

CITY PLANNING COMMISSION

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

APPLICANT RODNEY HAMLIN, ARCHITECT, 1601 Fulton Avenue, Suite 5, Sacramento, CA 95825
OWNER Zoilo Cendana, 1325 32nd Street, Sacramento, CA 95816
PLANS BY RODNEY HAMLIN, ARCHITECT, 1601 Fulton Avenue, Suite 5, Sacramento, CA 95825
FILING DATE 10/30/87 ENVIR. DET. 11/9/87, Neg. Dec. REPORT BY DJH:vf
ASSESSOR'S-PCL. NO. 265-0093-025

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to establish a 44 client, 15,000 sq. ft. residential care facility for the elderly on 0.8+ vacant acres in the Multi-Family (R-2B) zone.
 - C. Variance to waive a portion of the required six foot solid masonry wall separating residential from non-residential uses.
 - D. Variance to allow parking in the required front yard setback area for four cars in the R-2B zone.

LOCATION: 3033 Marysville Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 44 client elderly care home.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	Residential 11 to 21 du/acre
Existing Zoning of Site:	R-2B
Existing Land Use of Site:	Vacant with trees

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	17 ft.	68 ft.
South: Single Family; R-1A	Side(Int):	5 ft.	10 ft.
East : Single Family; R-2B	Side(St):	5 ft.	10 ft.
West : Single Family; R-2B	Rear:	15 ft.	27 ft.

Parking Required:	To be determined
Parking Provided:	22 spaces
Property Dimensions:	136 ft. x 256 ft.
Property Area:	0.8+ acre
Square Footage of Building:	15,000+ sq. ft.
Height of Building:	One story, 16 ft.
Topography:	Flat
Street Improvements & Utilities:	Existing
Exterior Building Materials:	Brick, stucco and redwood fascia
Roof Material:	Composition shingle
Hours of Operation:	24 hours, 7 days per week

Total Number of Employees:	8 to 10 employees
Employees Per Shift:	4 to 5 employees per shift
Number of Rooms:	15 - 2 bedrooms
	4 - 2 bed handicapped rooms
	6 - 1 bedroom
	1 - 2 bedroom manager's quarters

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 0.8+ acre vacant parcel located in the Multi-family (R-2B) zone. Surrounding land uses are single family residential in all directions. The site is designated for residential 11 to 21 dwelling units per acre on the 1984 North Sacramento Community Plan.

B. Project Description

The applicant is requesting a special permit to establish a 44 patient adult elderly group care home. The facility will have 25 rooms and a manager's quarters. Common facilities include four shower rooms, 2 bathrooms, exercise room, lounge, chapel, activities room, laundry room, dining room, kitchen and lobby. Rooms are divided into 15, two bedrooms; 6 one bedroom; four 2 bed handicapped rooms, and a two bedroom manager's apartment. The floor plan does not show doorways nor toilet locations. A revised floor plan shall be reviewed and approved showing all details of the internal arrangement of space.

The facility will operate on a 24 hour basis providing care for 44 elderly residents (65 and over) consisting of 6 private and 19 semi-private rooms. There will be a mix of ambulatory and non-ambulatory residents with 4 of the rooms being designed specifically for the needs of the handicapped. Twenty-four hour medical supervision will be provided by either a Licensed Vocational Nurse or a Nurse's Aid. Prescription medications will be dispensed from a central facility.

The proposed facility will employ the following services:

- 2 cooks
- 1 housekeeper
- 1 maintenance person
- 1 LVN or Nurse's Aid
- 1 secretary/bookkeeper
- 1 activities director
- 1 resident manager/administrator.

The applicant is also requesting a variance to waive a portion of the

required six foot high, solid masonry wall between residential and non-residential uses along the north, east and west property lines. Staff has suggested installation of a new six foot high, solid board fence along the property line except where the parking lot area is located. The applicant has shown a six foot high, masonry wall adjacent to the parking lot. Staff notes that the wall height shall be decreased to three feet in height within the 17 foot front yard setback off Marysville Boulevard.

C. Site Plan

The submitted site plan indicates a 15,000 sq. ft. building with 10 ft. side yard setbacks, 68 foot front yard setback and 27 foot rear yard setback. The applicant conducted a preliminary staff review of the site plan and discovered a need for more outdoor recreational area. The rear yard area was subsequently increased from 15 ft. in depth to 27 ft. as shown. Staff supports the area's established for common usage as shown on the plan.

Staff notes that the applicant does not show specific recreational uses in the rear yard area. Staff recommends that on the revised site plan specific recreational amenities be shown on the site.

D. Parking and Circulation

The site plan shows 22 parking spaces for the 44 bed facility. This complies with the parking requirement for nursing home of one parking space per two beds. Staff notes that on similar elderly care facilities, the required parking has been reduced. For a 48 bed facility on San Juan Road, a total of 20 spaces were provided (P85-323).

Staff notes that in the R-2B zone, no parking is normally allowed within the front yard setback area. The adjacent single family residential structures are not shown on the site plan. Staff estimates that the northern dwelling is greater than 25 ft. setback from Marysville Boulevard. The southern adjacent single family dwelling appears to be 10 ft. setback off the roadway. The acreage setback is 17+ ft. for the site. Staff has pursued landscaped buffers where parking lots abut public roads so that the site plan may require modification to increase the landscape setback adjacent to Marysville Boulevard. The applicant shows a five foot landscape setback which does not screen or shield the parking lot. Staff analyzed the parking adjacent to Marysville Boulevard and proposed revisions are noted on Exhibit F - Staff Modified Site Plan. Parking is not allowed in the front yard setback area in a Residential zone. The allowance of 4 spaces in addition to 13 spaces adjacent to the building will allow a total of 17 spaces for the facility. Staff supports the variance to allow parking in the setback area since the peculiar diagonal shape of the parcel makes standard parking difficult.

Staff recommends that a 2 to 3 ft. high landscaped berm be shown where the landscape strip is 17 ft. wide and that intensive shrubbery be included where the landscape strip is 5 ft. wide. This will shield headlights from reflecting onto Marysville Boulevard.

