

CITY PLANNING COMMISSION

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

APPLICANT The Wedgwood Group Inc., 816 N.E. 87th Ave., Vancouver, WA 98664
OWNER H & E Associates, c/o Vince Estelle, 1555 Webster St., Ste. F, Fairfield, CA 94533
PLANS BY The Wedgwood Group Inc., 816 N.E. 87th Ave., Vancouver, WA 98664
FILING DATE 10-10-86 ENVIR. DET. 11-3-86 REPORT BY DJH:ds
ASSESSOR'S PCL. NO. 118-103-07

- APPLICATION:
- A. Negative Declaration
 - B. Planned Unit Development Guideline Amendment to the Creekside Village PUD to locate senior's housing in two buildings rather than 16 buildings.
 - C. Schematic Plan Amendment to change the number of buildings for Phase II and Phase III from eight buildings, 174 units, and eight buildings, 128 units respectively.
 - D. Special Permit to establish a 120 unit, 180 bed Elderly Residential Care Facility on 3.95+ vacant acres on Lot 7 in the Medium Density Multi-Family PUD (R-4-PUD) Zone.
 - E. Special Permit to construct a 182 unit congregate care facility on 3.8+ acres on Lot 6 in the Medium Density Multi-Family PUD (R-4-PUD) Zone.
 - F. Variance to exceed the 35 foot height limit by three feet in the R-4 (PUD) Zone for Lot 6.
 - G. Variance to reduce parking from 0.7 spaces per unit to 0.4 spaces per unit for Lot 6.
 - H. Variance to waive the solid wall separating the elderly residential 182 unit facility from the 120 unit commercial elderly care facility.

LOCATION: 7750 La Mancha Way

PROPOSAL: The applicant is requesting the necessary entitlements to construct two major buildings for housing elderly clients.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential 29+ units per acre
1986 South Sacramento Community Plan Designation:	Residential 29 d.u. per acre
Existing Zoning of Site:	R-4 (PUD)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning: Setbacks: To be determined by the Commission

North: Elder Creek & Single Family; R-1
South: Shopping Center; C-2
East: Vacant; C-2 (PUD)
West: Single Family & Elder Creek; R-1

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APPLC. NO. P86-404 MEETING DATE November 13, 1986 ITEM NO 20

Parking Required:	Lot 6 = 128 spaces; Lot 7 = 90 spaces
Parking Provided:	Lot 6 = 74 spaces; Lot 7 = 90 spaces
Property Dimensions:	Lot 6 & Lot 7 - Irregular
Property Area:	Lot 6 = 3.8+ acres; Lot 7 = 3.95+ acres
Density of Development:	Lot 6 = 48 d.u./acre; Lot 7 = 30.4 d.u./acre
Square Footage of Building:	Lot 6 = 173,600 sq. ft.; Lot 7 = 71,822 sq. ft.
Height of Building:	Lot 6 = 38 feet; Lot 7 = 19 feet
Topography:	Flat
Street Improvements:	To be installed
Utilities:	To be installed
Exterior Building Materials:	Stucco, wood trim, ceramic tile, anodized aluminum window frames
Roof Material:	Clay red tile roof

BACKGROUND INFORMATION:

On May 15, 1984, the City Council reviewed and approved General Plan and community plan amendments and adopted a schematic plan and Planned Unit Development known as the Creekside Village PUD (P83-414). The rezoning issue was continued until June 12, 1984 when the City Council approved a maximum density of 40 dwelling units per acre through the R-4 (PUD) Zone. The Creekside Village PUD is a mixed use PUD with Commercial parcels in the C-2 (PUD) Zone along La Mancha and multi-family zoning (R-4-PUD) on the interior parcels.

On April 10, 1986, the Planning Commission granted time extensions for the Special Permit and Tentative Map subject to the original conditions of approval for 470 units.

On August 12, 1986, the Planning Director modified the original Special Permit to allow the increase in two bedroom units and increase the height of four buildings to three stories.

The applicant is requesting modification to Phase II and Phase III, as approved by the Planning Director on August 12, 1986, to construct two large buildings rather than 16 buildings with a total of 302 units.

PROJECT EVALUATION:

A. Project Description:

For reference purpose, this report will refer to Lot 6 rather than Phase II for the 182 unit elderly congregate care facility and Lot 7 rather than Phase III for the 120 unit senior's residential care facility.

The following is a statistical comparison for lots 6 and 7 from the original revised approval of August 12, 1986 to the new project. The applicant proposes two separate large buildings on separate parcels.

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1. (Phase II) Lot 6

	<u>Original</u>	<u>Proposed</u>
a. Number of buildings:	8	1
b. Square footage:	173,600 sq.ft	173,600 sq. ft.
c. Number of units:	174	182
d. Number of stories:	3	4
e. Height to plate line:	35 ft.	38 ft.
f. Use:	Elderly Apartments	Elderly Congregate Care
g. Dwelling unit/acre:	46 d.u./acre	48 d.u./acre
h. Acreage:	3.8+ acres	3.8+ acres
i. Parking:	114 spaces provided	74 spaces proposed
j. Parking ratio:	0.66/unit	0.41/unit

For Lot 6, the applicant is requesting an amendment to modify the schematic plan to allow a 182 unit elderly congregate residential facility. A congregate care facility is a full service retirement residence consisting of a central dining room, commercial kitchen, public lounge, laundries and recreational rooms. Sizes of units range from 384 to 918 square feet. The facility is not licensed by the State of California. The building's floor plan resembles an "H" pattern with common dining room facilities on the first floor. A mix of studio, one- and two-bedroom units will be provided as follows:

41 Studio units of 384, 448, and 432 sq. ft.
 110 One-bedroom units of 558, 576, 702, and 768 sq. ft.
31 Two-bedroom units of 918 sq. ft.

Total: 182 Units

A garage will be provided as portion of the basement level. The building footprint at grade level will cover just over one acre at 43,884 square feet. The remaining 2.8 acres is proposed for parking and landscaping. The height of the structure will be 38 feet to the plate line, three feet over the maximum allowed 35 feet in the R-1 (PUD) Zone. Height to the top of the roof will be 52 feet.

