

REPORT AMENDED BY CPC 8-13-87
CITY PLANNING COMMISSION

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

P-88-187

Save

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

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

LOCATION: 7415 Henrietta Drive

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

PROJECT INFORMATION:

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

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

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

Total: 7,602 sq. ft.



APPLC. NO. P87-296 **MEETING DATE** August 13, 1987 **ITEM NO.** 13

001075

G. Agency Comments

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

1. Traffic Engineer

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

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

RECOMMENDATION: Staff recommends the following actions:

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

Conditions - Special Permit

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

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

Findings of Fact - Special Permit

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

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

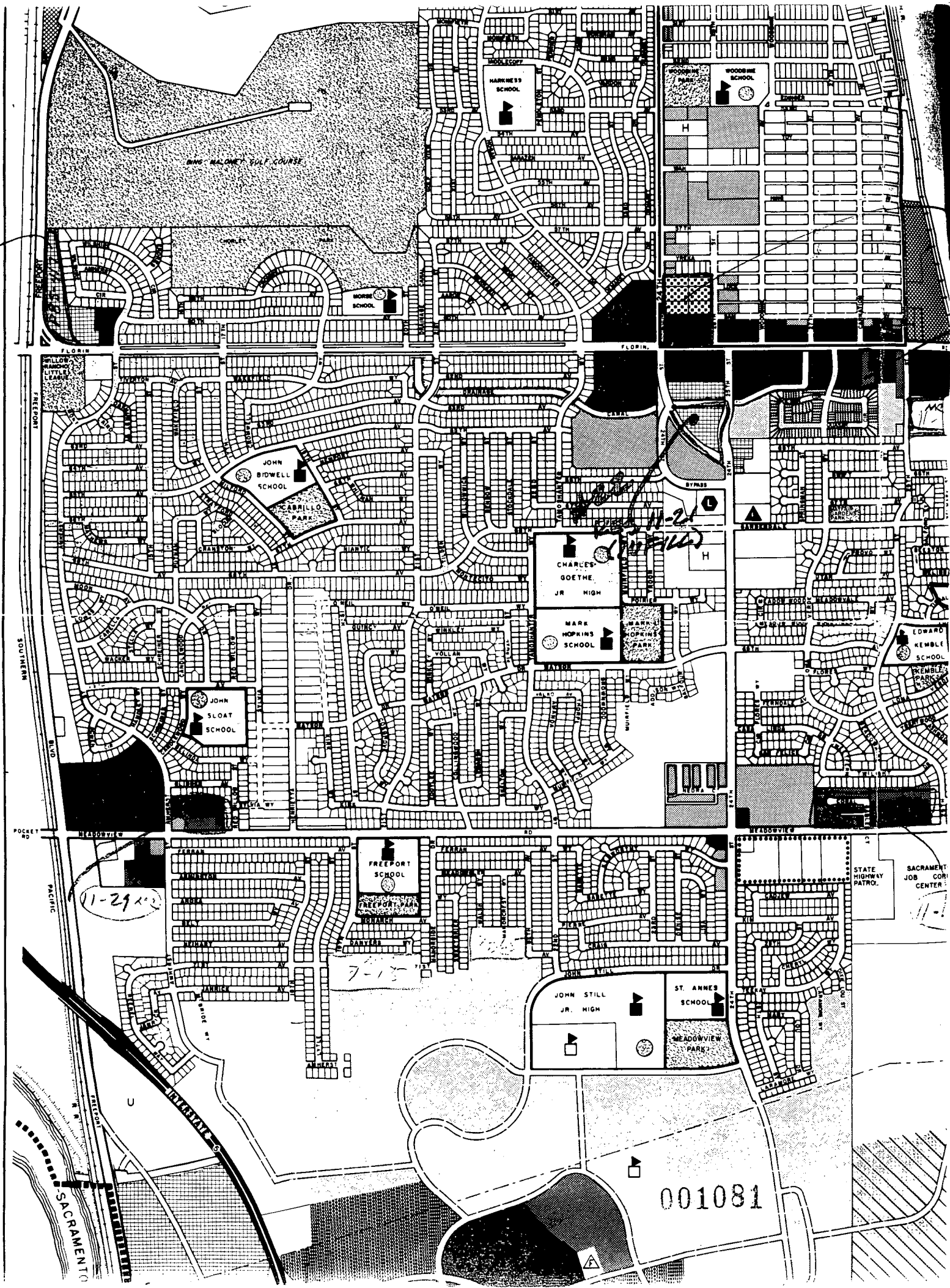
Conditions - Variance

1. The applicant shall maintain and repair existing fences.
2. *The applicant shall construct a 6' solid wood fence along the north property line (excluding front yard area). (CPC amended)*

