

19



# CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT  
1231 "I" Street Sacramento, Ca. 95814

Administration  
Room 300 449-5571  
Building Inspections  
Room 200 449-5716  
Planning  
Room 200 449-5604

**APPROVED**  
BY THE CITY COUNCIL

**DEC 23 1986**

OFFICE OF THE  
CITY CLERK

December 18, 1986

City Council  
Sacramento, California

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
  2. Amendment of Development Guidelines for Creekside Village PUD
  3. Amendment of Schematic Plan for Creekside Village PUD (P86-404)

LOCATION: 7750 La Mancha Way

SUMMARY

The subject site was approved for a Senior Citizen Housing Complex in 1984 at a density of forty units per acre. The applicant is requesting approval to modify portions of the project from apartments for seniors to congregate care and to residential care. The Planning Commission and staff recommend approval of the change.

BACKGROUND INFORMATION

The subject site is divided into three lots for senior apartments. The following is a summary of the proposed change:

<u>1984 Approval</u>	<u>Change Requested</u>
Lots 1-4: Commercial uses	No change
Lot 5: 168 apartment units	No change
Lot 6: 174 apartment units	182 congregate care
Lot 7: 128 apartment units	120 unit residential care

A congregate care facility provides central dining, laundry and other limited personal services. No licensing by the State is required. The residential care facility requires State licensing and provides care and supervision to persons less capable of mobility and/or independent living.

The project design and development standards were reviewed by the Planning Commission under special permits and approved with conditions as recommended by staff.

VOTE OF THE PLANNING COMMISSION

On November 13, 1986, the Planning Commission voted eight ayes and one absent, to recommend approval of the request.

RECOMMENDATION

The Planning Commission and staff recommend the following action by the City Council:

- 1. Ratify the Negative Declaration; and
- 2. Adopt the attached Resolution to amend the Development Guidelines and Schematic Plan.

Respectfully submitted,

*Marty Van Duyn*

Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

AG:lao  
attachments  
P86-404

December 23, 1986  
District No. 7

Sacramento City Planning Commission  
VOTING RECORD

MEETING DATE  
11-13-86

ITEM NUMBER  
20B

PERMIT NUMBER  
P- 86-404

ENTITLEMENTS

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- LOT LINE ADJUSTMENT
- ENVIRONMENTAL DET.
- OTHER Planned Unit Dev. guideline Amendment

STAFF RECOMENDATION  
 Favorable  Unfavorable

Correspondence  
 Petition

LOCATION  
7750 LA Mancha way

PROPOSERS

NAME	ADDRESS

OPPOSERS

NAME	ADDRESS

MOTION#

	YES	NO	MOTION SECOND
Chinn	<input checked="" type="checkbox"/>		
Ferris	<u>Absent</u>		
Goodin	<input checked="" type="checkbox"/>		
Hollick	<input checked="" type="checkbox"/>		
Holloway	<input checked="" type="checkbox"/>		
Otto	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Ramirez	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Walton	<input checked="" type="checkbox"/>		
Ishmael	<input checked="" type="checkbox"/>		

MOTION

- TO APPROVE
- TO DENY
- TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
- TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT
- INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE
- TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
- TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL
- TO RATIFY NEGATIVE DECLARATION
- TO CONTINUE TO \_\_\_\_\_ MEETING
- OTHER \_\_\_\_\_

# RESOLUTION No. 86-971

Adopted by The Sacramento City Council on date of

A RESOLUTION AMENDING THE CREEKSIDE VILLAGE PUD SCHEMATIC PLAN AND DEVELOPMENT GUIDELINES TO REDUCE THE NUMBER OF STRUCTURES, REDUCE NUMBER OF PARKING SPACES AND TO CHANGE THE USE ON TWO LOTS TO CONGREGATE CARE AND RESIDENTIAL CARE FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A-1. (P86-404) (APN: 118-103-07)

