



REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
September 27, 2007

To: Members of the Planning Commission

Subject: 5756 Wallace Avenue Residential Care Facility (P07-079)

A request to construct a new 3,936 square foot residential care facility, located on approximately .48 acres, within the Standard Single-Family (R-1) zone.

- A. Environmental Determination: Exempt (CEQA Guidelines Section 15332);
and
- B. Special Permit to construct a new 3,936 square foot residential care facility in the Standard Single-Family (R-1) zone.

Location/Council District:

5756 Wallace Avenue, Sacramento, CA 95824

Assessor's Parcel Number: 027-0141-008

Council District 6

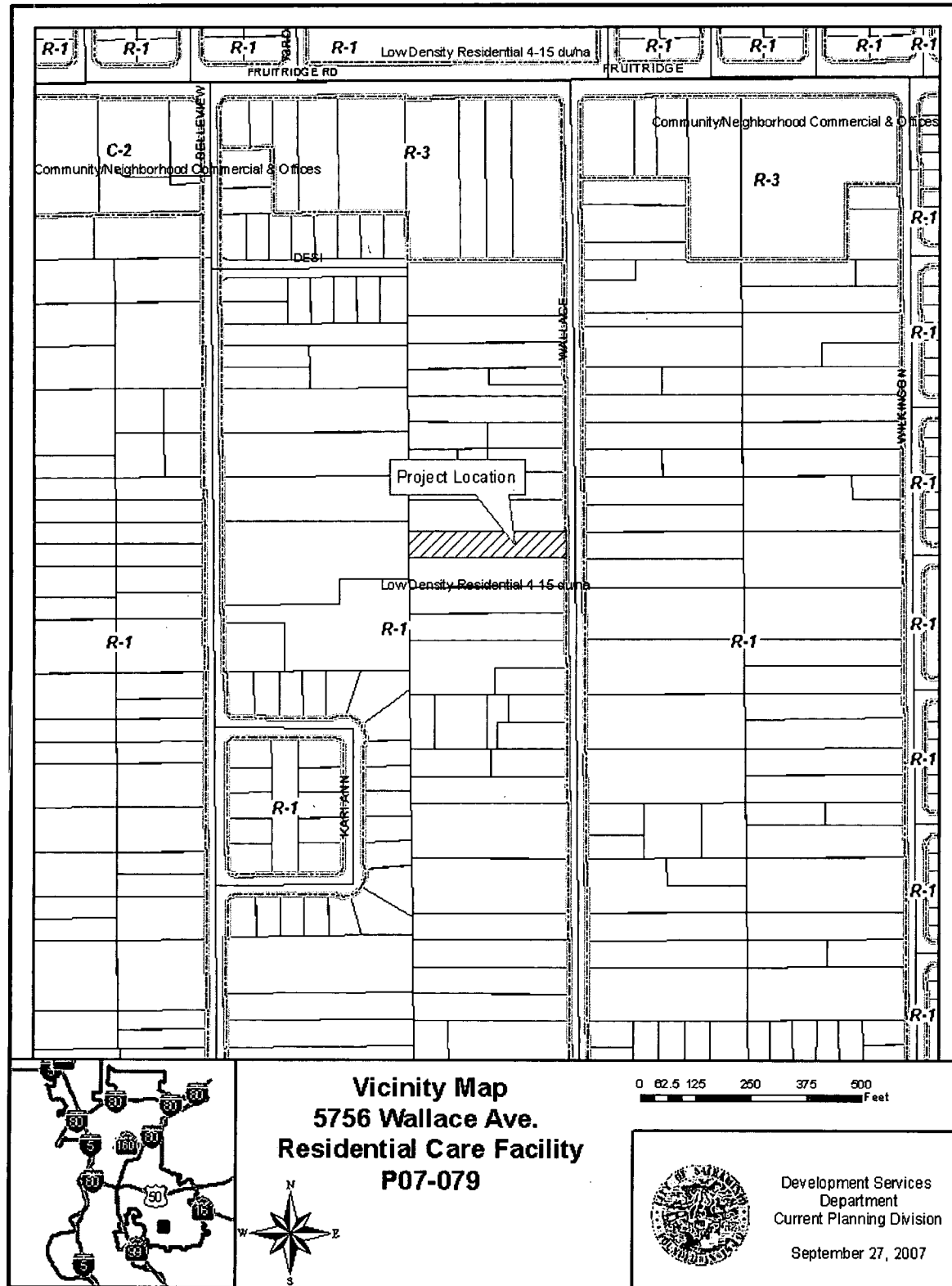
Recommendation: Staff recommend the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A-B above, and its decision is appealable to City Council. **There are no outstanding issues or opposition toward the project at the time this staff report was written.**