The applicant also shows 16 ft. long parking stalls with 2 ft. vehicle overhang into adjacent sidewalk or planter area. The parking spaces adjacent to the building do not allow a minimum 4 ft. clearance area and 2 ft. overhang. The sidewalk requires an increase in width from 5 ft. to 6 ft. The handicapped space does not meet minimum width requirements and needs to be redesigned.

The driveways are shown within 10 ft. of the adjacent property lines. Staff requires that the one way entry and exits be located a minimum of 10 ft. from the adjacent property lines. Width of the driveway shall be according to the City Traffic Engineer requirements.

The site plan indicates a delivery area adjacent to the south property line. Due to noise associated with deliveries, staff recommends that a service delivery area be located near the center of the site and shown on the revised site plan. An area should be shown on the site plan reserving space for delivery trucks.

The parking lot and maneuvering areas will be required to provide landscaping showing 50 percent shading within 15 years of planting. Staff notes that six medium size trees are present on the site which may be retained as part of the landscaping plan. Staff recommends that all existing trees be specifically located on a landscape plan and efforts made to preserve them in the overall site plan revision. If trees are to be removed, it should be noted on the plan.

When construction of the parking lot and grading of the site occurs, all dust shall be suppressed and drainage channelled towards Marysville Boulevard to the satisfaction of the City Engineer. No water from the site shall drain onto adjacent parcels.

E. Landscaping

The applicant has not provided detailed landscaping plans. Staff recommends that a detailed landscaping plan be prepared showing the following:

1. Two to three foot high berm or retaining wall and berm adjacent to Marysville Boulevard to screen the parking lot from Marysville Boulevard with shrubbery.

2. Evergreen trees and shrubs along the north, south and west property lines adjacent to the single family residential uses. The evergreen trees shall be a mix of 5 and 15 gallon trees at a density of 1 tree every 20 ft. Shrubs can be planted between the trees. Deciduous trees can be planted along Marysville Boulevard at a density of 1 tree per 20 ft.
3. All ground covered areas shall be covered with living ground cover. All surfaces visible from Marysville Boulevard should be covered with lawn. No bark or mulch shall be allowed in the area between the building and the road.
4. Garden, flower beds or recreational areas shall be shown on the landscape plan.
5. Views from the windows of the rooms shall include shrubbery or trees, not just the fence. Staff recommends that a detailed irrigation plan be prepared showing automatic irrigation of all landscaped areas.

F. Building Elevations

The applicant proposes the use of stucco, redwood trim and brick in earth tone colors on the exterior of the single story structure. Windows were not identified as to type of material. Roofing is proposed as composition shingle. Staff recommends that a heavy grade shingle be used on the roof. Staff recommends that a detailed color board be submitted when building permits are applied for. The color board shall receive approval by the Planning Staff prior to issuance of building permits. Window treatments will require review at this time.

No heating and cooling mechanical equipment were shown on the site plan or elevations. No roof mounted equipment shall be allowed which is visible or audible to adjacent residential land uses. All heating and cooling equipment shall be shielded so not to be visible or audible from adjacent residences. Any screening method shall be compatible in design with the building elevations. All utility facilities shall be screened.

Staff wishes to see more variation in the roof line and exterior sides than shown on the elevations. It is recommended that the side yard walls be modified to include a mixture of wood, stucco and brick with window accents, vertical lines to break up the walls which appear uniform and monotonous. The rear and front elevations are adequate in terms of variety.

G. Lighting and Signage

No lighting plans were reviewed. Staff recommends that all lighting be focused on-site and that fixtures be shielded or located near the ground so that no light reflects onto adjacent residential uses. No signage was provided other than the location of a monument sign along Marysville Boulevard. All signs shall comply with the sign ordinance requirements for non-residential uses in residential zones and require a sign permit.

H. Trash Enclosure

The applicant shows a trash enclosure visible from Marysville Boulevard. Staff recommends that it be screened so that it is not visible from the road. The enclosure shall be designed to meet the Trash Enclosure Guidelines, Exhibit E (refer to Exhibit F for suggested location).

I. Compliance with Locational Criteria

Staff finds that the proposed elderly residential care facility substantially complies with the Locational Criteria for Residential Care Facilities (Exhibit B). The facility map (Exhibit A) and Table 1 show all care facilities within a one mile radius of the project site. Staff finds that the applicant's responses to the locational criteria as adequate in Exhibit B. Only one licensed care home for the elderly is listed in Table 1 with a capacity of 6. All other adult residential facilities provide services to adults ages 18 to 62. The site is close to medical facilities on Arcade Boulevard. Staff noted that the Hagginwood Elementary School is located less than 200 ft. from the site. The applicant does not anticipate any incompatibilities with the activities of the school and daily activities of the elderly clients.

Agency Comments

The proposed project was reviewed by the City Engineer, Traffic Engineer, Building Inspection, Fire Department and Waste Removal Division with the following comments received:

Traffic Engineering: North driveway must be placed 10 ft. from property line. Dedicate Marysville Boulevard to 80 ft. right-of-way if not already, and construct standard improvements.

Engineering Division: One 24 foot wide driveway on the southern property line will be adequate. Move sign to northern side of parcel. If the sign is over 30 inches high, it may have to be moved 10 ft. behind property line.

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

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration.
- B. Approve the Special Permit to establish an elderly residential care facility, subject to conditions and based upon findings of fact which follow.
- C. Approve the variance to waive a portion of the required masonry wall subject to conditions and based upon findings of fact which follow.
- D. Approve the variance to allow parking in the front yard setback subject to conditions and based upon findings of fact which follow.

