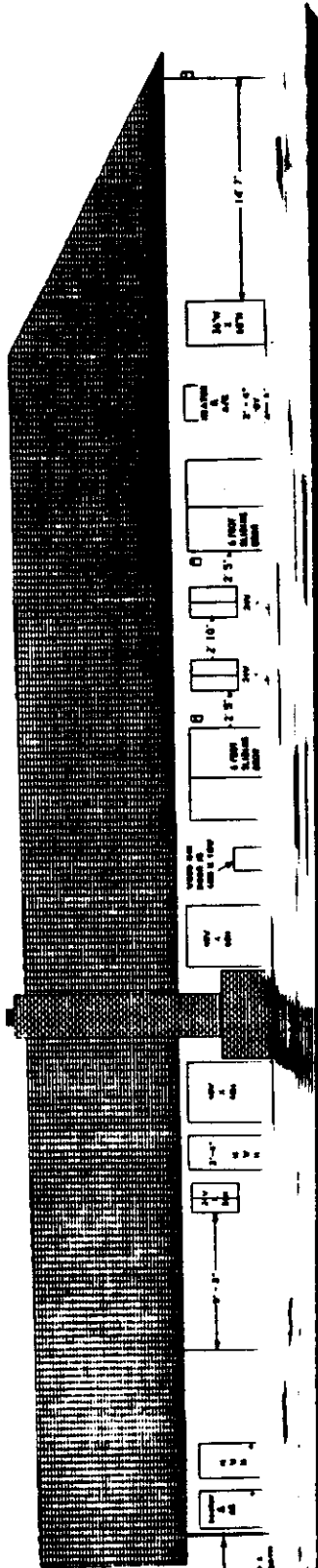
NOTES

- 1 - TOILET IN PARADES BATH IS ON A THREE INCH PAVED PLATFORM FOR PUBLIC-CAPED VISITORS.
- 2 - ALL CLIENTS' BEDROOMS HAVE SKETCHES, ARTWORK, CLOSETS, JEWELRY, ELECTRIC, HEAT AND A COOLING SYSTEMS, ETC.
- 3 - Skylights are located between houses and are as wide in the hallway as construction will permit.

WOOD'S RETREAT NO. 2 - ELEVATION PLANS



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



TRASH ENCLOSURE GUIDELINES

TRASH ENCLOSURE GUIDELINES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main structure(s).
2. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength and number to adequately support the metal gates.
3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. The enclosure shall be adequate in capacity, number and distribution.

CITY PLANNING DIVISION

JUL 29 1987

RECEIVED

Dan Hendricks
City Planning Department
City of Sacramento

Dear Sir:

This is to notify you that our neighbors, Vern and Beryl Meade at 7419
Henrietta Drive, are on vacation, therefore, we cannot provide the
statement for the fence variance within the time constraints imposed.
We can however provide you with the assurance that we will build a block
wall if that is what Mr. and Mrs. Meade require.

Harley R. Woodworth

Harley R. Woodworth

Elizabeth Woodworth

Elizabeth Woodworth

29 July 1987

CITY PLANNING DIVISION

Department of Planning and Development
1231 I Street

AUG 6 1987

RECEIVED

Woods Retreat is a Residential Facility for ambulatory Senior Citizens, 62 years of age and older. They are capable of caring for their own personal needs, however they cannot manage living on their own. Therefore, they do not own nor do they drive automobiles. We do not have clients who need parking facilities. In addition, senior citizens who are capable of caring for themselves live with their families, if they have families or if the families are actively involved with their parents. The few times they do receive visitors, the occasional visitors schedule their visits so we have never experience a parking problem. Also, the clients in our facility will be private clients and as such will not have social workers visiting who require parking. Plus, the ladies friends are their age, and the majority have passed on or, or in rest homes themselves. The ladies friends occasionally talk on the telephone but are not able to drive either. Consequently we will not need additional parking for clients, clients families, clients social workers, nor clients friends. Our lot is four hundred feet deep. We cannot park on the fire lane. We do not feel it would be in the ladies best interest to have cars parked between the two buildings in addition to having all the concrete for the

fire lane. The grounds need to be as pretty and comfortable as possible.

That much concrete is going to be very difficult to make attractive.

Capitol Nursery will help us with that project. We will provide two parking places behind the second facility for the managers of Woods

Retreat Number Two and one for any occasional visitor we might have. We

want to be able to park in our own driveway. We do not want to have to

open the gate each time we go anywhere. Nor do we want to have to walk

three hundred feet to get to our automobile each time we go anywhere.

Because we take our clients out frequently, our clients occasional

visitors usually call to be sure we are home before they come. If we

should ever have more scheduled visitors than we have parking places in

the driveway, we could certainly move our automobile temporarily, into

the turning area behind our three parking stalls behind the second facility.

If we should find that our experience with our second facility is not like

our experience thus far with our first facility, we can always add the

additional parking. The space is available. We just feel our clients

interest would be better served by lawns, trees, shrubs etc. Places to

relax and live rather than parking stalls that never get used.

Thank you for your consideration.

Thank you for your cooperation in this matter.

P-87-296

8-13-87
Harley and Elizabeth Woodworth
7415 Henrietta Drive 95822
421 5845

item 13