**APPROVED**  
BY THE CITY COUNCIL

DEC 23 1986

OFFICE OF THE  
CITY CLERK

WHEREAS, the City Council conducted a public hearing on December 23, 1986, concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed plan amendment is compatible with the surrounding uses;
2. The subject site is suitable for congregate and residential care development; and
3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO that the uses, parking and number of buildings in the Creekside Village PUD Schematic Plan and Guidelines are amended as described on the attached Exhibit A-1.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P86-404

# EXHIBIT A-1

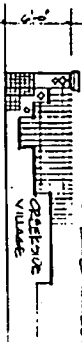
P86404

VICINITY MAP:  
SHEET

PROJECT LOCATION



ENTRY GATE SIGNAGE  
SCALE 3/16" = 1'-0"

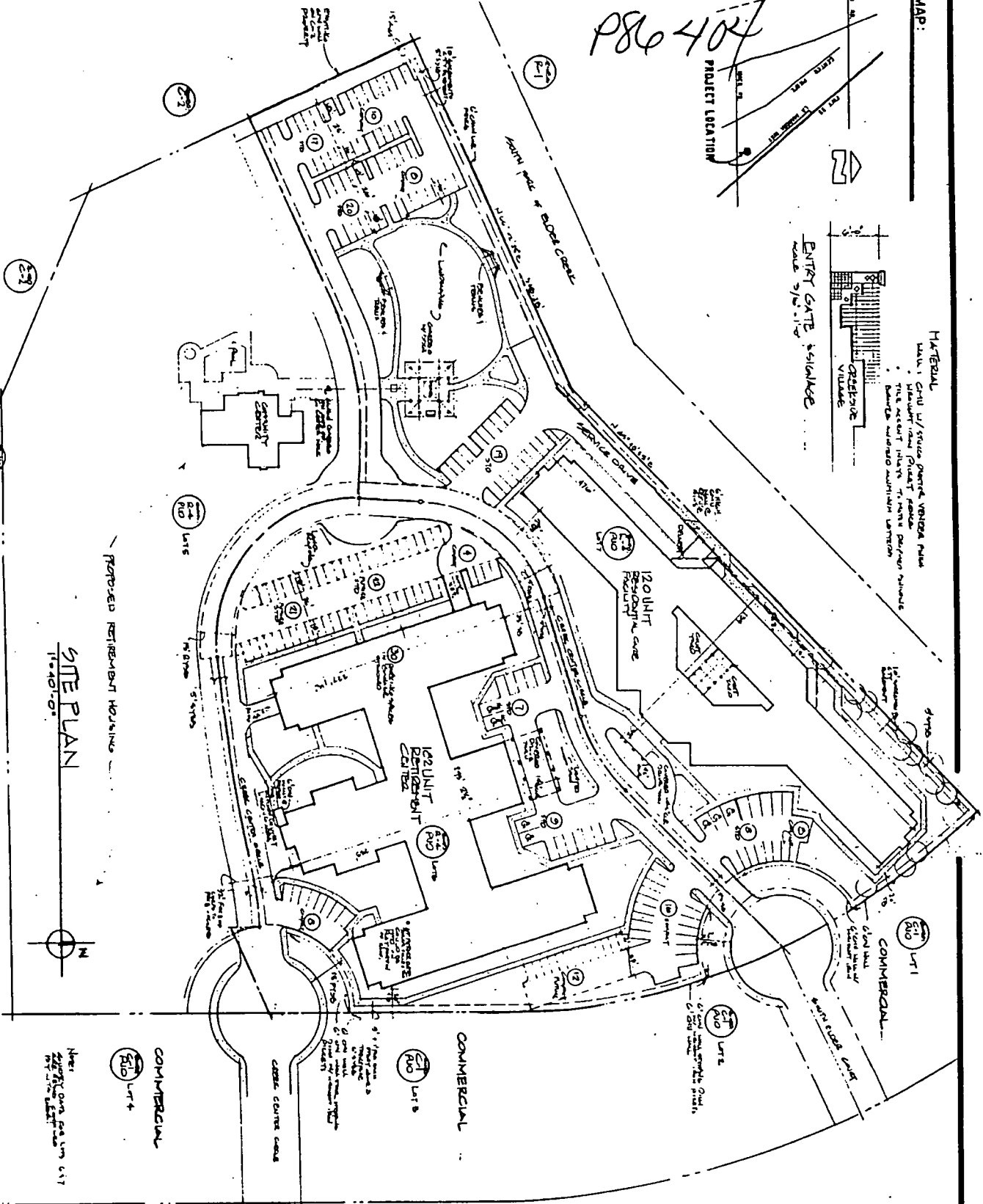


HORIZONTAL

- 1. Main Entry
- 2. Security Check Point
- 3. The recent plant in the parking area
- 4. Barbed wire and chain link fence