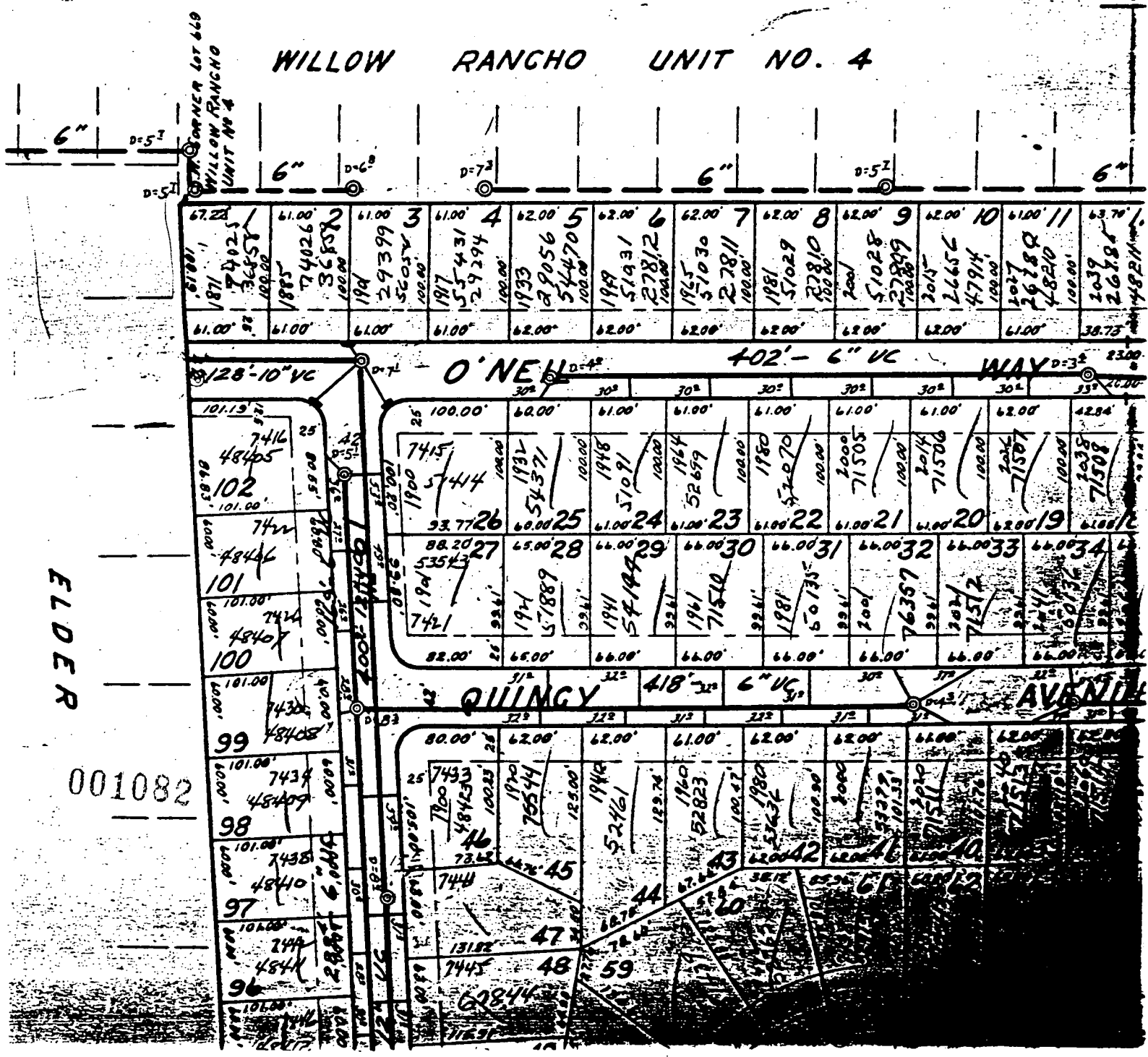
Findings of Fact - Variance from Six-foot High Masonry Wall

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

from office
to Commercial



421 5845 415 Hwy 100
 Harley R. Elizabeth Wood
MEADOWVIEW GARDENS
 421 5845
 SCALE 1" = 100'