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2. (Phase III) Lot 7

	<u>Original</u>	<u>Proposed</u>
a. Number of buildings:	8	1
b. Square footage:	64,512	71,822
c. Number of units:	128 units	120 units, 180 beds
d. Number of stories:	2	2
e. Height to plate line:	24 ft.	19 ft.
f. Use:	Elderly Apartments	Elderly Residential Care Facility
g. Dwelling unit/acre:	32.41 d.u./acre	30.4 d.u./acre
h. Acreage:	3.95+ acres	3.95+ acres
i. Parking:	186 spaces provided	90 spaces proposed
j. Parking ratio:	1.45 spaces/unit	0.75 spaces/unit

For Lot 7, the applicant proposes a 180 bed, 120 unit elderly residential care facility to be licensed by the State Community Care Licensing Department. This residential care facility will be required to have a State license since varying levels of care and supervision are provided and agreed to at the time of admission. The 120-unit residential care facility will admit individuals less capable of mobility or independent living as in the congregate facility. The residential care facility will consist of 60 semi-private rooms with two beds each and 60 private rooms with single beds. Total square footage of the two-story building will be 71,822 square feet with the building footprint at grade level covering 34,459 square feet. The height of the structure to the plate line is 19 feet with maximum height at towers and clerestory window at 35 feet. Refer to Exhibit A for a letter describing the project and a statement of the applicant's qualifications and method of operations.

The major issue discussed during the various hearings on the Creekside Village PUD centered on the overall residential density for the entire site. The applicant, in 1983, requested approval for 530 units on 11.75 acres. The City Council tentatively approved 450 units on 11.75 acres on May 15, 1984. The applicant contended that affordable senior citizens' housing could not be provided at less than 40 units per acre, for a total of 470 units. The Council, on June 12, 1984, approved a maximum density of 470 units for the entire R-4 (PUD) zoned area.

Phase I has received approval for 168 senior's apartments. The resultant development of Lots 6 and 7 total 302 units. The total proposed density is 470 units. The applicant is not increasing the overall density based upon units. The major difference is the deletion of eight apartment buildings on Lot 7 and the addition of an elderly residential care facility for 180 clients.

Staff supports the decrease in senior's apartments by 120 units for Lot 7 and the conversion into 180 beds in that elderly clients will be served and that some of the new residents may be Valley Hi area residents. Employment opportunities will be generated by the new facility for area residents. The location is also near Kaiser Hospital on Bruceville Road and Methodist Hospital located off Timberlake for emergency medical care.

B. Architecture:

Both structures are proposed to be constructed of stucco applied with a heavy machine dash coat and painted a creme color. A wainscot of red with brown accent ceramic tile will be used to accent elevations. Windows will be anodized aluminum colored a dark brown. Roofing for both buildings is proposed as mission style clay red concrete tile. Both buildings, as massive as they are, are proposed to be as similar architecturally as possible as the 168-unit Phase I apartments approved originally under P83-414. Staff supports the proposed architecture since both proposed buildings will lend a common Spanish theme to the Creekside Village PUD similar to the Phase I senior's apartments.

C. Parking:

The applicant proposes 74 spaces with future allowance for 55 parking spaces for the 182-unit congregate care facility. The Creekside Village PUD was granted an overall variance of 0.7 spaces per unit from the required one space per unit, since the facility would serve senior citizens. The applicant is requesting a variance from 0.7 to 0.4 spaces per unit for Lot 6 based upon information provided in Exhibit D-Survey of Parking Usage. The applicant surveyed eight similar facilities in three states totalling units and number of residents who owned cars. Due to the advanced age of the average resident, 81.4 years, most clients do not drive or own a personal automobile. The facility will operate a shuttle bus for clients who need to visit the doctor or do shopping. Staff supports the variance based upon the survey, the low number of cars driven by the elderly, and the objective of establishing a senior's residential use that would not be converted to conventional apartment usage. If converted, the site would require a minimum of 182 spaces at one space per unit.

For the residential care facility, the normal parking standard is based upon the number of beds, similar to a hospital or nursing home. The applicant proposes 180 beds in 120 units for a total required parking of 90 spaces. The applicant's plans show 64 standard and 26 compact spaces for a total of 90 spaces. Staff is concerned over the location of parking at the extreme western edge of Lot 7. It is recommended that the western parking area on Lot 7 be located closer to the main building so the walking distance is not so great.

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D. Landscaping:

Staff has informed the applicant of the City requirements for 50 percent shading of all parking lots. In reviewing the landscape plans, it appears adequate tree coverage will be provided. Staff recommends the placement of more Evergreen trees along the Elder Creek Drainage canal to provide more visual buffer for the residences located to the north of Lot 7. Evergreen trees should also be shown where parking lots or access driveways are adjacent to the north property line adjacent to Elder Creek. Since an existing six foot high chainlink fence is adjacent to the creek, the intensive use of Evergreen trees will provide an adequate visual buffer separating Lot 7, the 120-unit facility, from residential single-family uses. Tree density along the Elder Creek frontage should be at an overall density of one Evergreen tree every 20 lineal feet of fence. Additional tree coverage is recommended which can include deciduous trees and groundcover. Remaining perimeter landscaping is adequate.

E. Lighting and Signs:

Lighting will be provided through the use of low profile ground mounted lamps. Proposed lighting will not reflect offsite to affect residential uses of Phase I. Project identification signs are planned but no detailed description has been provided. All signs will be required to comply with the PUD Guidelines adopted May 15, 1984 by the City Council for Creekside Village (see Attachment A).

F. Residential Care Facility Locational Criteria:

Staff has reviewed the location of the 120-unit, 180-bed residential care facility for conformance with the Locational Criteria established by the City Council (Exhibit G). Staff compiled a map and listing of care facilities within a one-mile radius (Exhibits F and Table 1). The applicant provided a response to the locational criteria (Exhibit B) which staff has reviewed and finds acceptable. Therefore, staff supports the proposed special permit for an elderly residential care facility since it is in substantial compliance with the locational criteria for residential care facilities.