Contact: Stephanie Hockman, Junior Planner, 916-808-7497
Mark Martin, Senior Planner, 916-808-5945

Applicant: Andrew Cook, Heaven Investments Holding Corporation, 916-922-2085,
1401 El Camino Avenue Sacramento, CA 95815

Owner: Jean Batoom, 5764 Wallace Avenue Sacramento, CA 95824

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Summary: The applicant is requesting approval of the necessary entitlements to allow the construction of a new 3,936 square foot residential care facility at 5756 Wallace Avenue. The specific entitlement requested is a Special Permit to construct a residential care facility in the Standard Single-Family (R-1) zone. The proposed residential care facility will provide 24 hour care for non-ambulatory elderly individuals. The proposed residential care facility will not provide any medical care for residents. Instead, it will help them with basic daily tasks, such as doing laundry and cooking.

Staff notified all property owners within 500 feet of the site for this public hearing and received no opposition from the surrounding neighborhood. This item is non-controversial as staff is not aware of any neighborhood concerns.

Table 1: Project Information
General Plan designation: Low Density Residential (4-15 dwelling units per net acre)
South Sacramento Community Plan designation: Residential (4-8 dwelling units per net acre)
Existing zoning of site: R-1 (Standard Single-Family)
Existing use of site: Vacant
Property area: .48 acres

Background Information: A single family residence, which was built in 1939, was located on the proposed project site until February 2007, when the building department issued a demolition permit. Currently, the site is vacant.

The owner of the proposed project also owns and operates another residential care facility for the elderly at 5764 Wallace Avenue, which is located on the parcel directly south of the proposed project site. This facility operates in the exact same fashion as the proposed residential care facility (providing 24 hour non-medical care for non-ambulatory elderly adults) and is also licensed by the State of California. The existing residential care facility has a deemed Special Permit from the City of Sacramento (the Special Permit is deemed because the site has been used as a residential care facility prior to the area's annexation from the County in 1959).

The Zoning Code does not require any specific distance between residential care facilities. However, the State of California requires 300 feet between these types of facilities. California State Health and Safety Code Section 1267.9 states that based on local needs and conditions, the State may approve residential care facilities that are less than 300 feet apart, if the city or county in which the proposed facility is located approves the project. As residential care facilities provide a necessary social service to the community and because the elderly population which these two facilities would serve traditionally have little or no significant impact on the adjacent community, staff supports the proposed project.

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Public/Neighborhood Outreach and Comments: The project was routed to the following neighborhood groups and associations: Avondale/Glen Elder Neighborhood Association, Colonial Village Neighborhood Association, and Fruitridge Manor Neighborhood Association. Additionally, all property owners within five hundred (500) feet of the proposed site received a public hearing notice for this project. City staff received no phone calls or comments about this project.

Environmental Considerations: The Development Services Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of CEQA (the California Environmental Quality Act) under Class 32, Section number 15332. Projects exempted under Class 32, Section number 15332 consist of projects characterized as infill development. CEQA guidelines section 15332 allows for the exemption of infill development projects that: a) are consistent with the applicable general plan policies **and designations and all applicable zoning designations and regulations**; b) The proposed development occurs within city limits on a project site of no more than five (5) acres **substantially surrounded by urban uses**; c) The project site has no value as habitat for endangered, rare or threatened species; d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and e) The site can be adequately served by all required utilities and public services.

Policy Considerations: The proposed project is consistent with the land use designation(s) and applicable policies of the General Plan and South Sacramento Community Plan.

In the case of residential care facilities, the General Plan does not provide specific policies. However, the General Plan does provide for:

- A quality of life, recognizing that "Crime, physical hazards and debilitating influences detract from the well-being of the neighborhood environment." (Section 1-30); and
- "Provide and maintain a high quality of public facilities and services to all areas of the City." (Section 7-1).