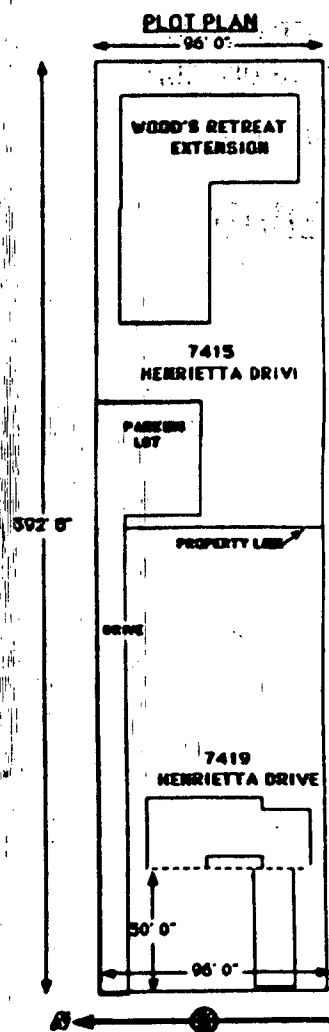


WOOD'S RETREAT EXTENSION - PLOT PLAN AND LOCATION MAP

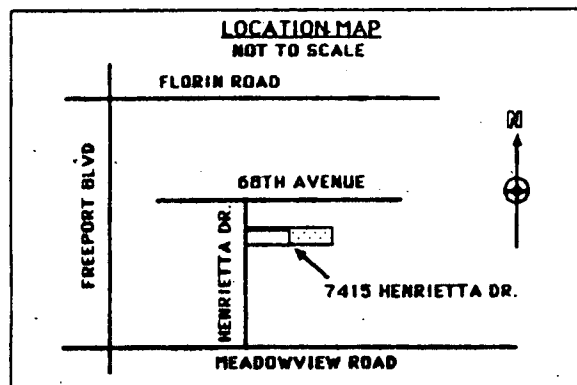
SHEET 2A

SITE PLAN OF WOOD'S RETREAT EXTENSION - A RESIDENTIAL FACILITY FOR AMBULATORY SENIOR CITIZENS

LOT 30A ELDER TRACT - APN 048-052-
LOT 31 ELDER TRACT - APN 048-052-04



11/23/07



GENERAL INFORMATION

- 1 - The Residential Facility will be located at
7415 Henrietta Drive (916) 421-5845
- 2 - The owners will be: Harley & Elizabeth Woodworth
- 3 - The operators will be: Philip & Rema Stout
- 4 - The contractor will be: Ronald Phillips - lic# 23383
- 5 - The heating & air conditioning, the electrical, the plumbing and the fire sprinkler system will be installed by licensed contractors who will meet all applicable requirements of the Uniform Building Code and/or Title 24 code requirements.

7415 Henrietta Dr.
Sacramento CA
95822

DESCRIPTION

1. LOT 30A WILL BE A NEW LOT CREATED BY DIVIDING LOT 31 (APN 048-052-04), ELDER TRACT. LOT 30A IS A VACANT LOT ZONED R1, PURCHASED FROM VERNON AND BERYL PEACE, 7419 HENRIETTA DRIVE, SACRAMENTO, CA. 95822, (420-4316). LOT 30A IS 0.3 ACRES, WITH NO EXISTING STRUCTURES OR TREES. WATER SUPPLY AND SEWAGE DISPOSAL WILL BE PROVIDED BY THE CITY OF SACRAMENTO.
2. THE PROPOSED USE OF LOT 30A WILL BE AN EXTENSION OF WOOD'S RETREAT, A RESIDENTIAL FACILITY FOR AMBULATORY SENIOR CITIZENS. WOOD'S RETREAT EXTENSION WILL CONSIST OF A CENTRAL LIVING-KITCHEN-DINING ROOM, EIGHT CLIENT BEDROOMS, FIVE CLIENT BATHROOMS, AN ASSISTANT MANAGER ROOM, A MANAGER'S OFFICE, AND A CONFERENCE ROOM. THERE WILL BE TEN BEDROOMS TOTAL, THREE SHOWERS, TEN BATHROOMS, LAUNDRY SERVICE, BEAUTY-SALON AND STORAGE ROOM. THERE WILL BE A 22 FOOT STREET ACCESS ON HENRIETTA DRIVE WITH A ONE FOOT ALL-WEATHER DRIVEWAY LEADING TO A 64 FOOT BY 48 FOOT PARKING AND TURNOFF AREA.
3. THERE IS AN EXISTING FIRE HYDRANT ON HENRIETTA DRIVE NEAR THE NORTH-WEST CORNER OF LOT 30.
4. THE NEAREST FIRE STATION IS LOCATED ON THE CORNER OF 80TH STREET AND GARDENDALE AVENUE AND IS ABOUT 0.9 MILE AWAY BY DIRECT ROUTE.
5. WATER SUPPLY FOR THE FIRE SPRINKLER SYSTEM OF WOOD'S RETREAT EXTENSION WILL CONNECT TO THE EXISTING FIRE SPRINKLER SYSTEM NEAR THE NORTH WALL OF WOOD'S RETREAT.
6. THE SEWER, GAS SERVICE AND WATER SUPPLY FOR WOOD'S RETREAT EXTENSION WILL BE CONNECTED TO EXISTING SERVICE ON 19TH STREET THROUGH AN EASEMENT ON THE SOUTH PROPERTY LINE OF LEO AND CARMER TAPSCO, (APN 048-142-02), LOT 101 MEADOWVIEW GARDENS, 7422 19TH STREET. COPY OF EASEMENT AGREEMENT IS ATTACHED.
7. THE ELECTRICAL SERVICE AND TELEPHONE FOR WOOD'S RETREAT EXTENSION WILL BE DISCONNECTED FROM THE EAST PROPERTY LINE.
8. THE ELECTRIC METER AND THE GAS METER FOR WOOD'S RETREAT EXTENSION WILL BE LOCATED NEAR THE NORTH-EAST CORNER OF THE FACILITY. THE ELECTRIC SERVICE PANEL FOR THE NEW FACILITY WILL BE LOCATED NEAR THE NORTH-EAST CORNER OF THE FACILITY.
9. WOOD'S RETREAT EXTENSION WILL HAVE THREE INDEPENDENT HEATING AND COOLING SYSTEMS. (THREE 100,000 BTU HEATING SYSTEMS WITH A 3 TON A/C IN THE WEST WING, A 4 TON IN THE KITCHEN-LIVING-DINING, AND A 3 TON IN THE SOUTH WING). EMERGENCY HEAT WILL COME FROM A BUILT-IN FIREPLACE HEATER.
10. WOOD'S RETREAT EXTENSION WILL HAVE TWO HOT-WATER HEATERS. (A 30 GALLON LOCATED IN THE SOUTH WING AND A AQUAVAC WATER HEATER IN THE WEST WING)
11. THERE WILL BE A BUILT-IN VACUUM CLEANER SYSTEM LOCATED IN THE SOUTH WING WITH ACCESSIBILITY FROM THE SOUTH WALL OF THE LOUNGE AREA.
12. CRAWL SPACES ARE LOCATED:
 - (A) ON THE NORTH WALL OF THE FACILITY NEAR THE NORTH-EAST CORNER;
 - (B) NEAR THE MIDDLE OF THE EAST WALL OF THE SOUTH WING;
 - (C) ON THE NORTH WALL OF THE FACILITY NEAR THE NORTH-WEST CORNER.
13. ATTIC ACCESS IN THE WEST HALL IS LOCATED BETWEEN THE TRUSSES IN THE SOUTH WALL OF THE SKYLIGHT WELL. IN THE SOUTH HALL ATTIC ACCESS IS LOCATED BETWEEN THE TRUSSES IN THE WEST WALL OF THE SKYLIGHT WELL.
14. THERE WILL BE A ONE FOOT ALL-WEATHER DRIVEWAY WITH ACCESS TO HENRIETTA DRIVE ALONG THE PROPERTY LINE OF LOT 30A.
15. THE PEACE'S (OWNERS) HAVE REQUESTED THAT THE NEW PROPERTY LINE FENCE BE A LINK-CHAIN FENCE NOT A WOODEN FENCE.