G. Seniors Housing and Multi-family Residential Design Guidelines:

The previous approval included guidelines to assure the accommodation of the needs of senior citizens in an apartment complex. The applicant will be providing personal security measures in compliance with City Ordinance 84-056, Personal Safety Design Criteria. Due to the modification of the project from 16 apartment buildings for Phase II and Phase III to two buildings, the likelihood of conversion into conventional apartments is very remote. Staff supports the proposed modification which assures future use of Lots 6 and 7 for elderly housing needs.

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H. Review of Variance Requests:

1. Variance to Waive Six Foot Wall Separating Residential From Non-residential Uses

The applicant is requesting a waiver of the requirement to construct a six foot solid wall around Lot 7 along Elder Creek to the north and along the driveway to the south adjacent to Lot 6 and a portion of Lot 5. Staff supports the variance along the north and south property lines of Lot 7. An existing wall was constructed by the shopping center along the west property line. When the commercial site to the east is developed, a wall will be installed on the east boundary.

Since Elder Creek provides an 80 foot wide buffer to the north and staff recommends the use of Evergreen trees intensively planted along the north property line of Lot 7, the impact of parking and loading activities should be minimal on residences to the north. However, staff suggests a six foot high masonry wall be constructed along the service driveway and delivery area (see Exhibit A-1).

The proposed private driveway will provide a 32 foot wide driveway measured from curb to curb with a 25 foot landscape setback from the proposed street to either building. If a wall were required along the south property line of Lot 7, the visual continuity and compatibility of both buildings would be affected. The applicant proposes berming and landscaping adjacent to the driveway which may be displaced if a wall were required.

Security is another reason walls are required. Due to the limited access off two cul-de-sac bulbs onto a private street, any trespassing can be controlled, thereby eliminating the security problem.

Staff, therefore, supports the requested variance to waive the masonry wall for the north and south property lines for Lot 7 based upon the above findings.

2. Variance to Exceed the 35 Foot Height Limit By Three Feet in the R-4 (PUD) Zone (Lot 6)

The applicant proposes a four-story structure on Lot 6. The basement level is partially recessed below grade with windows for residential units located at the ground level. As per Fire Code, two access points must be provided for each dwelling unit. The applicant indicates in Exhibit A, page three, that the recessed living area for basement units are required. Originally, the applicant provided elevations with a fully recessed basement level with a total height to the plate line of the third floor of 35 feet. Staff commented to the applicant that the previous project was approved for three-story units which did not exceed 35 feet to the plate line of the third floor. Staff requested justification for the requested variance from the height limit to allow a four-story structure.

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It appears light wells or recessed, depressed walkways could be constructed adjacent to the perimeter apartment units on the basement level to satisfy the Fire and Building Code requirements. This alternative would require a retaining wall and additional drainage collection for the recessed area but it could provide an alternative to allow full depression of the basement level into the ground. Construction of such a walkway or recessed area may preclude landscaping adjacent to the building. However, staff does not believe a unique circumstance exists to warrant the increase in height over that allowed in the zone.

As an additional point, the maximum height of the highest point on the roof is 52 feet above the ground surface if the variance were granted (38 feet to plate line). The applicant could reduce the number of floors to comply with the height requirement. Staff observes that the hardship requiring the height variance is self-imposed. Alternatives are available which would negate the need for a variance from the height limit. Staff recommends denial of the height variance based on the previous comments.

3. Variance to Reduce Parking Ratio From 0.7 to 0.4 Spaces Per Unit For Lot 6

The applicant proposes a parking lot of 74 spaces for the 182-unit for a ratio of 0.4 spaces per unit. The original Creekside Village PUD established a parking ratio for senior's apartments of 0.7 spaces per unit. The applicant has provided staff the results of a survey of similar elderly residential congregate care facilities operated by Wedgwood and presented the results in Exhibit D. Based upon the survey and lack of data to contradict the information provided for congregate care parking requirements, staff supports the reduced parking based upon the older average age of residents, 81.4 years, and the lack of personal automobiles.

The request is consistent with past parking reductions approved for elderly housing by the Planning Commission and City Council. The applicant also shows a potential 55 space reserve parking lot, should the need arise.

I. Parkland Dedication Fees:

The applicant has requested in Exhibit A, a waiver or credit for parkland dedication fees. The applicant was directed to the Parks and Community Services Department to discuss credit for open space and recreational facilities. The Planning Commission is not required to take any action on the request.

SUMMARY:

Staff supports the recommended entitlements to amend the Creekside Village PUD with the exception of the variance to exceed the height limit for Lot 6. The design of the proposed two large building complexes will be architecturally compatible with the approved elevations for Phase I (Exhibit J). The approved site plan for P83-414 will be amended to reflect the major changes to Lots 6 and 7 (Exhibit I). The overall project will require compliance with the Creekside Village PUD Guidelines for the residential development.

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ENVIRONMENTAL DETERMINATION:

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION:

Staff recommends the following actions:

- A. Ratification of the Negative Declaration; and
- B. Recommend Approval of Creekside Village PUD Guidelines Amendment for Phase II and III; and
- C. Recommend Approval of the Schematic Plan Amendment to the Creekside Village PUD; and
- D. Approve the Special Permit to establish a 120-unit, 180-bed elderly residential care facility on Lot 7, subject to conditions and based upon findings of fact which follow; and
- E. Approve the Special Permit to construct a 182-unit elderly congregate residential facility on Lot 6 subject to conditions and based upon findings of fact which follow; and
- F. Deny the variance to exceed the 35 foot height limit by three feet on Lot 6 based upon findings of fact which follow; and
- G. Approve the variance to reduce parking from 0.7 spaces per unit to 0.4 spaces per unit for Lot 6 based upon findings of fact which follow; and
- H. Approve the variance to waive the solid wall separating residential from non-residential uses for Lot 7 based upon findings of fact which follow.

Special Permit - Conditions

1. Subject to all conditions of the original staff report and requirements of the Creekside Village PUD for residential R-4 (PUD) zoned area which follow:
 - a. The site and elevation plans of the residential portion of the site shall be revised to reflect a maximum density of 40 units per acre. ~~The majority of the apartment structures shall consist of one and two story structures.~~
 - b. The applicant shall submit detailed landscape and irrigation plans for staff review and approval prior to issuance of building permits. These plans shall incorporate those design elements indicated in the PUD guidelines and as stated in this report.
 - c. Record on deed for lots 6 and 7 that the owner and its heirs, successors and assigns shall rent or sell units only to elderly persons. As used herein, elderly persons means persons over 55 years old, provided, however, that for each unit rented to two or more persons, one of such persons may be under 55 years old.