## SITE PLAN

PROPOSED RETIREMENT HOUSING



LA MANCHA WAY

# CITY PLANNING COMMISSION

19

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

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 162 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.

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.

8



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, 61.4 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.

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.

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 receded 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.

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.

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.

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.

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.

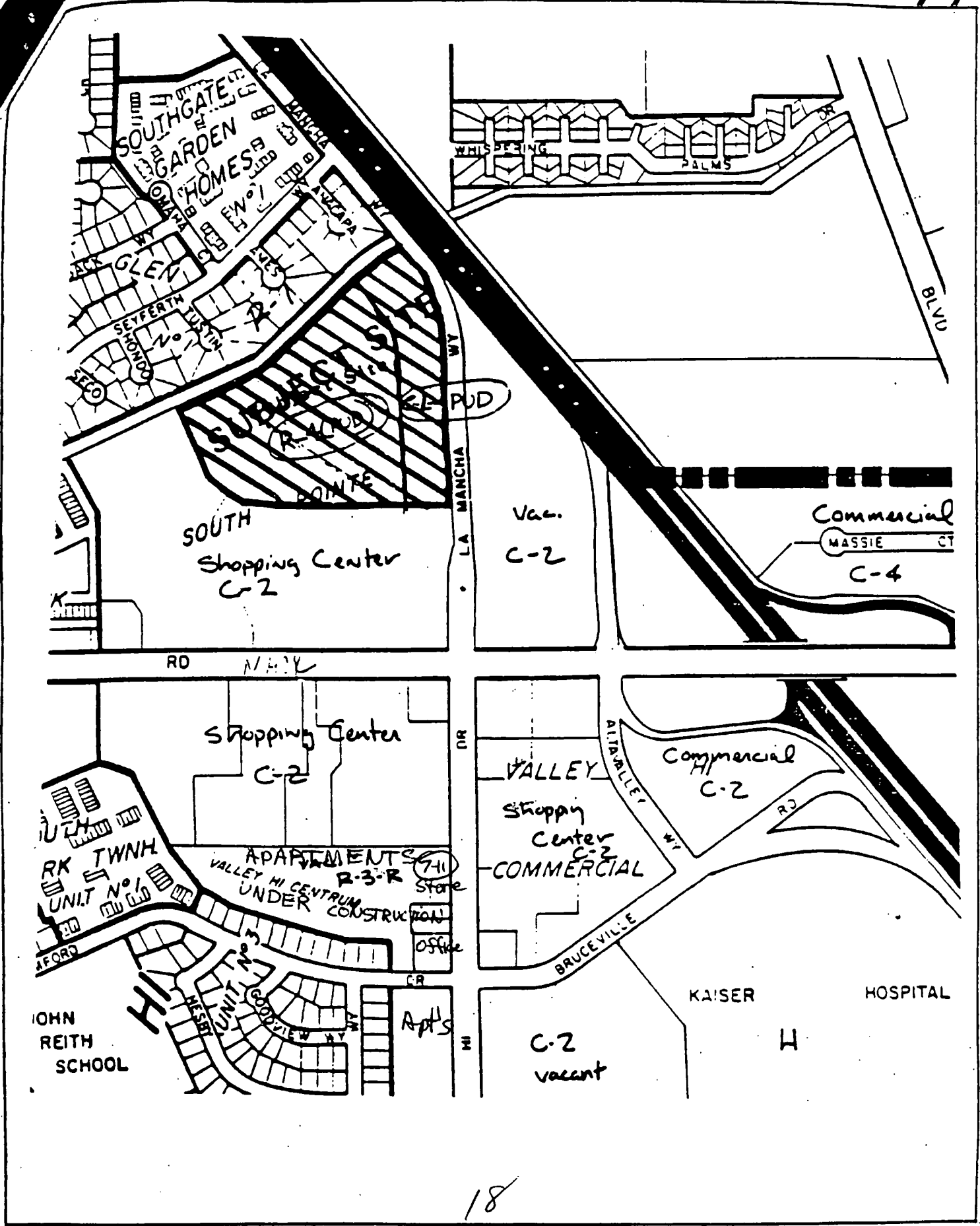
Variance - Findings of Fact - Approval - Parking Reduction and Wall Waiver