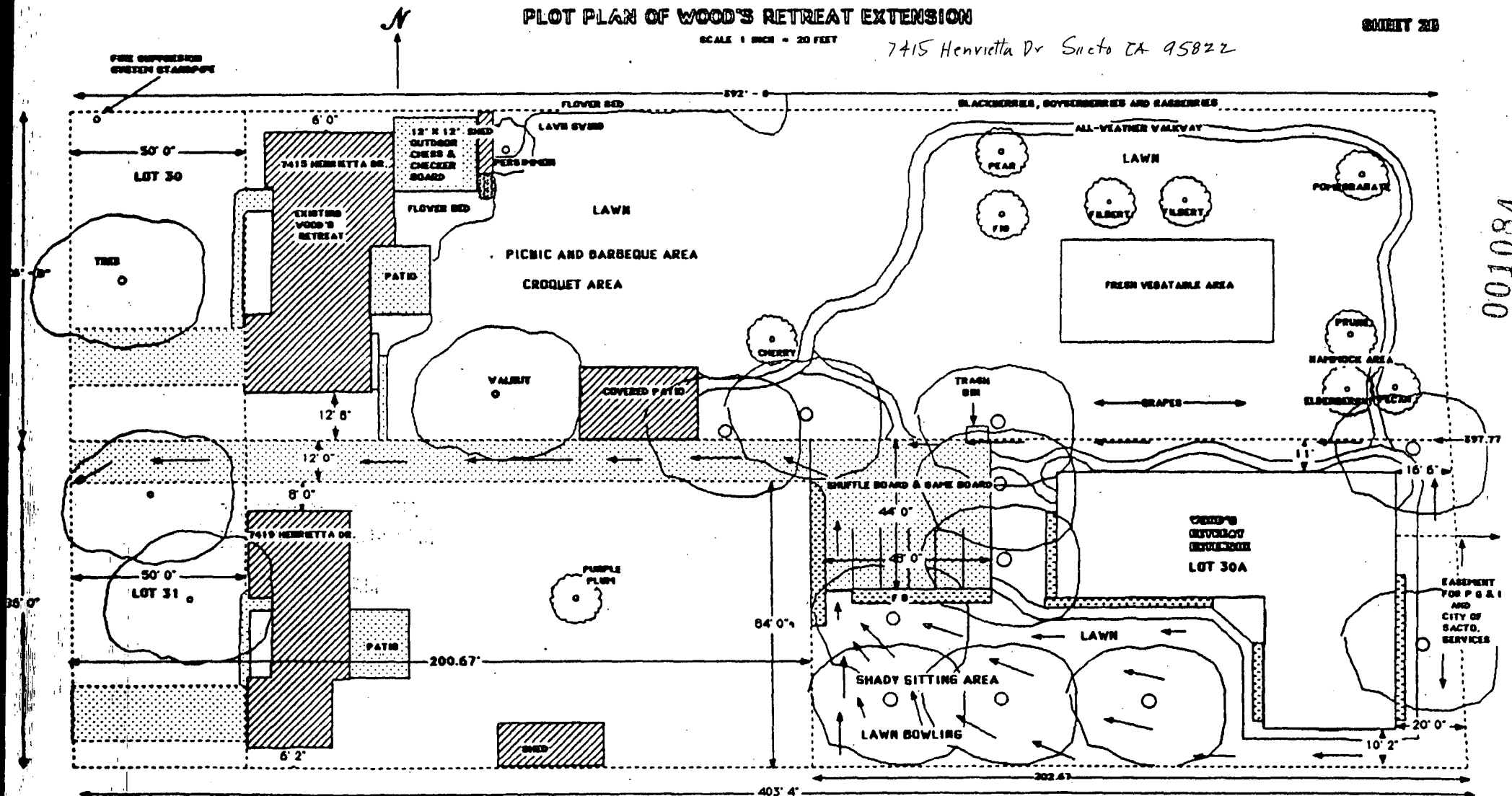
001003

PLOT PLAN OF WOOD'S RETREAT EXTENSION

SCALE 1 INCH = 20 FEET

7415 Henrietta Dr Sacto CA 95822

SHEET 2B



1. - LOT 30A WILL HAVE A 24' ACCESS TO HENRIETTA DRIVE. HARLEY & R. ELIZABETH WOODWORTH WILL GRANT A 12' EASEMENT ALONG THE SOUTH PROPERTY LINE OF LOT 30 TO LOT 30A, AND A 12' WIDE STRIP, 200.67' IN LENGTH WILL BE PURCHASED ALONG THE NORTH PROPERTY LINE OF LOT 31.