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- d. Applicant shall include language in deed restrictions and covenants, conditions, and restrictions and/or in a separate document which assures that the residential portion of the development shall only be sold or rented to/or used by elderly persons. Elderly persons means persons over the age of 55 years, provided that for each unit sold or rented to, or used by, two or more persons, one of such persons may be under 55 years old. Such language shall be acceptable in form and content to the Planning Director and City Attorney and may conclude any measure for enforcement deemed appropriate by the Planning Director and City Attorney. (added by CPC)
- e. Applicant shall include language in deed restrictions and covenants, conditions and restrictions and/or in a separate document which assures that the residential portion of the development shall not exceed 40 units per acre. Such language shall be acceptable in form and content to the Planning Director and City Attorney and may conclude any measure for enforcement deemed appropriate by the Planning Director and City Attorney. (added by CPC)
2. The applicant shall construct the building as per the attached elevations and floor plan subject to compliance with the PUD Guidelines.
 3. Landscaping along the north property line shall include Evergreen trees on minimum 20 foot centers along the length of Elder Creek Drainage Channel. Intensive shrubbery and tree coverage shall be provided adjacent to parking lots, driveways and loading docks.
 4. A six-foot high masonry wall shall be installed along the service driveway and delivery area.
 5. A revised site plan shall be submitted showing parking located nearer the building. The western-most lot should be converted to open space and parking moved closer to the 120-unit building.
 6. Intensive landscaping and berming along the private street 25 foot setback shall be provided and shown on the revised landscape plans. Berm height shall be undulating two to four foot height.
 7. Trash enclosures shall be provided in compliance with the Trash Enclosure Guidelines, Exhibit H.
 8. All lighting, signage and public improvements shall be reviewed for compliance with the PUD Guidelines.
 9. The applicant shall attempt to reflect as many of the Senior Citizen Housing Design Criteria - Exhibit K, in the final design of the project.

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Special Permit - Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that it provides for a mixed use project which relates to both the adjacent commercial and residential land uses in terms of use intensity and building design.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance because the project will adhere to the PUD Guidelines which stipulate parking, landscaping and building design criteria.
3. The special permit, as conditioned, will be consistent with the Creekside Village PUD Guidelines.
4. The proposed residential care facility substantially complies with the locational criteria (M-612) adopted by the City Council.
5. The project is consistent with the Discretionary Interim Land Use Policy in that the site is designated for residential uses by the 1974 General Plan and 1986 South Sacramento Community Plan as amended and the proposed residential care facility conforms with the plan designation subject to securing a special permit.

Variance - Findings of Fact - Approval - Parking Reduction and Wall Waiver

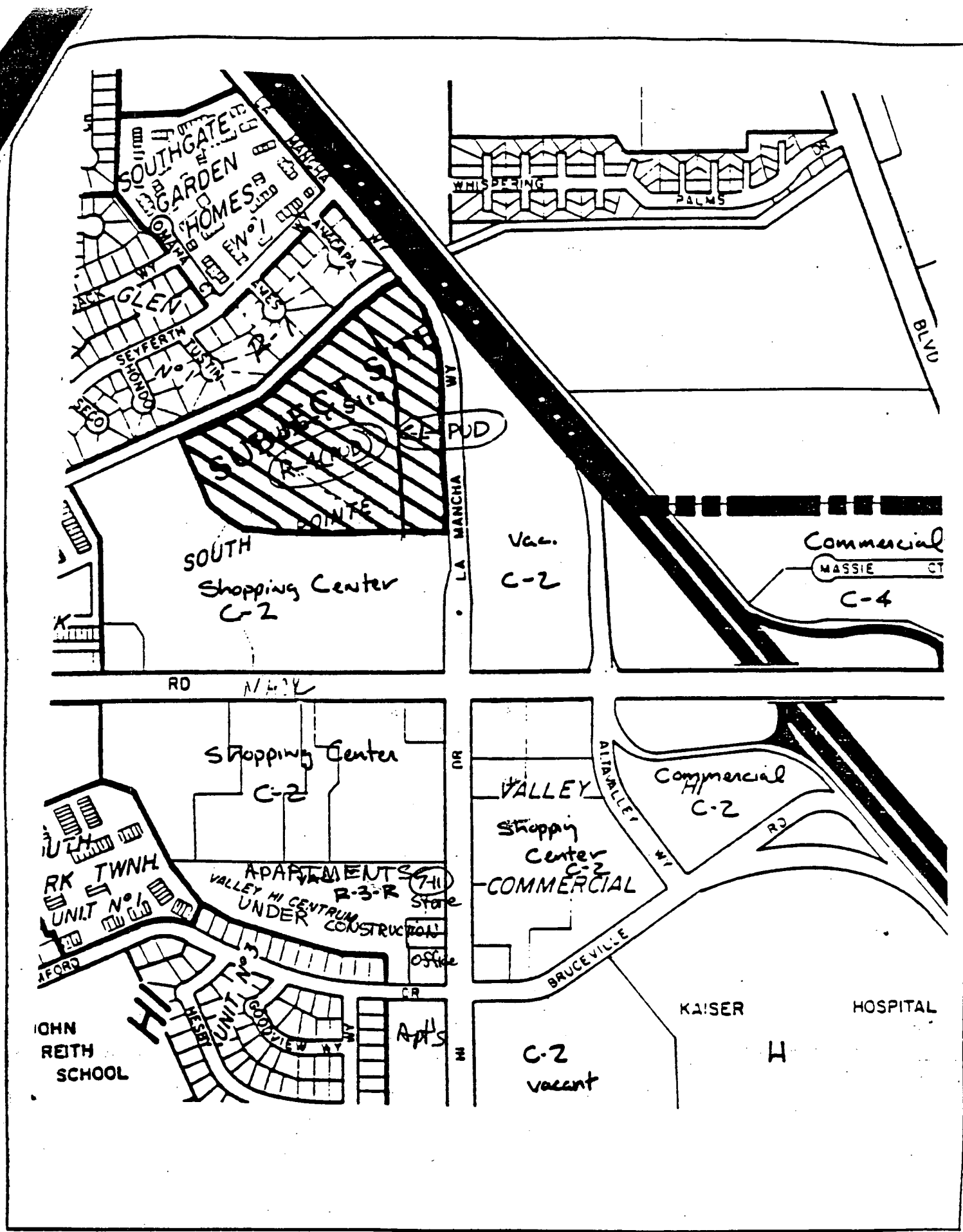
1. The variances will not constitute a special privilege in that similar variances have been granted to senior housing projects.
2. The variances do not constitute use variances in that the proposed residential use is allowed in the existing zoning district.
3. The parking variance will not be injurious to the public welfare in that similar senior housing projects have demonstrated a lesser need for parking than other housing projects.
4. The Commission has previously waived wall requirements separating residential from non-residential uses or zones when physical barriers, i.e., Elder Creek, provide a natural buffer which affords a similar buffer a six foot wall provides. Additional intensive Evergreen landscaping will afford increased screening from the residential area.
5. The variances are consistent with the Housing Goal of the General Plan to "Provide adequate housing for all residents of this community, regardless of age, income, racial or ethnic background."