In addition, the General Plan Housing Element (Section 3.7) addresses Special Housing Needs and identifies Special Housing need groups as "those individuals or households who share a common type of need due to age, disability, income, or other mutual circumstance." The elderly are considered a special housing need group and the proposed project would supply housing for this group.

The residential care facility is not prohibited by the General Plan's Low Density Residential designation. This designation is reserved predominantly for residential uses, but allows other uses as specified in the appropriate community plan. The South Sacramento Community Plan designation for the site is Residential and allows for social services.

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The residential care facility is consistent with the South Sacramento Community Plan's goal to provide adequate community services and facilities within convenient access to serve the general and specialized needs of all residents.

With respect to the Care Facility it is consistent with the Social Services Siting Guidelines in that it:

- does not place "at risk" clients in areas with concentrations of problems such as crime and substandard housing conditions;
- does not place a disproportionate amount of social services in one neighborhood; and
- in terms of zoning, the residential care facility is allowed in the R-1 zone but requires the approval of a special permit.

Land Use

The Zoning Ordinance (Footnote 5 to Land Use Table 17.24.020A) indicates that a Planning Commission Special Permit is required to locate a Residential Care Facility within the Standard Single-Family (R-1) zone. The applicant requests a Special Permit to construct a new 3,936 square foot residential care facility for the elderly. The project site is currently vacant.

In evaluating special permit proposals of this type, the Commission is required to make the following findings:

A. **Sound Principles of Land Use.** A special permit shall be granted upon sound principles of land use.

In this case, staff finds that the Special Permit is appropriate due to the location in an area predominantly zoned Standard Single-Family (R-1) and because the project will construct a new single-family home on the site.

B. **Not Injurious.** A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

The approval of the Special Permit for a Residential Care Facility will not be detrimental to the public welfare and will not result in the creation of a public nuisance in that the use is consistent with adjacent residential uses and the care facility will implement guidelines that its clients must abide by.

C. **Must Relate to a Plan.** A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

The proposed project is consistent with the General Plan policy for providing special needs housing.

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Access, Circulation and Parking

A driveway off of Wallace Avenue and a garage (663 square feet) are located along the south property line. The driveway (approximately 85-feet long) is a non-standard width (20 feet). However, Development Engineering and Fire staff have determined that the proposed driveway is acceptable because it would still be able to accommodate emergency vehicles.

The Zoning Ordinance does not specify a parking ratio for the proposed type of facility. Instead, it indicates that parking is to be determined by the Planning Commission. The site is currently served by on-street parking along Wallace Avenue.

Residents of the project will not use personal automobiles; therefore, no parking is required to accommodate them. Because the project will be operated by a maximum of two employees per shift, staff would suggest that it is appropriate to have two parking spaces. Visiting hours will typically occur on the weekend. It is anticipated that approximately two visitors will come to the facility during visiting hours, typically staying no longer than a couple of hours.

Because visiting hours will primarily be during the weekend and only two visitors are expected for short intervals during the day, on-street parking will be sufficient for visitors and would not require an on-site parking space. Therefore, staff recommends that Planning Commission require a total of two parking spaces for the proposed project, which would be necessary for staff parking. As indicated in Table 2 below, the project meets the required on-site parking.

Table 2: Parking			
Use	Required Parking	Proposed Parking	Difference
Residential Care Facility	2	2	0


Height, Bulk and Setbacks

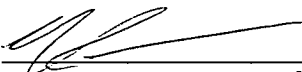
The proposed new 3,936 square foot, one story building meets all required setbacks.

Building design, signage and landscaping

The proposed project consists of a new 3,936 square foot, one-story single-family home fronting Wallace Avenue. The proposed building will be painted in various shades of brown with a smooth stucco finish. Staff is supportive of the design and feels that the building provides adequate articulation and detail.

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Respectfully submitted by: 
STEPHANIE HOCKMAN
Junior Planner

Approved by: 
MARK MARTIN
Senior Planner

Recommendation Approved:


GREGORY BITTER
Principal Planner

Attachments:

Attachment 1	Recommended Findings of Fact and Conditions of Approval
Exhibit 1A	Site Plan
Exhibit 1B	Floor Plan
Exhibit 1C	Building Elevations
Exhibit 1D	Building Elevations
Exhibit 1E	Map of Residential Care Facilities

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Attachment 1

**Proposed Findings of Fact and Conditions of Approval
5756 Wallace Avenue Residential Care Facility (P07-079)
5756 Wallace Avenue**

Findings Of Fact

A. Environmental Determination: Exemption

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under Section 15332, Infill Development Projects of the California Environmental Quality Act Guidelines as follows:

- a. The proposed project is consistent with the General Plan and applicable zoning designations, is located within the City limits on a site that is not more than five (5) acres in size and is substantially surrounded by urban uses, is located at a site with no habitat value, and can be adequately served by utilities and public services. The project would not have significant effects relating to traffic, noise, air quality, or water quality.