2. THE FENCE BETWEEN LOT 30 AND LOT 30A WILL BE REMOVED. A NEW LINK CHAIN FENCE WILL BE ERCTED BETWEEN THE SOUTH PROPERTY LINE OF LOT 30A AND THE NORTH PROPERTY LINE OF LOT 31. THE OWNERS OF LOT 31, MR & MRS VERNON MEADE HAVE REQUESTED THAT THE FENCE BE LINK CHAIN.

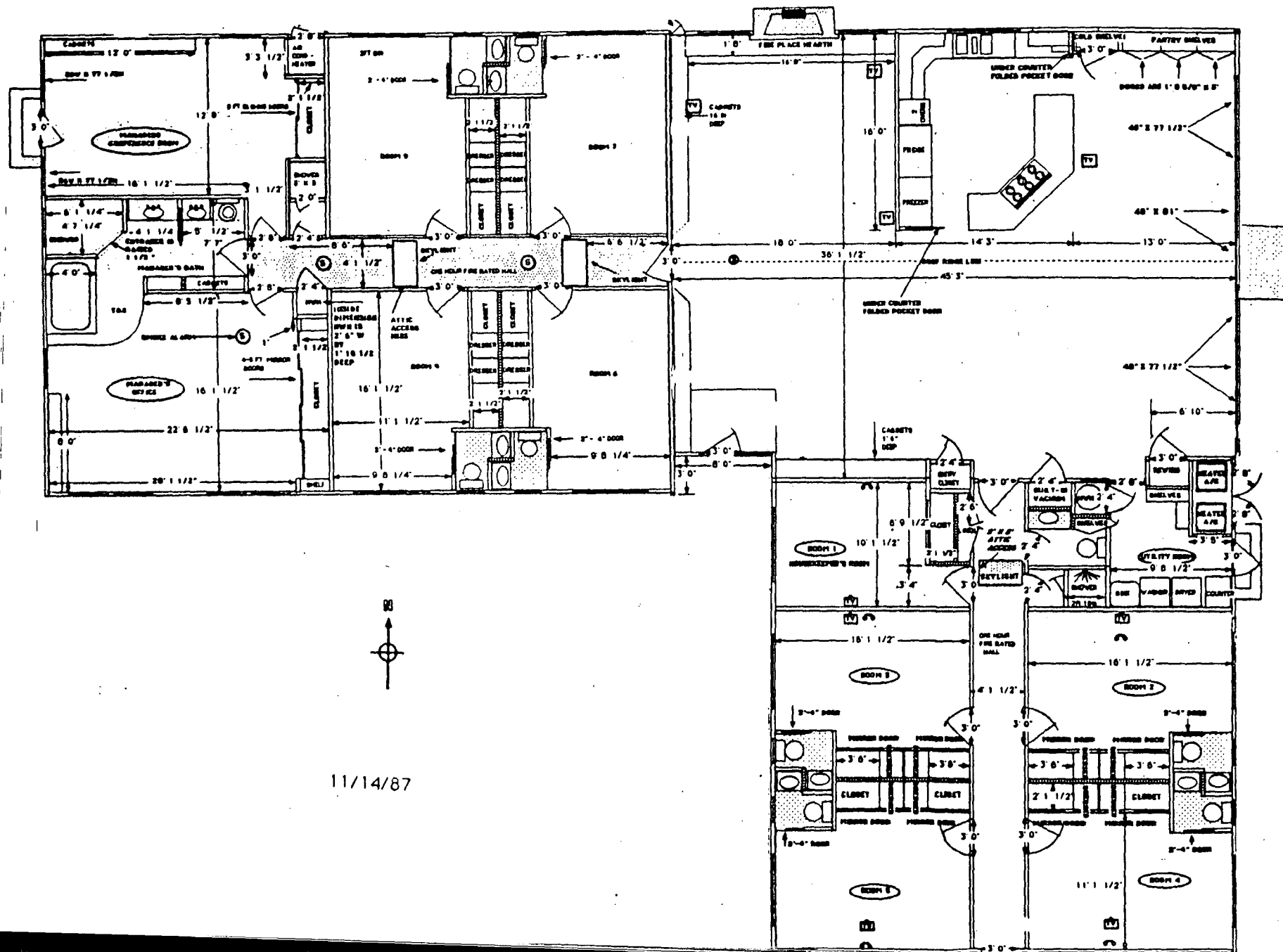
3. THE DRIVEWAY WILL BE DESIGNED TO CARRY EXCESS RAINFALL TO THE DRAINAGE CHANNEL ON HENRIETTA DRIVE.