Conditions - Special Permit

1. The maximum capacity of the elderly residential care facility shall be 44 clients age 62 and over.
2. The applicant shall submit revised landscaping, shading, parking lot, irrigation plans and revised elevations of the building for staff review and approval prior to issuance of building permits. These plans shall include:
 - a. the two driveways shall be located a minimum of 10 ft. from the property lines and clearly marked entry and exit only;
 - b. a three foot high wall shall be constructed along front yard setback;
 - c. additional trees and shrubbery shall be added to all yard areas with variety between evergreen and deciduous. Trees shall be a mix of 5 and 15 gallon specimen planted at 20 ft. center's minimum;
 - d. detailed irrigation plans shall be submitted. All existing trees are to be shown on the plan and noted as whether they will be removed or retained;
 - e. the parking lot shall be revised to show a delivery area, trash enclosure, handicapped access and employee reserved and guest parking areas;

- f. revised elevations showing a mix of stucco, wood and decorative rock showing a variation in the exterior elevations of the structure;
 - g. colors of the building shall be earth tone. A detailed color board shall be reviewed and approved by Planning staff prior to building permit issuance;
 - h. the parking lot area is to be shaded within 15 years of planting by 50 percent coverage of shade;
 - i. all ground shall be landscaped with living ground cover. All surfaces visible from Marysville Boulevard shall be covered with lawn. No bark or mulch shall be allowed between the road and building;
 - j. elevations of the building shall provide more relief and a variety in the north and south elevations;
 - k. heating and cooling mechanical equipment shall be screened and located so not to be visible or audible from adjacent residential uses;
 - l. utility transformers or gas meters shall be screened;
and
 - m. roof material shall be upgraded to a heavy class composition shingle which provides depth and appearance of wood shake.
3. Any proposed signage shall meet Sign Ordinance requirements for non-residential uses in residential zones and require a sign permit.
 4. All on-site lighting shall be shielded and not reflect onto adjacent residential properties.
 5. The applicant shall provide driveway improvements along Marysville Boulevard to the satisfaction of the City Traffic Engineer and City Engineer.
 6. Fire prevention measures shall be incorporated into the building meeting the fire department requirements for a residential care facility.
 7. The trash enclosure shall meet the guidelines of Exhibit E and be screened.

8. Construction activities shall be limited to regular work hours. Dust suppressants shall be applied to minimize dust.

Conditions - Variance - Fence

1. The applicant shall construct a solid wood board fence, six feet in height along the north, south and west property lines as shown on the site plan. A six foot high, masonry wall shall be constructed adjacent to the parking lot except where the wall is within the front yard setback where the height shall be limited to three ft.
2. Planning staff shall field inspect the facility for compliance with fencing requirements prior to occupancy of the structure.

Conditions - Variance - Parking in Setback Area

1. The applicant shall revise the site plan and landscape plan to reflect Exhibit F, staff modified site plan. A two to three ft. high berm shall be shown where the landscape strip is 17+ ft. wide with shrubbery along the 5+ ft. wide strip to prevent headlights from shining onto Marysville Boulevard.
2. All ground cover shall be living lawn with shrubbery either adjacent to the parking spaces or adjacent to the sidewalk.
3. All shrubs are to be an evergreen variety minimum five gallon specimen size and planted on minimum five ft. centers.
4. The Planning staff shall field inspect the landscape plantings prior to occupancy of the care facility.

Findings of Fact - Special Permit

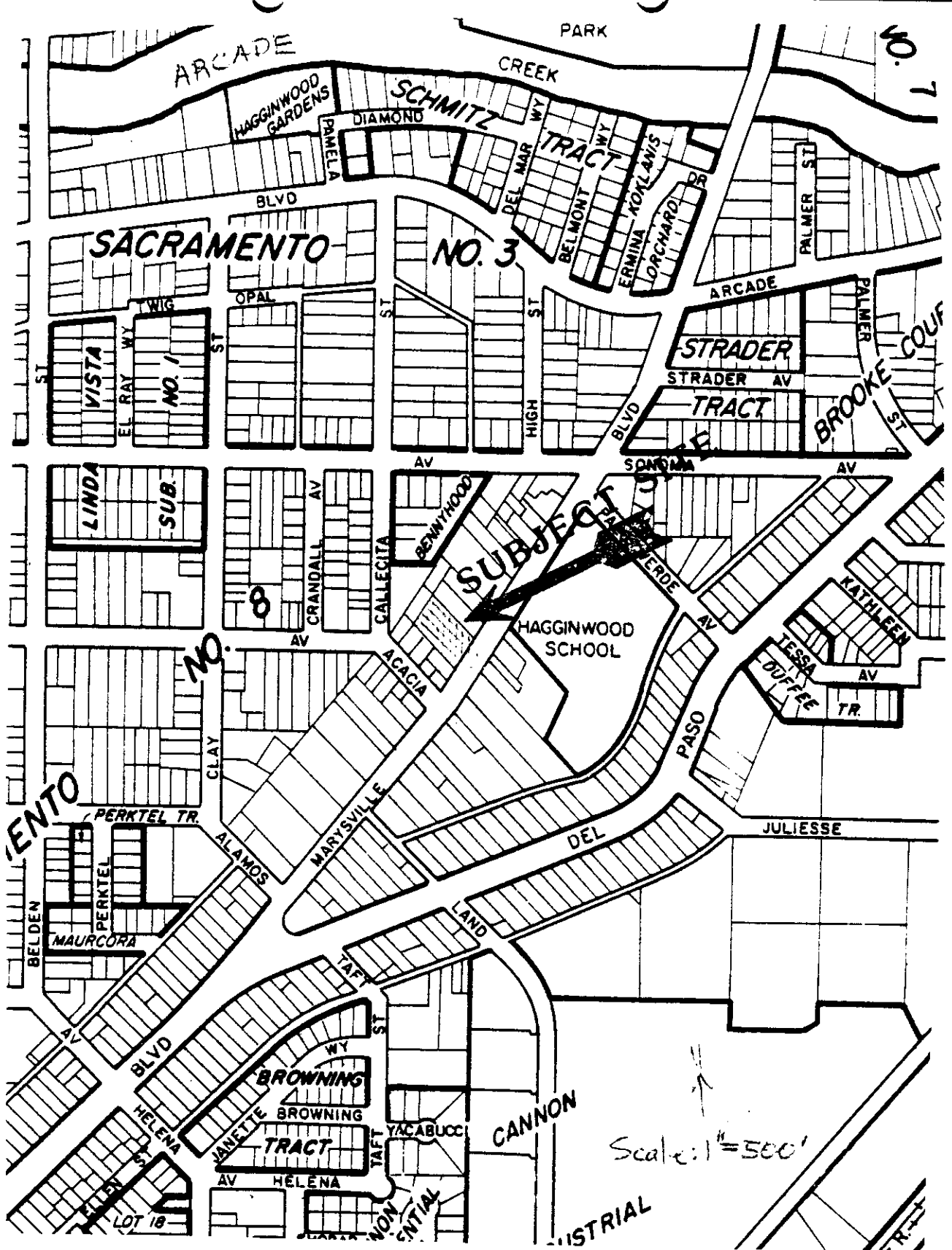
1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the proposed elderly residential care facility is compatible with adjacent land uses which consist of residential and commercial uses.
 - b. the project is located on a major street and will not significantly increase traffic congestion in the area.
 - c. the facility will provide a needed service in the surrounding community.
 - d. the project is consistent with the Locational Criteria for residential care facilities in that one elderly care facility is located within one mile of the site.