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."



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.



18

# VICINITY - LAND USE - ZONING

CITY OF SACRAMENTO  
APRIL, 1985

JT  
SHE

**BASIS OF**

THE BEARINGS  
MONUMENTS FOR  
SHOWN ON 62

**SOILS RE**

A SOILS REPORT  
IN AUGUST, 196  
IS ON FILE &  
CITY OF SACRA.

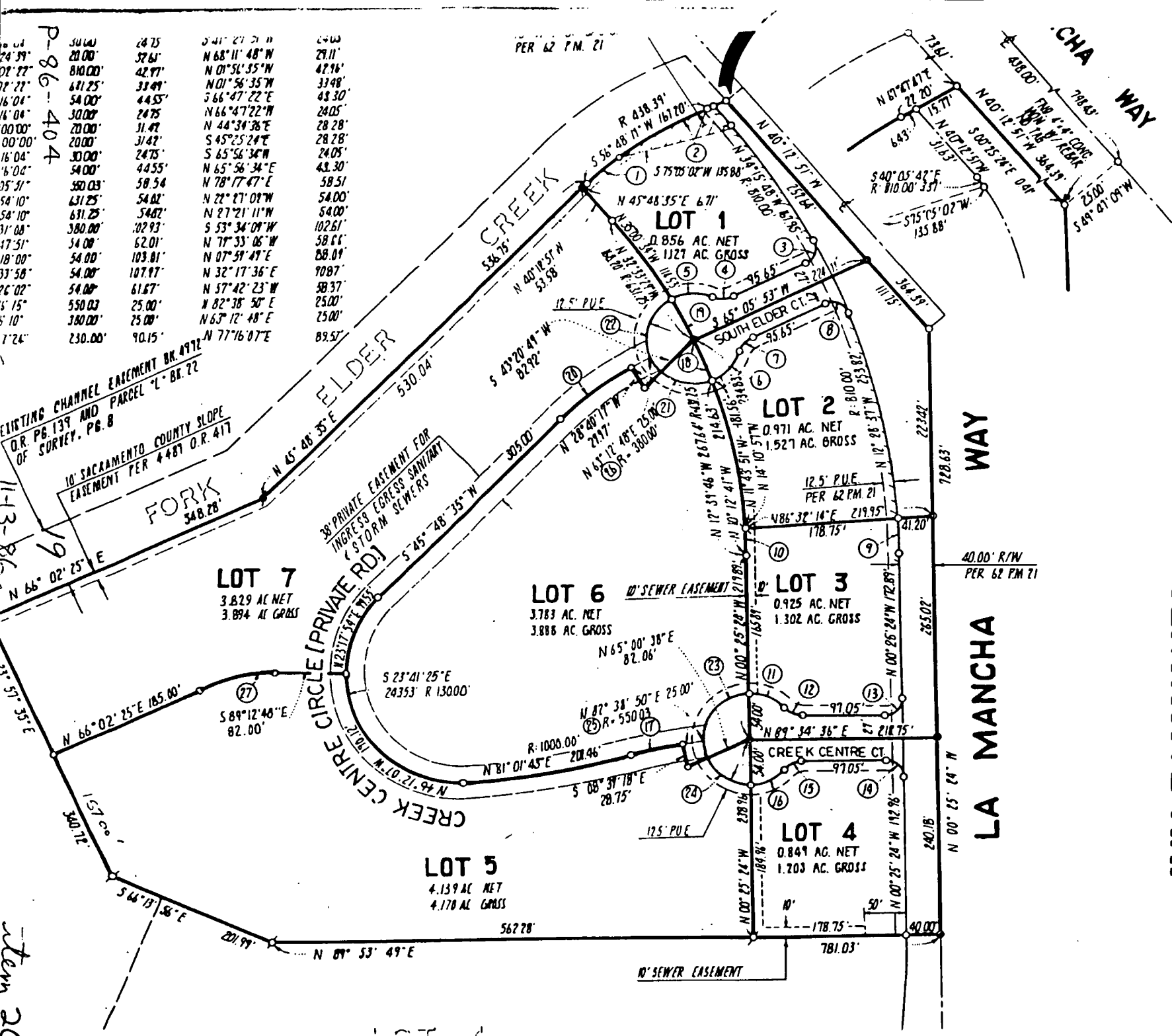
**LEGEND**

- ◆ FOUND 3/4"
- FOUND 1/4"
- DIMENSION
- SET P-K 1
- ⊕ SET 1/4" IR
- ACCESS RIGI
- EXISTING R
- EXISTING P
- PROPOSED P
- PROPOSED RI

**NOTE:**

1. THIS SUBD  
NORTH SO  
THE SATIS  
TITLE 24

TENTATIVE MAP



P-86-404

24.75	341° 27' 21" N	24.00	29.11"
20.00	N 68° 11' 48" W	29.11"	42.76'
810.00'	N 01° 54' 35" W	42.76'	33.48'
671.25'	N 01° 56' 35" W	33.48'	48.30'
54.00'	S 66° 47' 22" E	48.30'	24.05'
33.49'	N 66° 47' 22" W	24.05'	28.28'
44.55'	N 44° 34' 36" E	28.28'	28.28'
24.75'	S 45° 25' 24" E	28.28'	24.05'
31.42'	S 65° 56' 34" W	24.05'	48.30'
20.00'	N 65° 56' 34" E	48.30'	58.51'
30.00'	N 78° 17' 47" E	58.51'	54.00'