4/16/88

001084

WOOD'S RETREAT EXTENSION GENERAL FLOOR PLAN SHEET 3

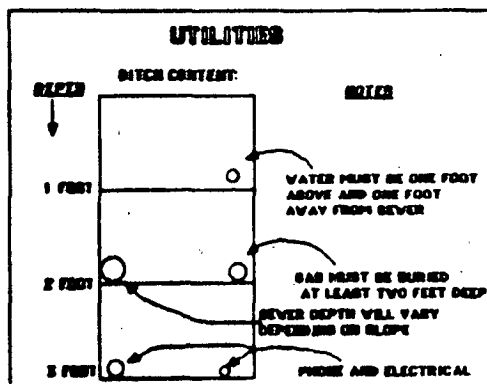
2415 Henrietta Drive Sacto CA 95822



WOOD'S RETREAT EXTENSION - MISCELLANEOUS DETAILS

SHEET 50

2415 Henrietta Dr Sacto CA 95822



**TENTATIVE MAP OF
LOT 31A, ELDER TRACT,
IN SACRAMENTO,
CALIFORNIA**
APRIL, 1980

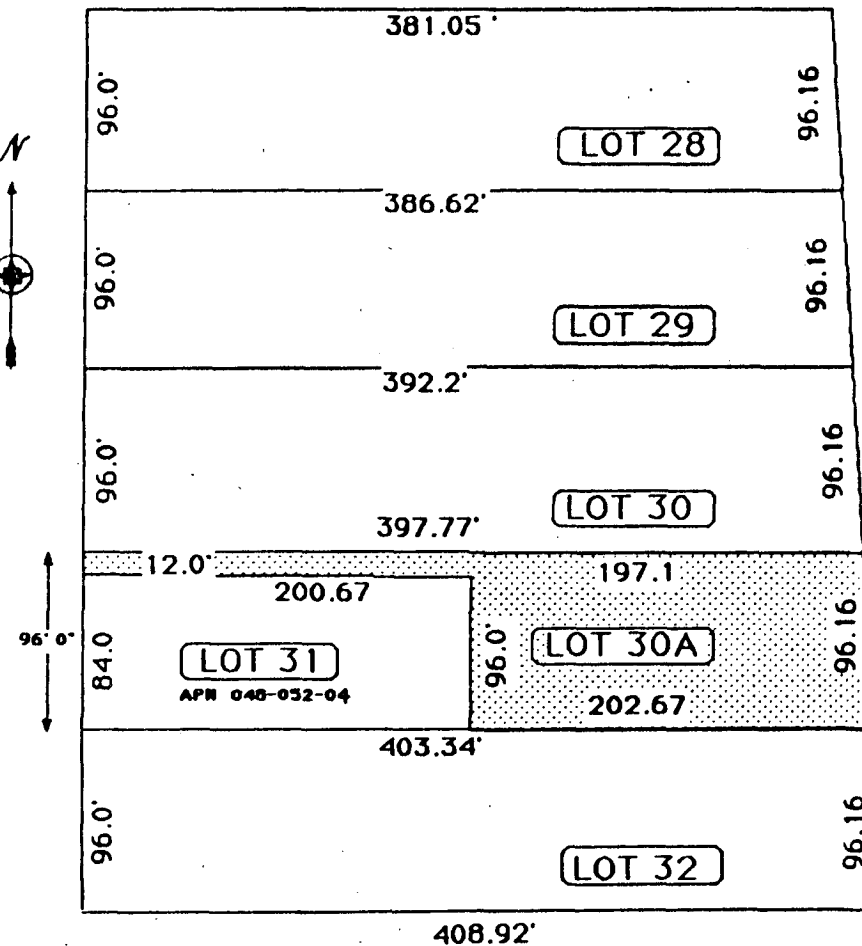
A proposal to develop a flag lot on the East one-half of Lot 31, Elder Tract, (APN 040-052-04) being a portion of the Southwest one-quarter of Section 1, Township 7 North, Range 4 East, Mount Diablo Base and Meridian. The lot is described as follows:
Beginning at a point on the north line of the Southwest one-quarter of Section 1, Township 7 North, Range 4 East, said line having a bearing of due East, said point being located on the intersection of the east line of existing Henrietta Drive which has a bearing of North 00 Degrees, 00 Minutes, 00 Seconds, thence South 00 Degrees, 00 Minutes, 00 Seconds, a distance of 200.0 feet to the northwest corner of Lot 31, thence North 397.77', thence South 3 Degrees, 19 Minutes, 20 Seconds a distance of 96.16', thence North 90 Degrees, 00 Minutes, 00 Seconds, a distance of 403.34, thence North 00 Degrees, 00 Minutes, 00 Seconds a distance of 96.00' to the northwest corner of said lot. The lot will be divided as follows:

Let 31 will now be a rectangle. Starting from the northwest corner of said lot, due East a distance of 200.67', thence due South 84.00' thence due West 200.67', thence 84.00' due North to the northwest corner of Lot 31.
Let 30A will start from the northwest corner of said Lot 31, due East a distance of 397.77', thence South 3 Degrees, 19 Minutes, 20 Seconds a distance of 96.16' thence due West 200.67', thence due North 84.00' thence due West 200.67', thence 12.00' due North to the northwest corner of existing Lot 31.

TENTATIVE MAP PROPOSED BY

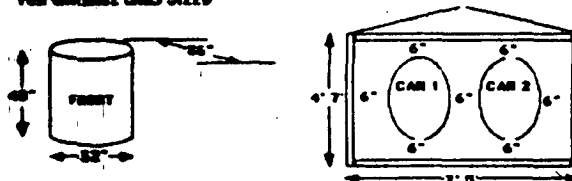
M. R. WOODWORTH,
LICENSE NUMBER CE 10389.