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Variance - Findings of Fact - Denial - Height Variance

1. Granting the variance constitutes a special privilege in that no unique circumstances warrant exceeding the 35 foot height limit. The hardship is self-imposed in that alternatives re available to redesign the building on Lot 6 to comply with the height limit.
2. Granting the variance constitutes a use variance in that the maximum height of 35 feet is allowed for multi-family projects in the R-4 (PUD) zone which allows three story apartment buildings.
3. Granting the variance will be injurious to the public welfare in that the overall building height to roof line is 52 feet if the variance were approved. Reduction by three feet so that height to plate line is 35 feet will reduce overall building height to 49 feet.
4. Granting the variance is not consistent with the 1986 South Sacramento Community Plan or the Discretionary Interim Land Use Policy.

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VICINITY - LAND USE - ZONING

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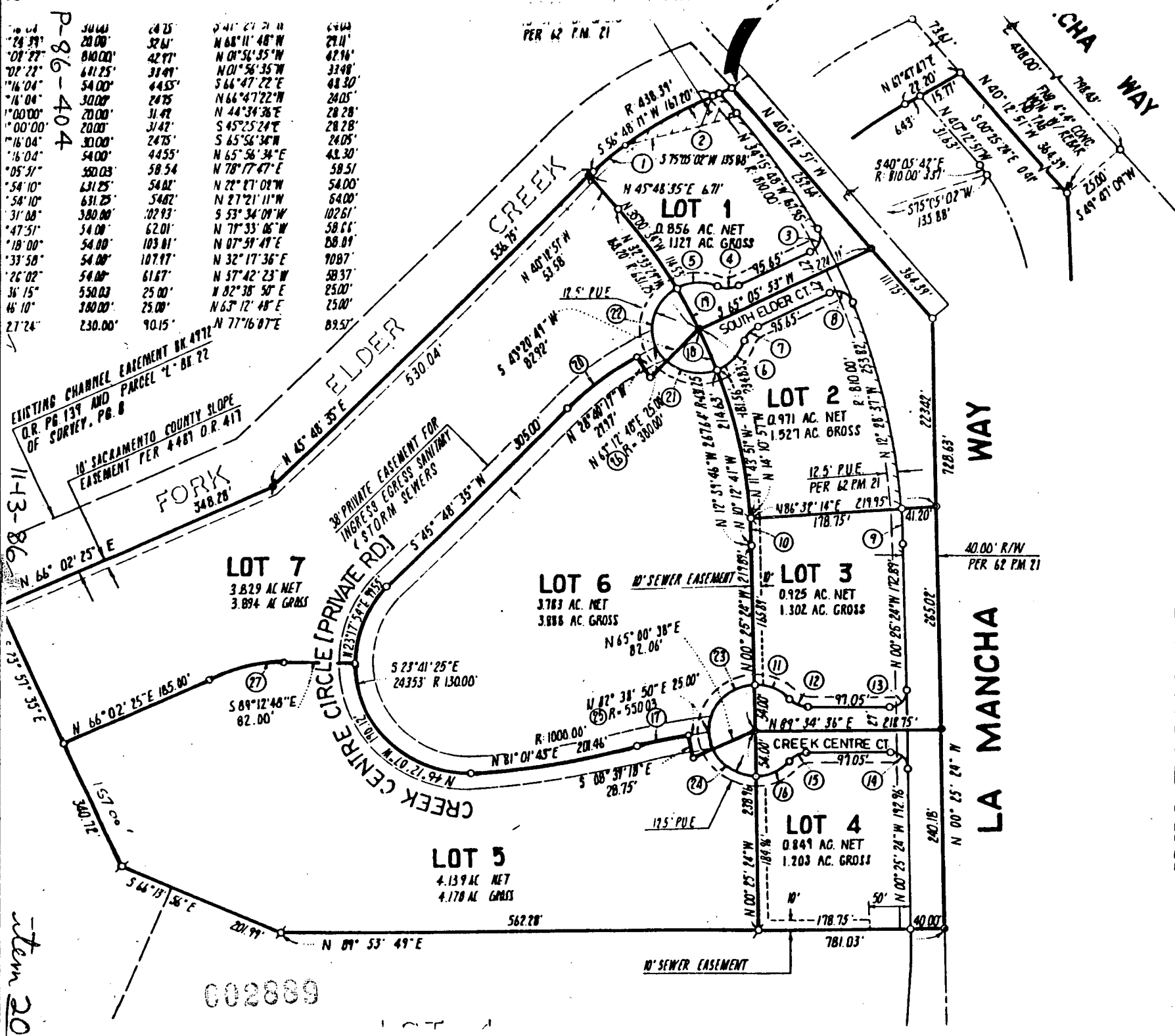
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Item 20

ON THE P
BOOK 62
PAGE 21, S

CITY OF SACRAM
APRIL, 1985

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THE BEARING
MONUMENTS
SHOWN ON