54.00'	N 22° 27' 01" W	54.00'	54.00'
58.03'	N 27° 21' 11" W	54.00'	102.61'
631.25'	S 53° 34' 04" W	102.61'	58.66'
54.00'	N 77° 33' 06" W	58.66'	88.04'
631.25'	N 07° 59' 49" E	88.04'	90.87'
631.25'	N 32° 17' 36" E	90.87'	58.37'
102.93'	N 57° 42' 23" W	58.37'	25.00'
54.00'	N 82° 38' 50" E	25.00'	25.00'
62.01'	N 63° 12' 48" E	25.00'	89.57'
103.81'	N 77° 16' 07" E	89.57'	
54.00'			
107.97'			
61.67'			
25.00'			
25.00'			
380.00'			
25.00'			
230.00'			

EXISTING CHANNEL EASEMENT BK. 4972  
O.R. PG. 139 AND PARCEL "L" BK. 22  
OF SURVEY, PG. 8

10 SACRAMENTO COUNTY SLOPE  
EASEMENT PER 4487 O.R. 417

FORK  
548.28'

38' PRIVATE EASEMENT FOR  
INGRESS EGRESS SANITARY  
(S) STORM SEWERS

58' PRIVATE EASEMENT FOR  
INGRESS EGRESS SANITARY  
(S) STORM SEWERS

stem 20

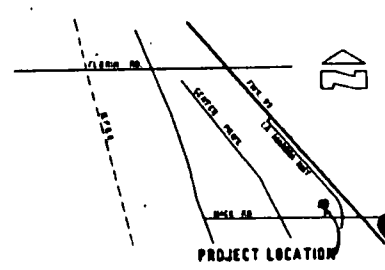
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P-86-404

11-13-86

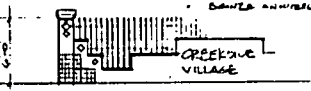
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VICINITY MAP:



MATERIAL

- WALL: CMU w/ stone plaster VENEER panels
- WINDOOR HEAD: PLIANT panels
- TILE ACCENT: MOUNTAIN TILE
- DOOR: ANODIZED ALUMINUM LETTERS



ENTRY GATE & SIGNAGE

6 foot WALL

Lot 7

2 Stories

120 UNIT RESIDENTIAL CARE FACILITY

4 Stories

102 UNIT RETIREMENT CENTER

Lot 6

6' WALL

LA MANCHA WAY

SITE PLAN

Phase I - 168 Units  
PROPOSED RETIREMENT HOUSING in 8 Buildings

SITE PLAN  
1" = 40'-0"



Notes:  
 1. SEE ALL NOTES ON SHEET 0-22  
 2. SEE ALL NOTES ON SHEET 0-23

DATE	11-13-86
BY	STC/SL
SCALE	1" = 40'-0"

**DON R. KIKKANAN**  
 ARCHITECT  
 110 S. 15th Street  
 Sacramento, CA 95811  
 (916) 441-1111



CREEKSIDE VILLAGE  
 LA MANCHA WAY  
 SACRAMENTO, CA  
 SITE PLAN

NO.	0-22
DATE	11-13-86
BY	STC/SL
SCALE	1" = 40'-0"

19

P-86-404

DEVELOPERS: B & E Associates  
1555 Webster Street  
Fairfield, CA 94533

ARCHITECT/CONSTRUCTION MANAGER: The Wedgwood Group Inc  
816 N.E. 87th Ave.  
Vancouver, WA 98664

CREEKSIDE VILLAGE  
RETIREMENT CENTER UNIT MIX  
7750 La Mancha Way  
Sacramento, CA

UNIT	AREA	C	1	2	3	TOTAL
A STUDIO	384 sf	7	4	6	6	23
B 1BR	576	12	13	21	22	70
C 2BR	918	4	8	8	8	28
D 3BR	1009	0	0	0	2	2
E 1BR	702	2	0	4	4	10
F STUDIO	384	1	2	2	2	7
G STUDIO	448	0	0	4	4	8
H 1BR	768	0	0	1	1	2
J 1BR	558	2	4	4	4	14
K 1BR	702	3	3	4	4	14
L STUDIO	432	0	0	0	1	1
MAX 2BR	912	0	1	0	1	1
						187 UNITS
41 STUDIO	231					
110 1-BEDROOM UNITS	601					
31 2-BEDROOM UNITS	171					

LOT #6 3.0227 acres 166,517 sf

182 Unit Congregate Living Retirement Center

Building sq ft net without garage 161,534 sf  
Building sq ft gross with garage 173,804 sf  
Building footprint @ grade 42,884 sf  
Average sq ft per unit = 953.9 sf

Parking: Required: 0.7 spaces per unit  
Provided: 129 spaces  
Standard: 89 - 892  
Compact: 40 - 312

Variance requested: 0.4 spaces per unit  
Spaces provided: 74, 55 future  
Standard: 48 - 622  
Compact: 28 - 382

Height: Required: 35' maximum to plate line  
Variance requested 40' to plate line

Setbacks: Required: Front yard 25'  
Provided: 25'  
Required: Side yard 5' + 1' for ea. story above 3,  
thereof 4'  
Provided: 20' minimum  
Required: Rear yard 15'  
Provided: 25' minimum  
Required: Building/Road Setback 25' minimum  
Provided: 25'

Building Coverage: 42,884 sf  
Required: 60% Max allowed  
Provided: 25.75 %

Walks/Paving: 47,800 sf  
Provided: 28,711

Landscaping: 75,833 sf  
Provided: 45,571

Minimum Lot Area per Dwelling Unit:  
Required: 750 sf/unit  
Actual: 914.93 sf/unit

LOT #7 3.9487 acres 172,005 sf

120 Unit Congregate Care Center (Residential Care Facility)

Building sq ft gross 71,822 sf  
Building footprint @ grade 34,459 sf  
Average sq ft/unit = 598.5 sf

Parking: Required: 0.5 spaces/bed  
Provided: 90 spaces  
Standard: 64 - 712  
Compact: 28 - 292

Height: Required: 35' Maximum to plate line  
Actual: 19' to plate line  
33' max building height at covers and  
clerestory window over lobby.