Harley K. Woodworth



BARRAGE ENCLOSURE

FOR GARAGE CAR SIZE



DECORATIVE REDWOOD ENCLOSURE
IS 84" FEET HIGH AND HAS A GATE
ON ONE SIDE.

11/14/87

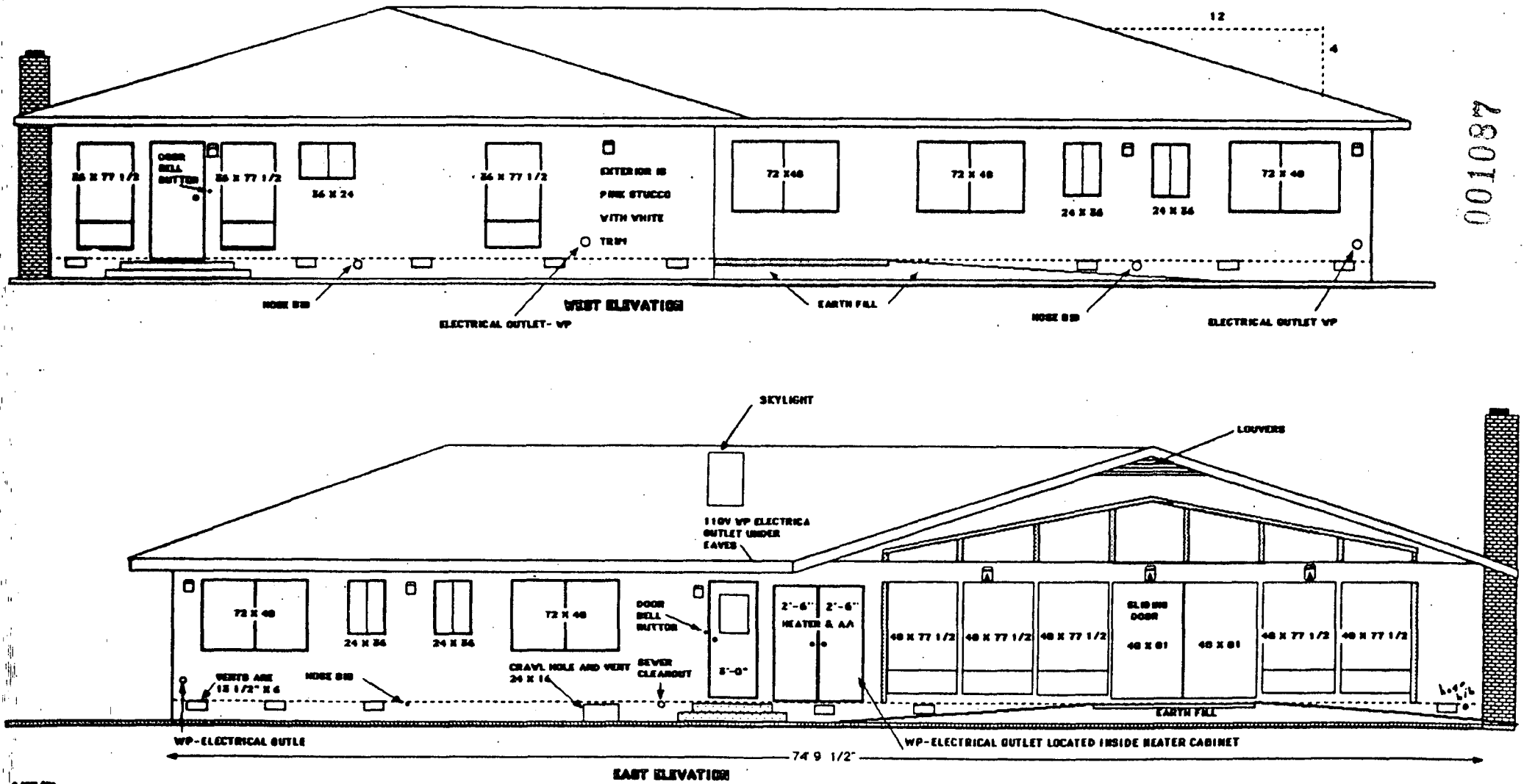
001086

7415 Henrietta Dr
Sacto. CA 95822

WOOD'S RETREAT EXTENSION - EAST & WEST ELEVATION PLANS

SHEET 7A

SCALE 1 INCH = 4 FEET



Wood's Retreat
7415 Henrietta Dr Sacto CA 95822

Standard Single Family

POR. ELDER TRACT B
CARELLA GARDENS UNIT NO 3 ANNEX

POR. MEADOWVIEW GARDENS

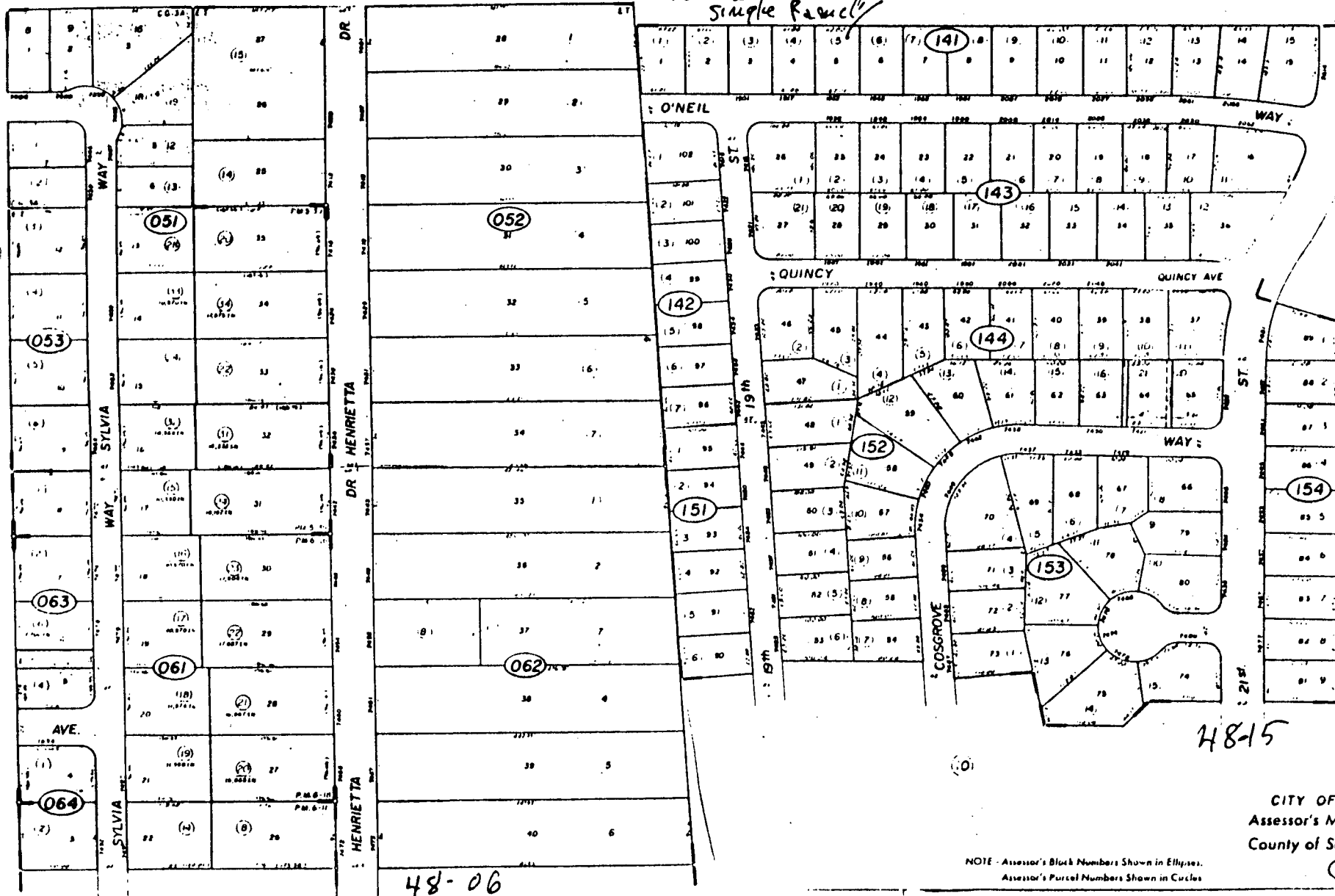
001489
48-14

Tax Area Code

Zone R1 Standard
Single Family

Bk. 47

Bk. 47



CITY OF SACR
Assessor's Map Bk
County of Sacram

EASEMENT AGREEMENT

THIS AGREEMENT, MADE THIS SIXTEENTH DAY OF APRIL IN
THE YEAR ONE THOUSAND NINE HUNDRED AND EIGHTY-EIGHT

BETWEEN

LEO U. AND CARMEN TAPURO
WHO RESIDE AT 7422 19TH STREET
IN SACRAMENTO, CALIFORNIA

AND

HARLEY R. & R. ELIZABETH WOODWORTH
WHO RESIDE AT 7415 HENRIETTA DRIVE
IN SACRAMENTO, CALIFORNIA

WITNESSETH: THAT LEO U. & CARMEN TAPURO