B. The Special Permit to establish a Residential Care Facility in the Standard Single-Family (R-1) zone is approved subject to the following Findings of Fact and Conditions of Approval:

1. The project is based upon sound principles of land use in that the proposed use is allowed in the Standard Single-Family (R-1) zone.
2. The proposed use will be consistent with the policies of the City of Sacramento General Plan, to provide housing for special needs groups.
3. The approval of the Special Permit for a Residential Care Facility will not be detrimental to the public welfare and will not result in the creation of a public nuisance in that the use is consistent with adjacent residential uses. The approval of this care facility will not result in an over-concentration of social services in the immediate neighborhood.

Conditions Of Approval

B. The Special Permit for a Residential Care Facility is hereby approved subject to the following conditions:

General

B1. Prior to accepting residents, the applicant shall obtain all applicable state licenses to operate a residential care facility.

B2. Further planning review shall be required for any future social services proposing to locate at the subject site.

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B3. The facility shall not house more than 14 residents at the same time.

B4. The applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.

B5. The project shall be constructed in substantial conformance to the approved plans.

B6. Any modification to the project shall be subject to review and approval by Planning Department staff prior to the issuance of building permits.

Development Engineering

B7. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.

B8. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division. The applicant shall obtain a Driveway Variance Permit for the 20-ft wide site driveway prior to the issuance of Building Permit.

B9. The minimum throat distance for all site driveways shall be 25-ft (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).

B10. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.

B11. The first 20.5-ft measured from the westernmost property line of the subject property shall be given to the City as an Irrevocable Offer of Dedication (I.O.D.).

B12. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.

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Fire

B13. Fire Apparatus and Ambulances will need access to the driveway. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more. Revised Site Plan meets this requirement.

B14. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.

B15. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.

B16. Provide a water flow test. (Make arrangements at the Downtown Permit Center's walk-in counter: New City Hall, 3rd Flr, 915 I St. OR the North Permit Center's walk-in counter: 2101 Arena Blvd., Suite 200, Sacramento, CA 95834)

B17. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 902.2.1)

B18. Provide appropriate Knox access for site.

B19. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

B20. An automatic fire sprinkler system shall be installed in any Residential Care Facility for the elderly (occupancy R-2.1) CBC 904.2.10.

B21. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 40 feet and no closer than 5 feet from a fire hydrant.

B22. Provide clear access to building openings, free of landscaping and other obstructions. Exterior doors and openings required by this code or the Building Code shall be maintained readily accessible for emergency access by the Fire Department. CFC 902.3.1

County Sanitation District 1 (CSD-1)

B23. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on and off-site sewer construction.

B24. Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.

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Parks

B25. The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for the formation of or annexation to a parks maintenance district. (Contact Development Services Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment).

Utilities

B26. Any new domestic water services shall be metered. Only one domestic water service is allowed per parcel. Excess services shall be abandoned to the satisfaction of the Department of Utilities. (Note: There is an existing 8" water main in Wallace Ave.)

B27. Per Sacramento City Code, water meters shall be located at the point of service which is the back of walk for connected sidewalks.

B28. The proposed development is located within County Sanitation District No. 1 (CSD1). Satisfy all CSD1 requirements.

B29. The lot shall be graded to drain to Wallace Avenue and no drainage shall cross property lines.

B30. Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland release elevation and a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation.

B31. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

B32. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

B33. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required for this development. This will not affect site design. Storm drain message is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. Refer to the latest copy of the "Guidance Manual for On-Site Stormwater Quality Control Measures" for appropriate source control measures.

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Advisory Notes

The following advisory notes are informational in nature and are not a requirement of this approval:

Parks

1. As per City Code, the applicant will be responsible to meet his/her obligations regarding Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$2,251. This is based on the construction of one single-family residential unit at the residential target infill rate of \$2,251 per unit. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

Police

2. The perimeter of the site should be adequately fenced with a chain link fence containing necessary construction gates to be locked after normal construction hours while project is under construction.