2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. adequate on-site parking and landscaping are provided; and
 - b. the proposed use would not significantly alter the characteristics of the existing single family residential neighborhood.
3. The project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential 11 to 21 dwelling units per acre by the 1984 North Sacramento Community Plan and the residential care facility is compatible with the plan designation.

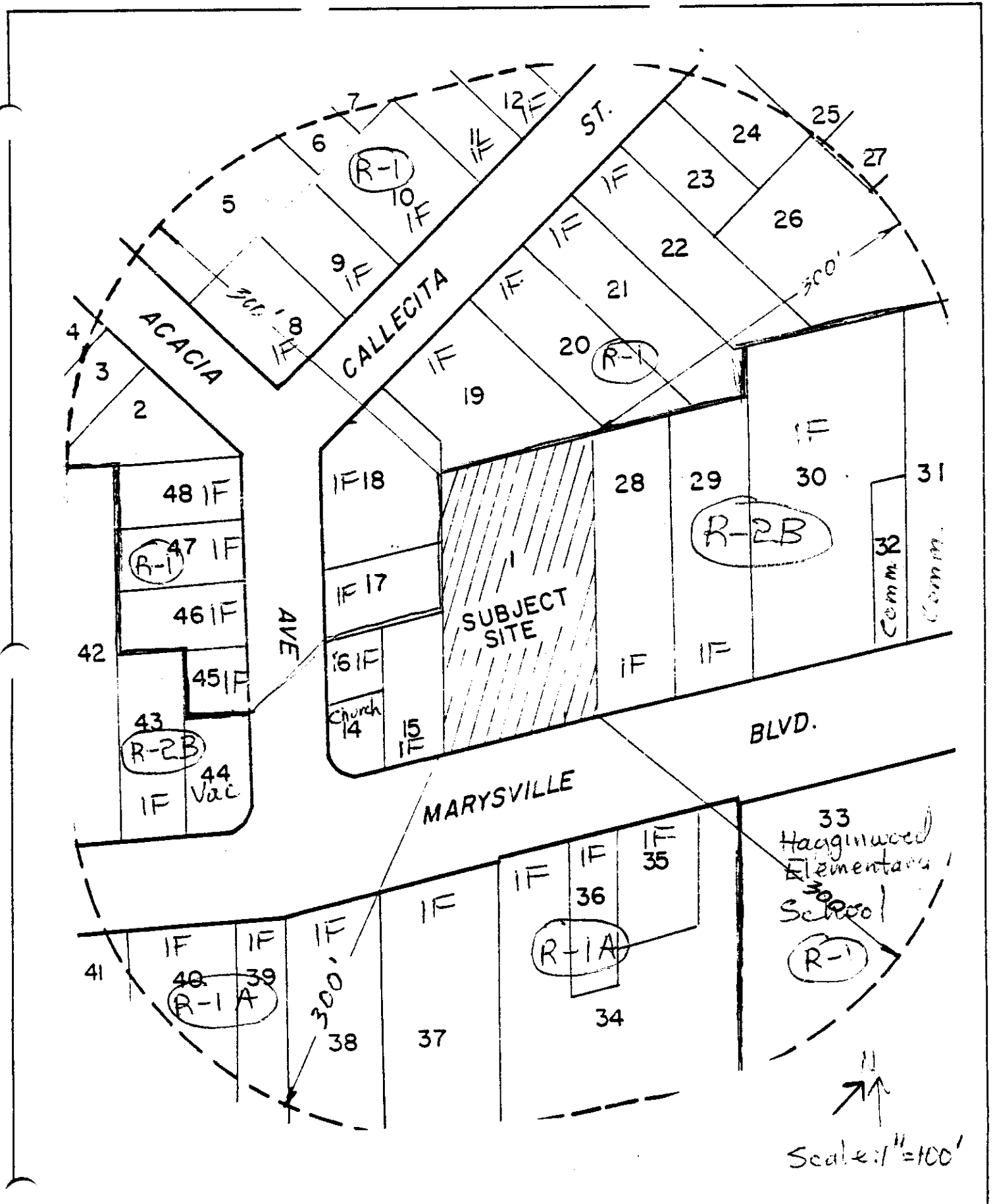
Findings of Fact - Variances

1. The variance, as conditioned, is not a special privilege extended to one property owner in that:
 - a. the adjacent residential properties will be screened by the wood fence with landscaping along the side and rear yard property lines;
 - b. a variance would be granted to other property owners facing similar circumstances.
 - c. configuration of the lot makes parking difficult to provide.
2. The variance request does not constitute a use variance in that adult residential care facilities are allowed in the multiple family residential zone with special permit approval.
3. The variance, as conditioned, will not be injurious to the public welfare nor to properties in the vicinity of the subject site in that:
 - a. the proposed wood fence will not significantly change the characteristics of the area.
 - b. the proposed fence will act as an adequate noise and visual buffer between the existing residences and proposed elderly residential care facility; and
 - c. adequate on-site parking and screening of parking is required.

4. The project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential 11 to 21 dwelling units per acre by the 1984 North Sacramento Community Plan and the elderly residential care facility is compatible with the plan designation.