SOILS
A SOILS REPORT
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CITY OF SACRAM

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NOTE:
1. THIS SURVEY IS NORTH-SOUTH
THE SOUTH LINE IS THE SOUTH
TITLE LINE

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24.39'	30.00'	24.75'	341' 21' 21" N	64.00'
01' 22"	80.00'	32.61'	N 68° 11' 48" W	42.96'
07' 22"	61.25'	42.97'	N 01° 56' 35" W	33.48'
16' 04"	54.00'	31.49'	S 66° 47' 22" E	48.30'
00' 00"	30.00'	44.55'	N 66° 47' 22" E	24.05'
16' 04"	20.00'	24.75'	N 44° 34' 36" E	28.28'
00' 00"	20.00'	31.42'	S 45° 25' 24" E	28.28'
16' 04"	30.00'	31.42'	S 65° 56' 36" W	24.05'
05' 51"	54.00'	44.55'	N 65° 56' 36" E	48.30'
54' 10"	380.03'	58.54'	N 78° 17' 47" E	58.51'
54' 10"	631.25'	54.02'	N 78° 17' 47" E	54.00'
31' 08"	380.00'	54.02'	N 27° 21' 11" W	64.00'
47' 51"	54.00'	102.93'	S 53° 34' 09" W	102.61'
18' 00"	54.00'	62.01'	N 71° 33' 06" W	58.65'
33' 58"	54.00'	103.01'	N 07° 59' 47" E	68.89'
26' 02"	54.00'	107.17'	N 32° 17' 36" E	90.97'
36' 15"	550.03'	61.67'	N 57° 42' 23" W	58.37'
48' 10"	380.00'	25.00'	N 82° 38' 50" E	25.00'
27' 24"	230.00'	90.15'	N 63° 12' 48" E	25.00'
			N 77° 16' 07" E	89.57'

EXISTING CHANNEL EASEMENT BK 4972
O.R. PG 139 AND PARCEL "L" BK 22
OF SURVEY, PG. 8
10' SACRAMENTO COUNTY SLOPE
EASEMENT PER 4-481 O.R. 417
FORK 348.28'

LOT 7
3.829 AC NET
3.894 AC GROSS

LOT 6
3.783 AC NET
3.888 AC GROSS

LOT 5
4.139 AC NET
4.178 AC GROSS

LOT 4
0.841 AC NET
1.203 AC GROSS

LOT 3
0.925 AC NET
1.302 AC GROSS

LOT 2
0.971 AC NET
1.521 AC GROSS

LOT 1
0.856 AC NET
1.121 AC GROSS

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TENTATIVE MAP

LA MANCHA WAY

CHA WAY

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PROJECT DESCRIPTION:

The project being proposed for this site is a single purpose, full service retirement residence that will house approximately 182 units as well as such common space as a central dining room, commercial kitchen, public lounges, laundries, and recreational rooms.

The developers have made every effort to provide the building with an architectural nomenclature that is compatible with buildings in the area. The clay-red mission style roof, the stucco walls accentuated with red and brown ceramic tiles and the graceful arches all tend to ameliorate the institutional character inherent in any large structure.

The building footprint is in the shape of an "H" with center wing. The design ensures that no resident will be more than 200 feet from the dining room - an item of concern for the frail.

Another advantage of this design is that it has allowed the inclusion of a two-story lobby in the center wing of the building. The lobby is finely furnished and serves as a gathering place before and after meals and during inclement weather when the elderly don't care to venture outside. Social activity in the lobby is further stimulated by the fact that it provides direct access to the dining room, reading lounge, beauty parlor/barber shop, mail boxes, and administrative offices. It also allows for ready view and access to the exterior.

The architects have addressed management's objective to avoid the atmosphere of either a nursing home or a conventional apartment building. Design and function, have instead, successfully attempted to create the atmosphere of an European residential hotel where shelter and non-medical housing services are provided in a friendly, secure atmosphere.

The grounds will be well landscaped with full advantage taken of the courtyard settings between the wings. Upon completion the building will house approximately 210 people.

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Wedgwood also owns and operates free standing acute care psychiatric hospitals and drug abuse treatment centers. Corporate brochures describing the company in greater detail are enclosed.

MANAGEMENT PROFILE:

The proposed facility in Sacramento, CA is being developed by The Wedgwood Group for H and E Associates of Fairfield, CA. Wedgwood will manage the facility in Sacramento, CA.

PROJECT LOCATION:

Site location is a key concern of the developers of a project of this nature. Ideally speaking, the facility should be located in or as close to a residential community as possible. Many city planners are finding increasingly that it makes an ideal buffer between single family and high density housing or commercial and office buildings.

The residential context is very important because it is necessary as far as possible to avoid the impression that the elderly are being "warehoused" in unfamiliar and/or less desirable areas. The close proximity to similar or familiar housing and shopping that is not too distant (no more than five minutes by the facility bus) allows residents to feel that they are still a part of the mainstream. It also encourages local people, especially teenagers and housewives to participate in the facility's program either as employees or volunteers - key elements in integrating the facility into the neighborhood.