DO HEREBY GRANT AN EASEMENT TO
HARLEY R. & R. ELIZABETH WOODWORTH
ALONG THE SOUTH PROPERTY LINE OF THEIR LOT,
SUCH LOT BEING DESCRIBED AS
APN 048-142-02, AND
LOCATED AT 7422 19TH STREET,

SAID EASEMENT TO BE USED TO PROVIDE A RIGHT-OF-WAY
FOR SEWER, WATER AND GAS TO PROPERTY OWNED BY THE
SAID WOODWORTH'S.

PROVIDED, THAT THE SOUTH PROPERTY LINE OF THE LOT
DESCRIBED AS APN 048-142-02 IS RESTORED TO THE SAME
STATE THAT EXISTED PRIOR TO THE CONSTRUCTION. IN ADDITION,
IF IN THE FUTURE, THE WOODWORTH'S REQUIRE ADDITIONAL
ACCESS FOR REPAIRS, THE SITE WILL BE RESTORED AS BEFORE.

IN WITNESS WHEREOF, THE PARTIES HERETO AND WITNESSES
HERETO HAVE EXECUTED THESE PRESENTS IN DUPLICATE
ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

PARTIES:

WITNESSES:

001090

Leo U. Tapuro
.....
LEO U. TAPURO
Carmen Tapuro
.....
CARMEN TAPURO

Harley R. Woodworth
.....
HARLEY R. WOODWORTH
R. Elizabeth Woodworth
.....
R. ELIZABETH WOODWORTH
Norman H. Sedgwick
.....
NORMAN H. SEDGWICK