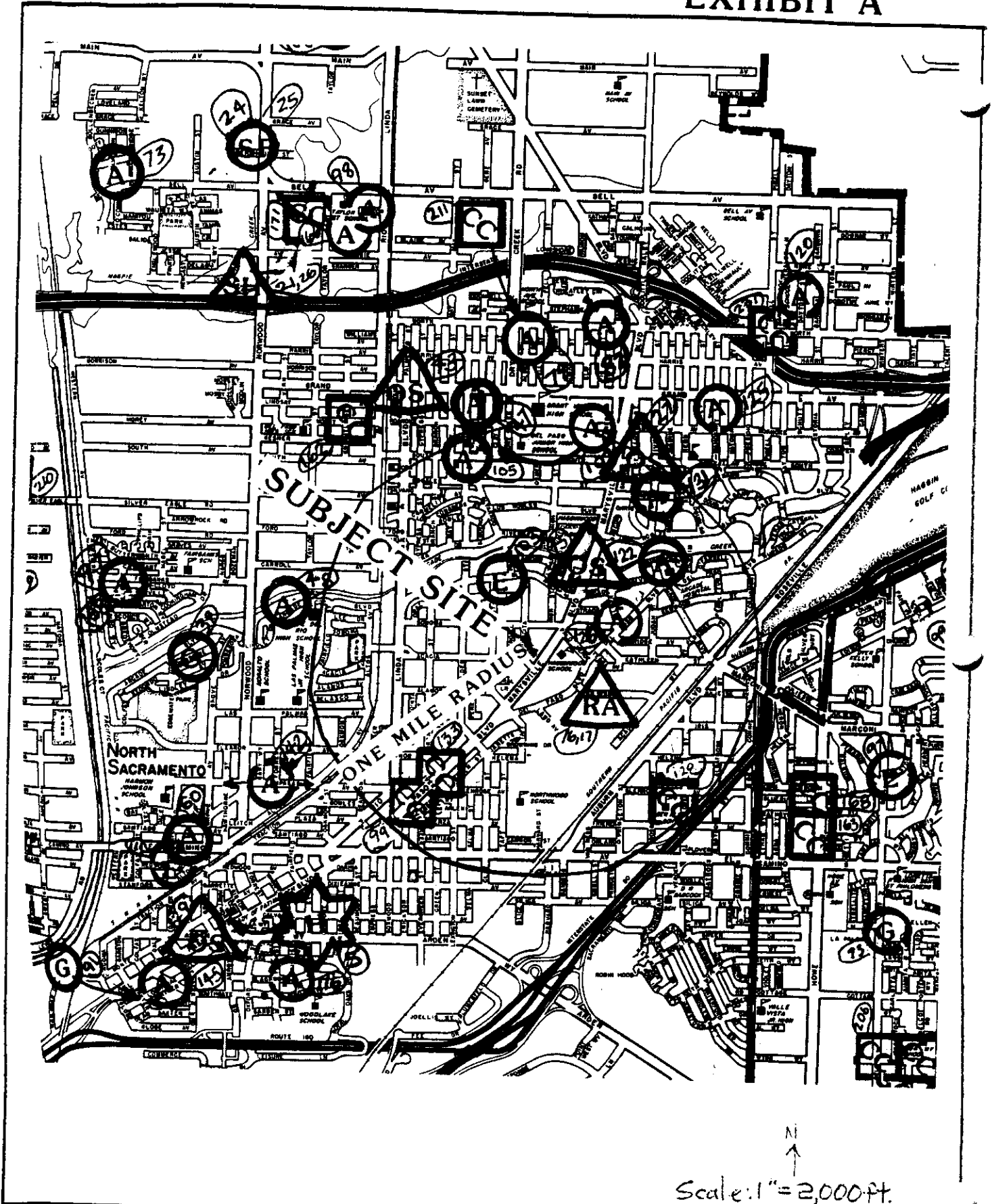


VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT A



FACILITY MAP

P-87-454

12-3-87

item 19

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.

LOCATIONAL CRITERIA

RESOLUTION NO.

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:

Non-residential Care Facility

Residential Care Facility

Regional Criteria*

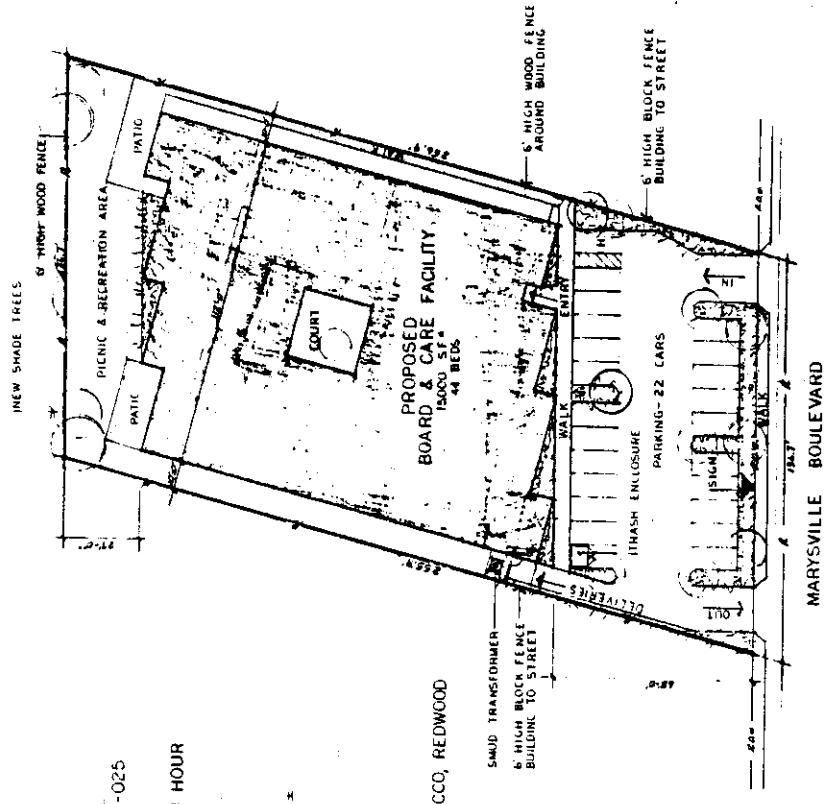
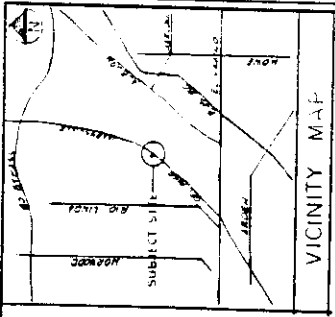
X

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.