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ARCHITECT

THE WEDGWOOD GROUP INC
VANCOUVER WA

DEVELOPERS

H & E ASSOC
FAIRFIELD CA

CREEKSIDE VILLAGE

LA MANCHA WAY
SACRAMENTO CA

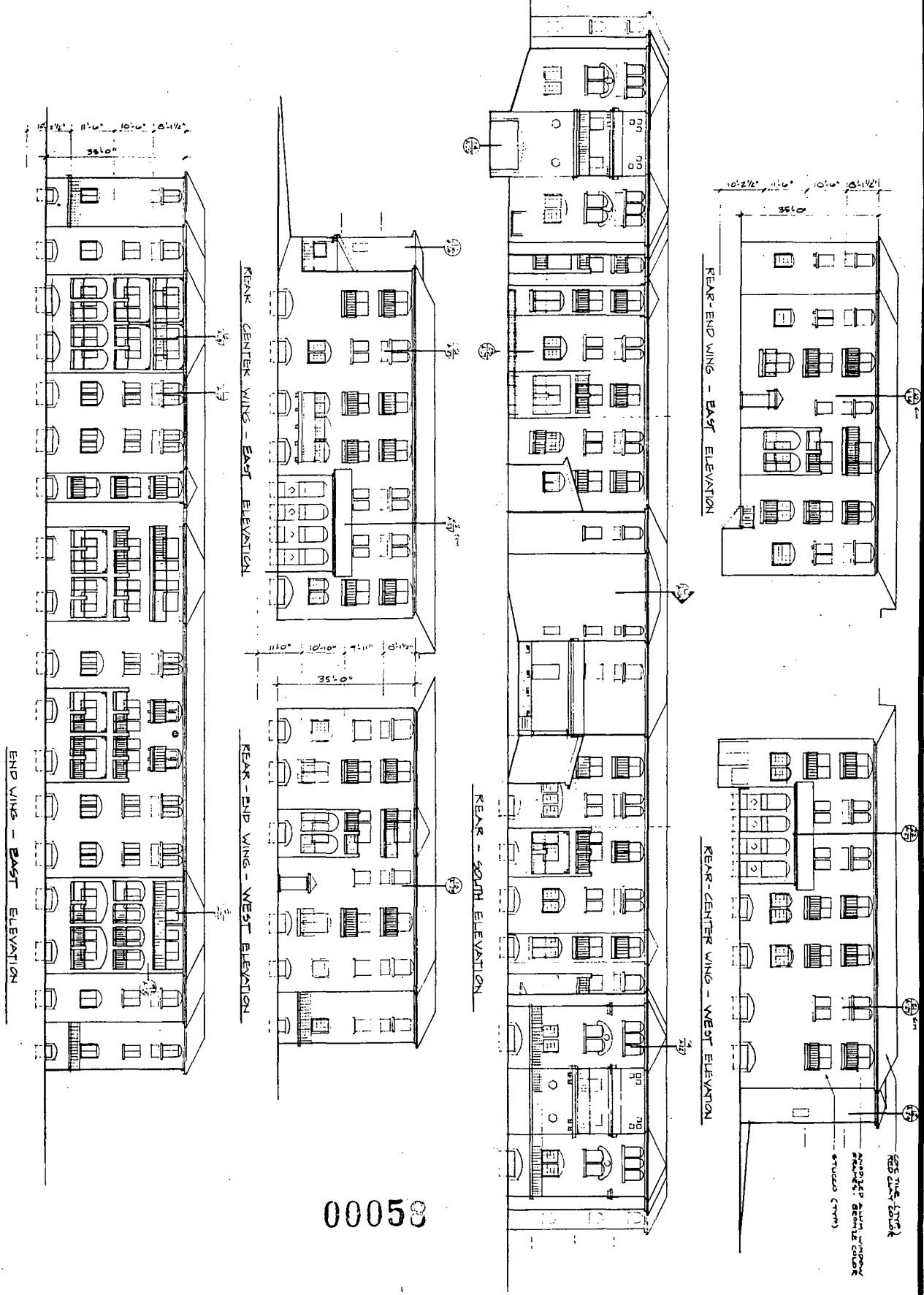
LOT 6 ELEVATION

00051

item 20



27



00058

9
A
PROJECT NO.

CREEKSIDE VILLAGE
LA MANCHA WAY
SACRAMENTO, CA

 THE WEDWOOD GROUP INC

DON R. KIRKMAN
ARCHITECT

818 N.E. Eighty Seventh Avenue
Vancouver
Washington 98664
(206) 892 9090

SCALE: 3/32"=1'-0"
DATE: 10/23/86
REVISED:

PROJECT NO.

A
B

SHEET NO.

CREEKSIDE VILLAGE
LA MANCHA WAY
SACRAMENTO, CA

THE
WEDGWOOD
GROUP INC

DON R. KIRKMAN
ARCHITECT

SCALE: 3/8" = 1'-0"
DATE: 02/17/86
REVISED:

00057



Item 20

23
11-13-86

P-86-404

EXHIBIT H

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.

00046

P-86-404

November 13, 1986

Item 20

- LEGEND
- M - MULTIFAMILY BUILDING - SEE LAYOUT PLAN
 - L - LAUNDRY - SEE PLAN
 - D - DECK ENTRANCE - 2'x11'
 - T - TRASH ENCLOSURE - 14'x8'
 - B - BLEACHER - 9'x8'

Phase I - Lots 1 - 168
 Phase II - Lot 6 - 174 UNITS
 Phase III - Lot 7 - 128 UNITS
 470