3. A security person should be provided to patrol the project after normal working hours during all phases of construction as necessary.

4. Security lighting should be provided to illuminate vulnerable equipment and materials. Lighting should be at a level to allow adequate visibility of the presence of any person on or about the site during hours of darkness.

5. Landscaping should not create blind spots or hiding spots and should be situated in locations that maximize observation while still providing the desired degree of aesthetics.

6. Landscaped areas should be planned for maximum growth while at the same time providing unobstructed observation of buildings, parking areas, and walkways, day and night. The following guidelines are recommended:

A. Groundcover plants, including perennial and annual wildflowers, should be used within five feet (5') of the edge of walkways and areas requiring visual surveillance.

B. Groundcover plants should not exceed a height of two feet (2') at maturity in order to allow for adequate natural surveillance.

C. Shrubs should be placed five feet (5') from the edge of walkways requiring natural surveillance and should not be placed within five feet (5') of any fire hydrant or cluster-type postal receptacle.

D. The height of shrubs should not exceed three (3) feet at maturity. Shrubs that exceed a height of three feet (3') due to natural growth are not recommended with the exception of security-planting materials utilized as barrier plants.

E. Security-planting materials are recommended along property lines and under vulnerable windows throughout landscaped areas.

F. Security-planting materials containing thorns or needles, or those dense in structure may exceed three feet (3') and should be used adjacent to perimeter walls, fences and other walls where pedestrian cut-through-traffic is undesired.

G. Landscaping rock such as river rock and other masonry material such as brick, etc. that are normally used for landscaping accents or borders, frequently lend themselves for use as weapons and/or tools for the commission of crimes. When river-rock and other masonry materials are used, the material should be grouted to prevent removal by hand. River rock should be grouted so that only one-third (1/3) of the rock is exposed above ground. Landscaping should not cover any exterior doors or windows; block or screen the visibility of building address numbers from a public or internal street; block or screen the view of any seated driver from oncoming vehicles or pedestrians at driveways.

H. Trees of an appropriate number, size and species are encouraged throughout landscaped areas and should be maintained at a minimum distance of eight feet (8') from the lowest branch to the ground.

I. The use of trees, maintained at a minimum distance of eight feet (8') from the lowest branch to the ground, may also be used in such areas to provide shade for pedestrians.

J. Trees should be placed as not to inhibit the light pattern of electroliers. A minimum distance of fifteen (15) feet from the fixture should be maintained when planting trees in order to meet required illumination levels.

7. Vertical wrought-iron fencing material is recommended for use on all fences between private lots and open space, parks, right-of-ways, or other public access land. This is to allow visibility to those areas; encourage residents to view activities in those areas; and make those areas less attractive to loiters and others seeking to use those locations for criminal or mischievous purposes.

8. All ground level fencing should be low profile to allow observation while still providing a sense of privacy.

9. Each entry, patio, and balcony should be equipped with its own light source.

10. All lighting fixtures should be of a type and kind to resist breakage and other vandalism.

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11. Parking areas and driveways should be illuminated with high intensity discharge lighting with sufficient lumens to provide adequate illumination to:

- A. Provide a safe, secure environment for persons, property, and vehicles.
- B. Such lighting should be equipped with vandal-resistant covers and photocell control.
- C. A minimum illumination intensity of 1.0 foot-candles per square foot at 6-18 inches above the surface is recommended.

12. Pedestrian scale street lighting should be used in high pedestrian traffic areas. A minimum illumination intensity of 1.5 foot-candles per square foot at 6-18 inches above the surface is should be maintained along walkways, hallways, and stairwells.

13. All exterior doors should be solid core with a minimum thickness of 1-3/4 inches.

14. Main entrance doors should be well lit. The locks should be so constructed that both deadbolt and deadlatch can be retracted by a single action of the inside doorknob.

15. Door locks should be located a minimum of forty inches (40") from adjacent window, and vision panels in exterior doors (if used) or within reach of the inside activating device. Vision panels and adjacent windows should be of burglary-resistant glazing or equivalent.

16. Single sliding glass doors should have the movable section of the door adjusted in such a manner that the up and down play is taken up to prevent lifting with a pry tool to defeat the locking mechanism.