DATE	12-24-87
SCALE	1"=20'
PROJECT	RFH
NO.	1
SHEET	2

EXHIBIT C SITE PLAN

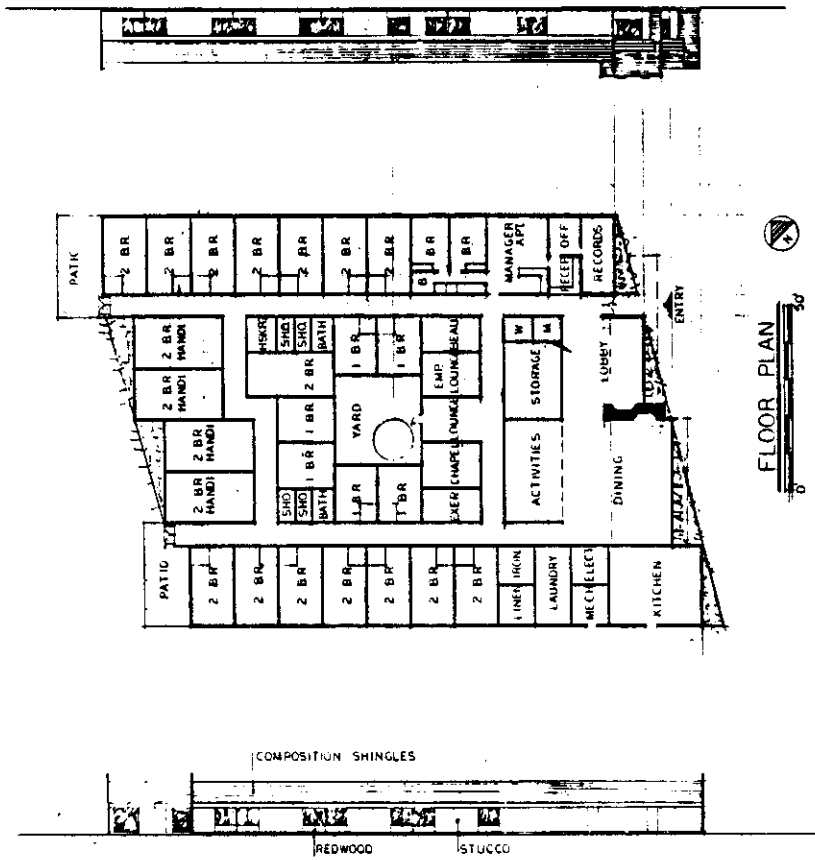


DESIGN DESCRIPTION	
ASSESSORS PARCEL NO	265-0093-025
OCCUPANCY GROUP	I-1
CONSTRUCTION TYPE	TYPE V - 1 HOUR
STORIES	ONE
SPRINKLERS	YES
SEISMIC ZONE	3
BUILDING AREA	15,000 SF*
LAND AREA	33,615 SF
COVERAGE	45%
PARKING PROVIDED	22
EXISTING ZONING	R2B
BUILDING MATERIALS	BRICK, STUCCO, REDWOOD

EXHIBIT D FLOOR PLAN

44 BED BOARD & CARE FACILITY
 2022 MARSHVILLE BLVD
 SACRAMENTO, CA
 RODNEY F HAMELIN ARCHITECT

9-24-87
 VAG+FO
 RFH
 2



FLOOR PLAN

ELEVATION

P-87-454

12-3-87

item #19

TRASH ENCLOSURE GUIDELINES

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).

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.

The trash enclosure facility shall be designed to allow walk-in access by janitors without having to open the main enclosure gates;

The walls shall be a minimum six feet in height, more if necessary for adequate screening.

The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing ever-green vines.

A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at the point of dumpster pickup;

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technician (Plan Checker);

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.

~~A trellis structure covering the trash facility shall be constructed to screen these units from view from the upper floors of the office building.~~

CHURCHES:

- (1) Calvary Christian Center
2065 Del Paso Blvd 929-1383
- (2) First Baptist Church
Del Paso Blvd.
- (3) Miracle Temple Church
Marysville Blvd. Sac.
- (4) St. Joseph Catholic Church
1718 El Monte Ave. Sac.

MARKET AND GROCERIES:

- (1) Safeway- Del Paso and Elcamino
- (2) Payless " "
- (3) Arcade Market - Marysville Blvd.
- (4) Thrift Center 2007 Del Paso Blvd.

BANKS:

- (1) Wells Fargo Del Paso Blvd.
- (2) Bank of America " "

FAST FOODS AND RESTAURANTS :