Setbacks: Required: Front yard 25'  
Provided: 23'  
Required: Side yard 5'  
Provided: 12' min  
Required: Rear yard 15'  
Provided: 13' min  
Required: Building/Road setback 25' min  
Provided: 25'

Building Coverage: 34,459 sf  
Required: 60 max %  
Provided: 20.03%

Walks/Paving: 70,300 sf  
Provided: 40,871

Landscaping: 67,246 sf  
Provided: 39,10 %

Minimum Lot Area per Dwelling Unit  
Required: 750 sf/unit  
Actual: 1433.38 sf/unit

180 beds of RCF care - licensed by California State

Semi private #1 60 beds  
#2 60 beds  
Private 60 beds

Average sq ft per bed = 71,822/180 = 399.01

INDEX TO DRAWINGS

PAGE	CONTENTS
A-1	SITE PLAN
A-2	RESIDENTIAL CARE FACILITY FIRST FLOOR PLAN & ELEVATION
A-3	RESIDENTIAL CARE FACILITY SECOND FLOOR PLAN & TYPICAL UNITS
A-4	RETIREMENT RESIDENCE GROUND FLOOR PLAN
A-5	RETIREMENT RESIDENCE FIRST FLOOR PLAN
A-6	RETIREMENT RESIDENCE SECOND FLOOR PLAN
A-7	RETIREMENT RESIDENCE THIRD FLOOR PLAN

SITE STATISTICS

DATE: 11-13-86  
DRAWN BY: [ ]  
CHECKED BY: [ ]  
PROJECT NO. 86-82

DON R. KIRKMAN  
ARCHITECT  
100 N. 11th Street  
Sacramento, CA 95811  
TEL: 916-441-1111

THE WEDGWOOD GROUP INC.