17. Secondary dead locks should be installed on all single sliding glass doors accessible from ground level or adjacent balconies. Lock bolts should be of hardened material or should have hardened steel inserts.

18. Windows should be provided on all sides of the buildings to provide full visibility of property. Jalousie, casement, or awning style windows are not recommended.

19. Windows should be constructed so that when the window is locked it cannot be lifted from the frame. The vertical play should be taken up to prevent lifting of the moveable section to defeat the locking mechanism.

20. The sliding portion of a sliding glass window should be on the inside track.

21. All residential buildings should display a street number in a prominent location on all approachable sides of the building. Numbers should be placed in such a position that the number is easily visible to approaching pedestrian and vehicular traffic. The numerals should be no less than five (5) inches in height and should be of a contrasting

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color to the background to which they are attached. The numerals should be illuminated at night.

County Sanitation District 1 (CSD-1)

22. Developing this property may require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

Building

23. The site and interior should be handicap accessible.

Utilities

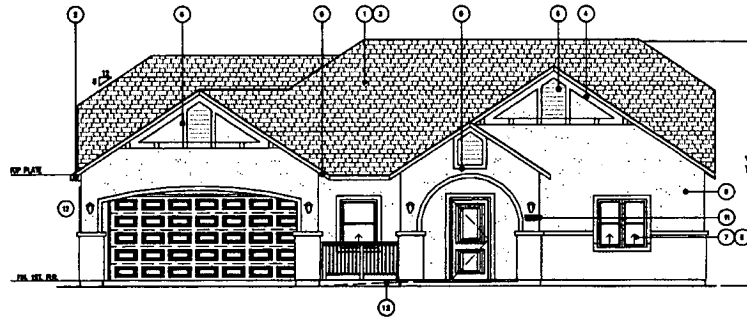
24. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.

25. The proposed project is located in the Flood zone designated as Shaded X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the Shaded X zone, there are no requirements to elevate or flood proof. However, flood insurance is required.

Exhibit 1D – Building Elevations

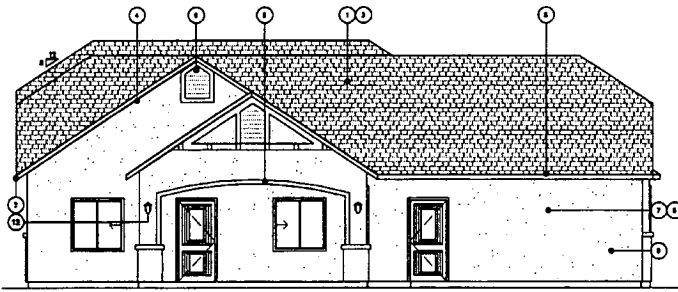
NOTES:

- 1 PRE-ENGINEERED ROOF TRUSS SPACED AT 24" O.C.
- 2 1/2" CDX SOLID SHEATING AT OVERHANGS
- 3 ASPHALT COMPOSITION ROOFING OVER 15# ROOFING FELT
- 4 1x8 FACIA BOARD
- 5 5" OG. GUTTER W/ DOWNSPOUTS
- 6 GABLE END/ROOF VENTS PER C.B.C. 1505.3
- 7 WHITE VINYL FRAME, DUAL GLAZE WINDOWS
- 8 WOOD TRIMWORK
- 9 3/8" THICK THREE COAT STUCCO OVER WIRE LATH BACLED GRADE 'D' BUILDING PAPER OVER 3/8" CDX SHEATING
- 10 MIN. 26 Ga. GALVANIZED WEEP SCREED AT FOUNDATION PLACE AT LEAST 6" ABOVE GRADE (2" ABOVE CONCRETE OR PAVING)
- 11 LOW VOLTAGE ILLUMINATED HOUSE NUMBER
- 12 DECORATIVE LIGHTING
- 13 WOOD RAILING



EAST ELEVATION

1/4" = 1'-0"