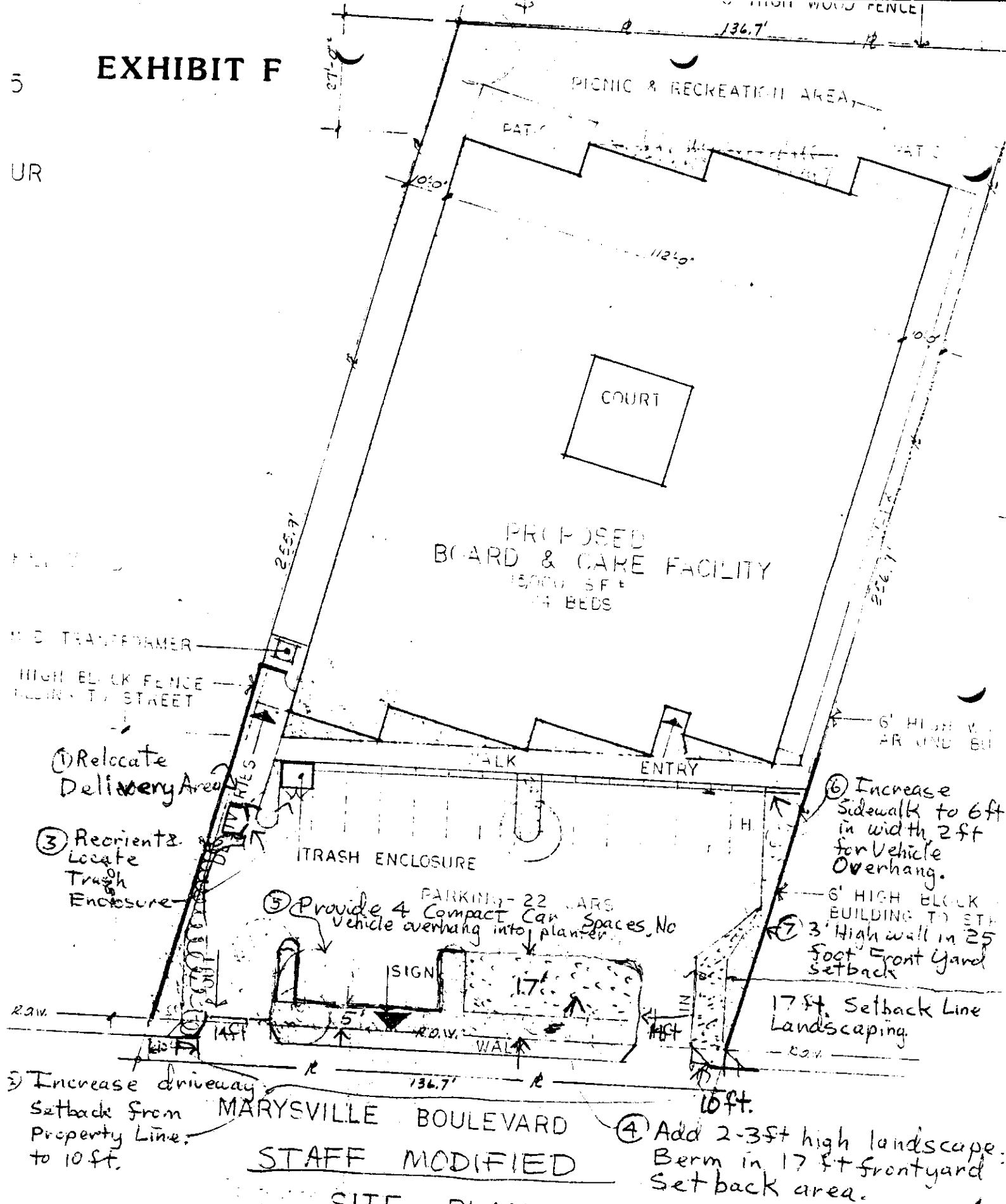
- (1) Burger Kings Del Paso Blvd.
- (2) Taco Bell " "
- (3) Kentucky Chicken " "
- (4) Jimboy Tacos " "
- (5) Mc Donald " "
- (6) Wendy,s " "
- (7) Dairy Queen Marysville Blvd.

RESTHOME:

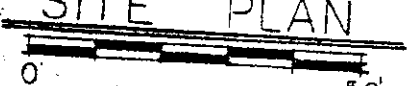
- (10) Eucalyptus Tre Lodge
1532 Rosalind Sacramento 929-4591

EXHIBIT F

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UR



STAFF MODIFIED
SITE PLAN



P-87-454

12-3-87

item #19

TABLE 1

All types of care facilities (excludes child care centers) within one mile radius.

CARE FACILITIES:
ELDERLY

<u>Map Key</u>	<u>Address</u>	<u>Licensee</u>	<u>Capacity</u>	<u>Restrictions</u>
E-103	1241 Arcade Blvd.	Schuler's Care Home	6	age 62 & over
<u>ADULT RESIDENTIAL</u>				
A-105	1114 South Avenue	Sycamore Care Facility	4	-Developmentally -Disabled ages 18 to 62
A-107	3705 Dry Creek Rd.	Vanessa Brown	3	-ages 18 to 62
A-122	3205 & 3211 Diggs Park Drive	Rosemary Duquette	10	-ages 18 to 62 ambulatory only.
A-126	3111 Del Paso Blvd.	Erby's Family Care	4	-Developmentally & mentally disabled, 18 to 62 years of age
A-131	1531 Rosalind	Eucalyptus Tree Lodge	20	-Ambulatory, 18 to 62 years of age

REHABILITATION ALCOHOL OR CHEMICAL DEPENDENCY

RA-16	1550 Julliesse	Aquarian Effort	29	-24 hours alternative house resident treatment program
RA-17	1550 Julliesse	Aquarian Effort	7	-Opiate detoxification program

HOSPITALS:

- (1) Community Hospital of Sacramento
251 Hawthorne St. Sacramento 929-2333
- (2) Kaiser Permanente Medical Center
225 Morse Ave. Sacramento 48-5000
- (3) Sutter General Hospital
820 L St. Sacramento 454-2222

OTHER HEALTH CENTER AND HEALTH SERVICES :

- (1) Family Physician of Sacramento (Woodside Center)
3201 Del Paso Blvd. Sacramento 929-8444
- (2) Greater Sacramento Surgery Center
3201 Del Paso Blvd. Sacramento 929-7229
- (3) Arcade Professional Bldg.
3241 Del Paso Blvd Sacramento

PHARMACY:

- (1) Woodside Pharmacy
3201 Del Paso Blvd 929-4746
- (2) Hagginwood Drugs
3207 Marysville Blvd 922-6767

LIBRARIES:

- (1) Arcade Community Library
2443 Marconi Ave. Sacramento 483-5061
- (2) Central Library
828 I St. Sacramento 449-5203
- (3) North Sacramento Branch
492 Arden Way Sacramento 927-0652

CITY PARKS AND RECREATION AREAS:

- (1) Hagginwood Park (17 Acres)
3271 Marysville Blvd.
 - a) Picnic Area
 - b) Basketball Courts
 - c) Ball Fields
 - d) Horseshoes
 - e) Community Bldg.
 - f) Special Facilities
- (2) Sonoma Recreational Village Park
Acacia St. Sacramento
- (3) Woodlake Park
490 Arden Way Sacramento

TO: City of Sacramento Planning Division

REGARDING: Proposed Residential Care Facility for Senior Citizens

LOCATION: 3033 Marysville Boulevard, Sacramento, CA

REQUEST: Use Permit Approval & Variance for Block Fence Requirement

Population projections remind us of the increasing numbers of elderly who will continue to place demands on housing and health care. The need for special settings will grow as an increasing number of elderly people will spend some period of time in supportive care environments.