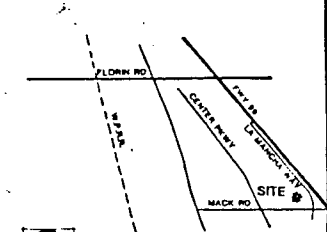
Vitello + Associates, Inc.
 ARCHITECTS

APPROVED SITE PLAN

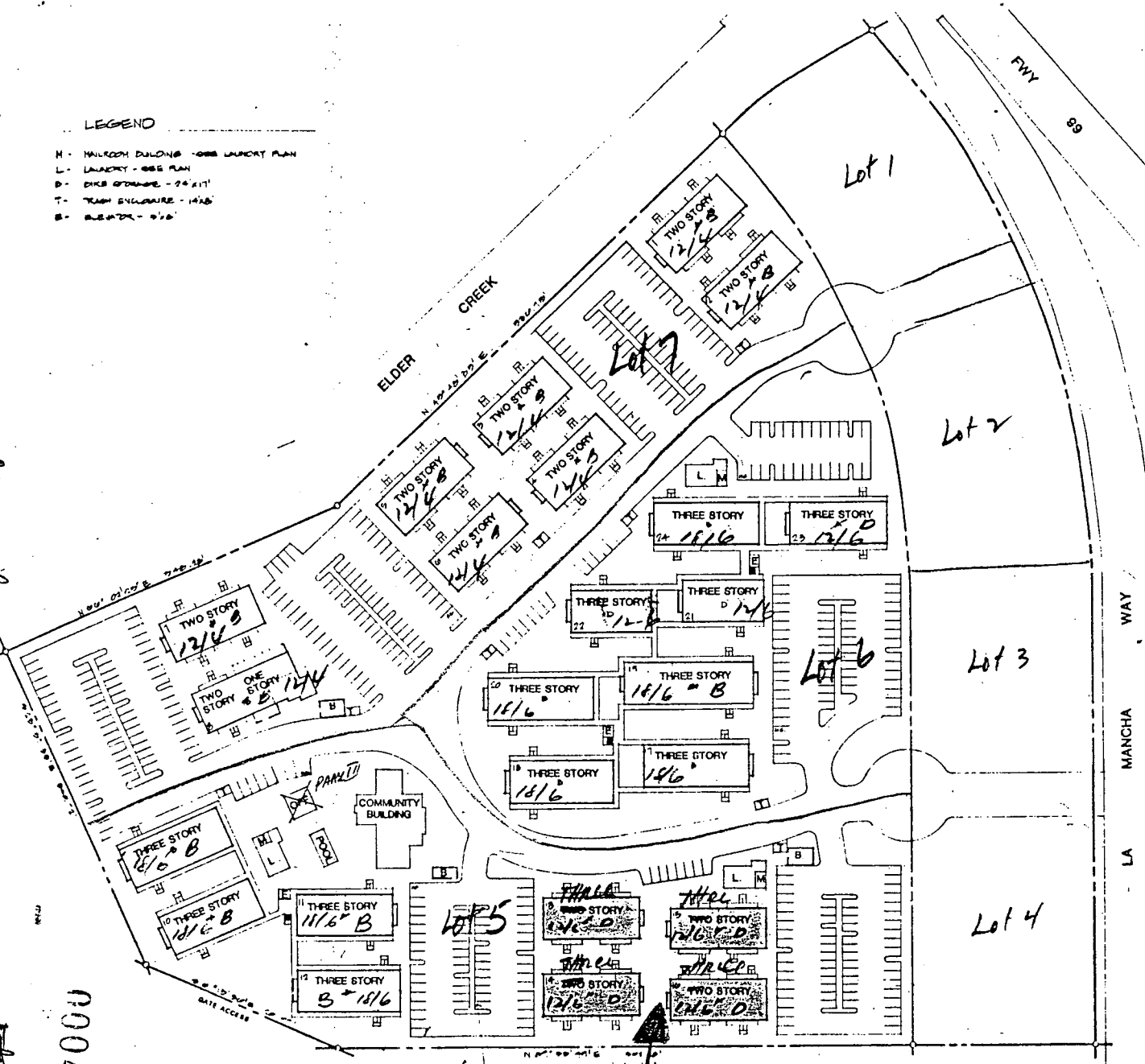
CREEKSIDE VILLAGE
 A PLANNED DEVELOPMENT BY MEDICI EQUITIES

EXHIBIT I

LA SACR CALIF



LOCATION MAP



SITE PLAN

SCALE 1" = 40'-0"

Height Change:
 2-story TO 3-story

00047

P-86-404

November 13, 1986

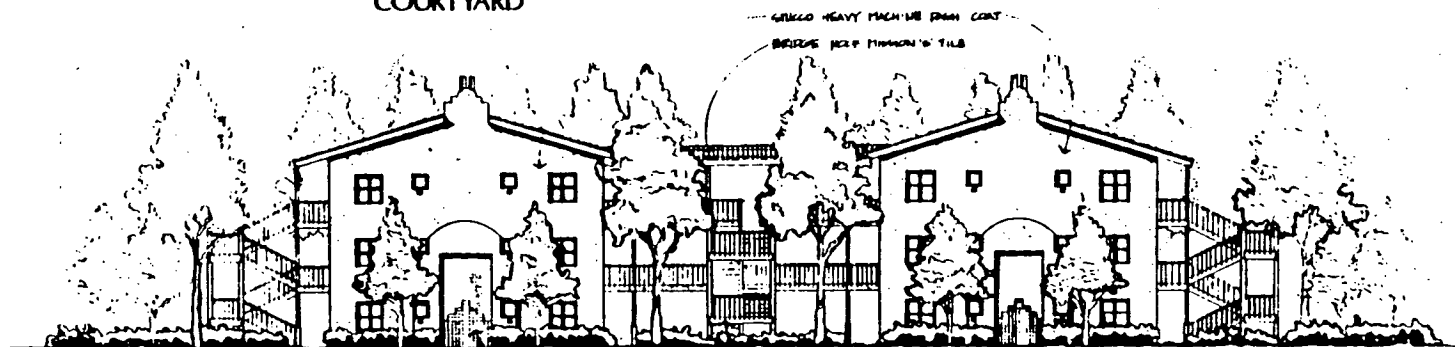
Jan 20

PHASE I - ELEVATIONS

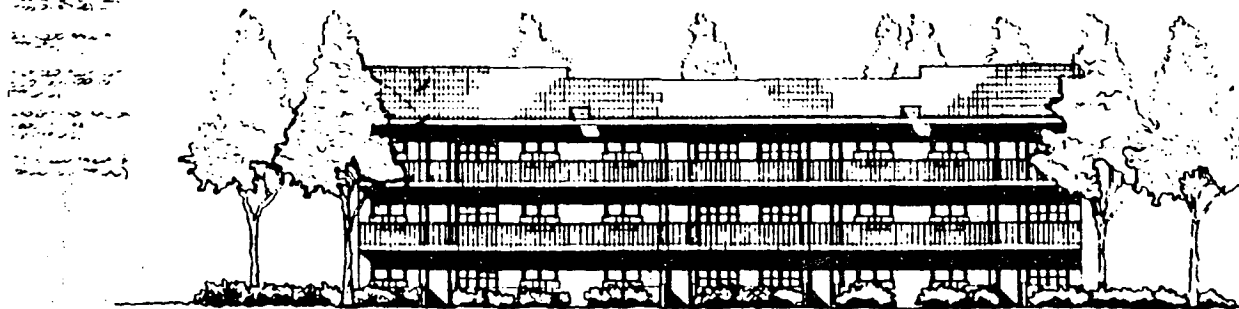
00048



COURTYARD



SIDE



EXTERIOR

TYPICAL CLUSTER ELEVATIONS

EXHIBIT J