WEST ELEVATION

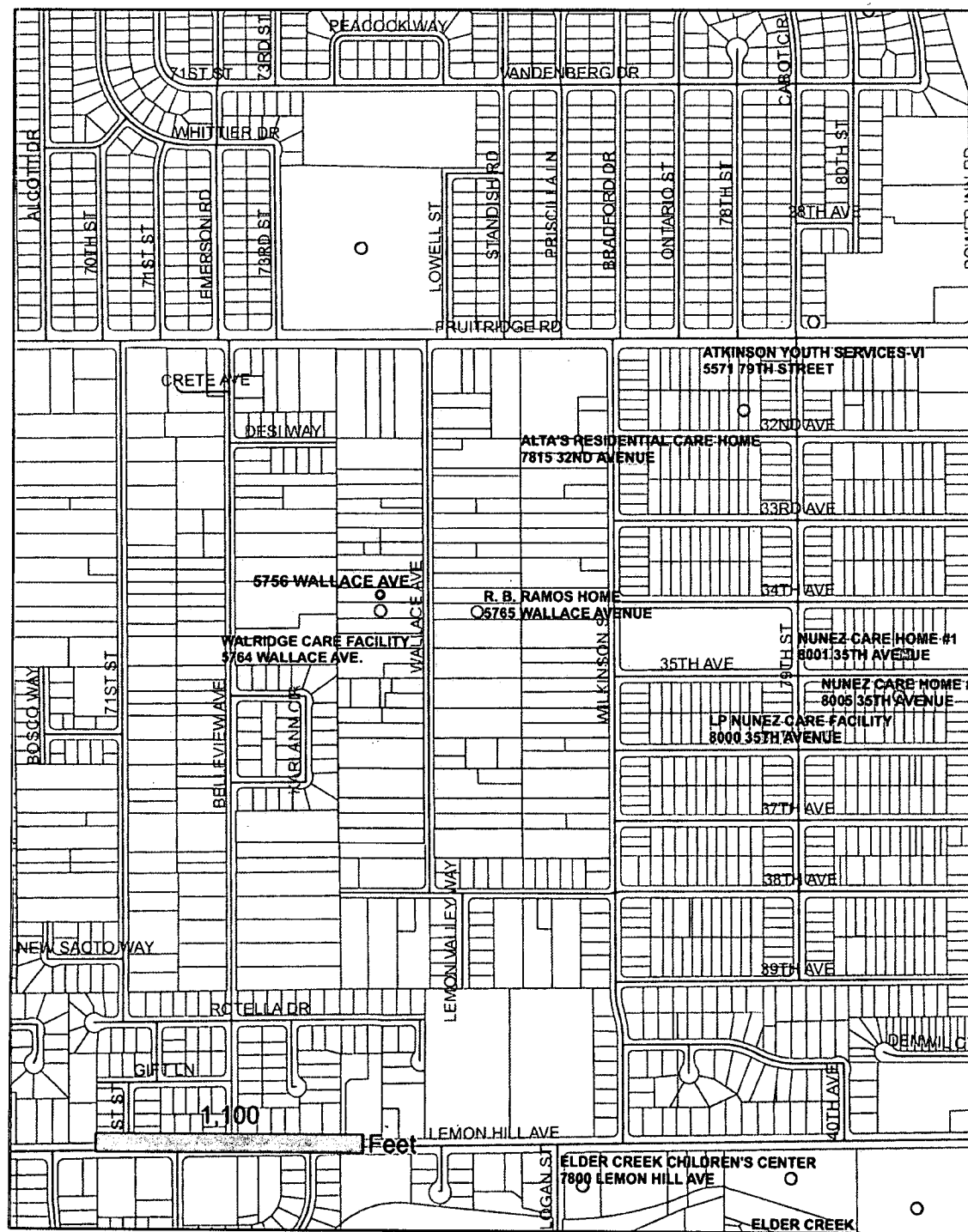
1/4" = 1'-0"

DATE	11/13/2007
BY	BLM/MLL
SCALE	AS NOTED
DRAWN BY	A. DOORR, WILLIAMS
CHECKED BY	
PROJECT NO.	3
<p>NEW CONSTRUCTION 5756 WALLACE AVE SACRAMENTO, CA 95824</p>	
<p>BUILDING EXTERIOR (EAST - WEST) ELEVATIONS</p>	
<p>Project Data Address: 5756 WALLACE AVE SACRAMENTO, CA 95824 Address Parcel Number: 027-0141-008 Date: 11/13/2007 Scale: AS NOTED Drawn by: A. DOORR, WILLIAMS Checked by:</p>	

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Exhibit 1E – Map of Residential Care Facilities

Residential Care Facilities: 1000 Ft from 5756 Wallace Ave



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