We are proposing a Residential Care Facility to accommodate 44 elderly residents (65 years of age & over) consisting of 6 private and 19 semi-private rooms. There would be a mix of ambulatory and non-ambulatory residents, with 4 of the semi-private rooms being designed specifically for the needs of non-ambulatory people. 24 hour/day medical supervision will be provided by either a Licensed Vocational Nurse or a Nurses Aid. Prescription medications will be dispensed.

This facility is targeted to serve the area encompassed by the County of Sacramento; clients will come from local hospitals, government institutions, private homes- and will be referred by social workers and placement agencies. It will be licensed by the Department of Social Services, Community Care Licensing Department as a Residential Care Facility.

This concept represents an economical alternative to traditional expensive nursing home care. The facility will be supervised by a resident manager on call 24 hours a day with additional supportive staff. Few residents would own automobiles due to their age and condition. A shuttle service would be available for shopping, doctors appointments and special group outings.

Residents would enjoy a variety of indoor and outdoor activities in beautiful surroundings with a common dining room, recreational areas, landscaped courtyards, exercise facilities, beauty salon and chapel. In addition, there is an attractive lobby with a fireplace for liesure and reading. The residents will need only supportive services to maintain life in a residential setting which assures them an active role in the community while affording the maximum in dignity and independence.

We anticipate approximately 8-10 employees, including 2 cooks, 1 housekeeper, 1 maintenance person, 1 secretary/bookkeeper, 1 LVN or Nurses Aid and 1 Activities Director, plus a resident manager/administrator.

The owner now also owns the Capitol Guest Home at 3014 Capitol Avenue, Sacramento (since 1979)- a home for the mentally disabled licensed under Title 22. The attached list addresses the Locational Criteria within an approximate one mile radius of our proposed facility. There seem to be ample supportive services, employment opportunities and facility access; there are no similar facilities in the immediate neighborhood. The parking and size of structure are adequate and the building design is residential in character.

Due to the quiet residential nature of our building, we are also requesting the requirement for a block fence around the structure be waived.

Thankyou for your consideration.

P-87-454

12-3-87

item #19

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

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

Residential
Care Facility

Regional Criteria*

X

X

2. Supportive Services-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. Employment Opportunities-The proposed facility should be located within an area that can provide job opportunities for clients.

X

X

4. Distribution of Services-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. Facility Access-The proposed facility should be located in an accessible location if it provides a unique type of service for the region.

Non-residential
Care Facility

Residential
Care Facility

Site Criteria

X

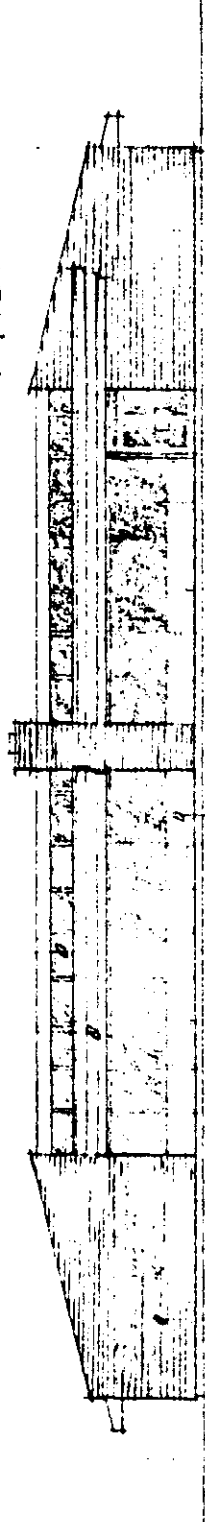
X

6. Concentration-The proposed facility should not be sited within a residential neighborhood which already contains a number of Non-residential Care or Residential Care facilities.

* 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.

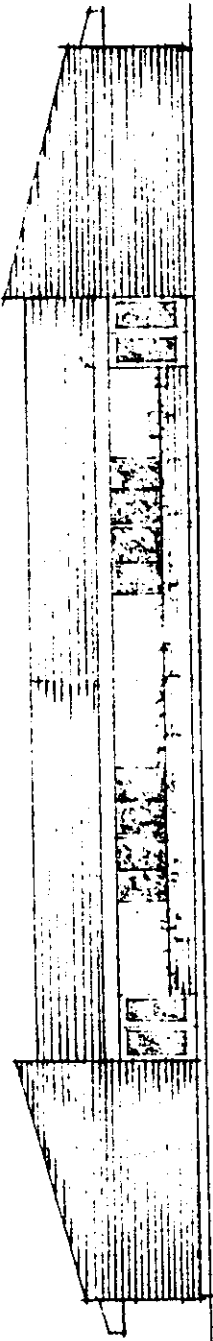
EXHIBIT G ELEVATIONS

FRONT
REDWOOD FASCIA
SKYLIGHT

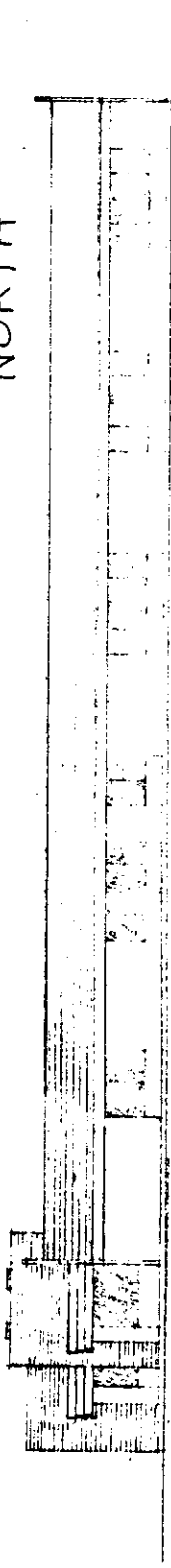


BRICK
STUCCO

REAR



NORTH



SOUTH

CONCRETE SHINGLES