CREEKSIDE VILLAGE  
LA MANCHA WAY  
SACRAMENTO, CA

19

11-13-86

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stem 20

P-86-404

11-13-86  
22



**ARCHITECT**  
**THE WEDGWOOD GROUP INC**  
 VANCOUVER WA

**DEVELOPERS**  
**H & E ASSOC**  
 FAIRFIELD CA

**CREEKSIDE VILLAGE**  
 LA MANCHA WAY  
 SACRAMENTO CA

**LOT 6 ELEVATION**

19

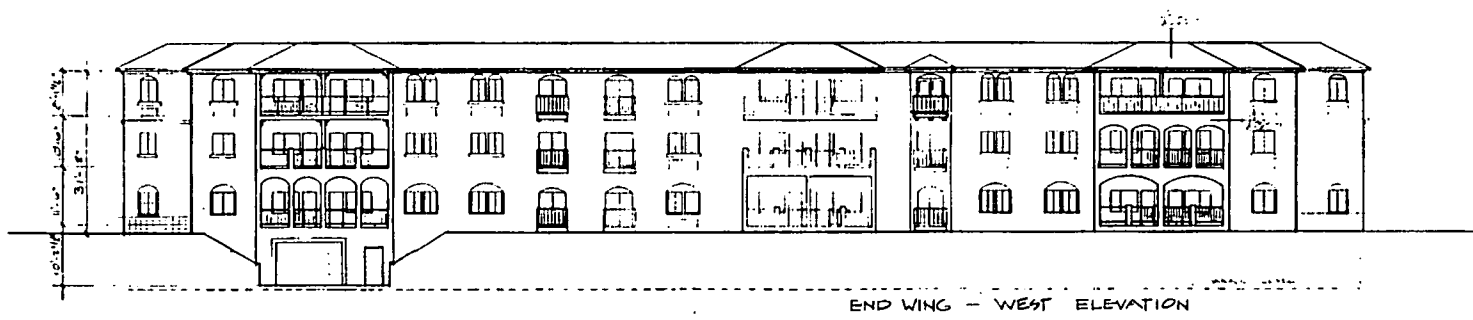
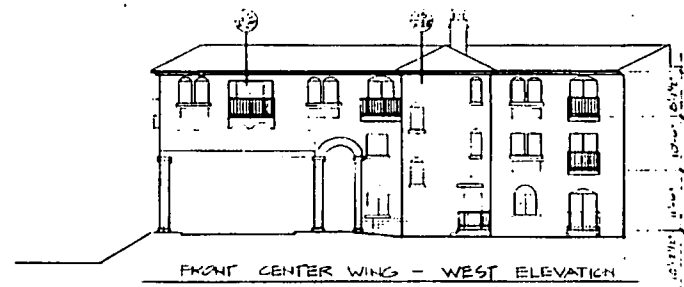
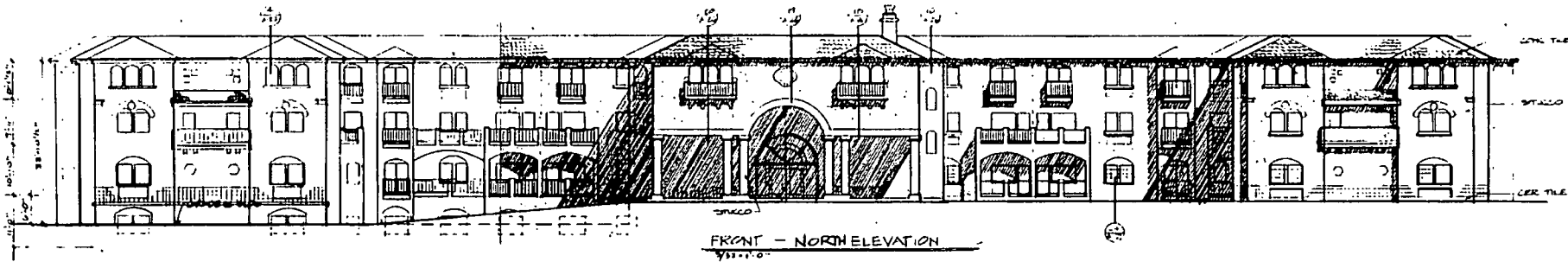
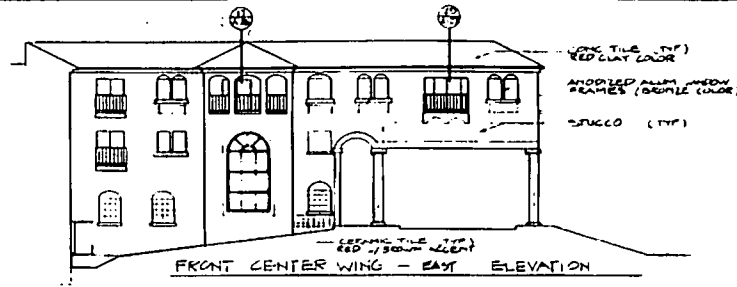
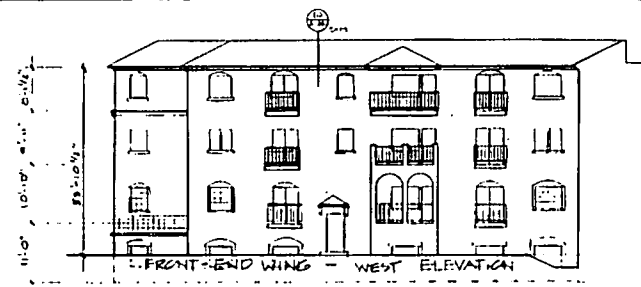
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11-13-86

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Item 20



SHEET NO.	
DATE	
PROJECT	

**DON R. KIRKMAN**  
ARCHITECT

**THE WEDGWOOD GROUP INC**

CREEKSIDE VILLAGE  
LA MANCHA WAY  
SACRAMENTO, CA

SHEET NO.	<b>A 8</b>
PROJECT NO.	

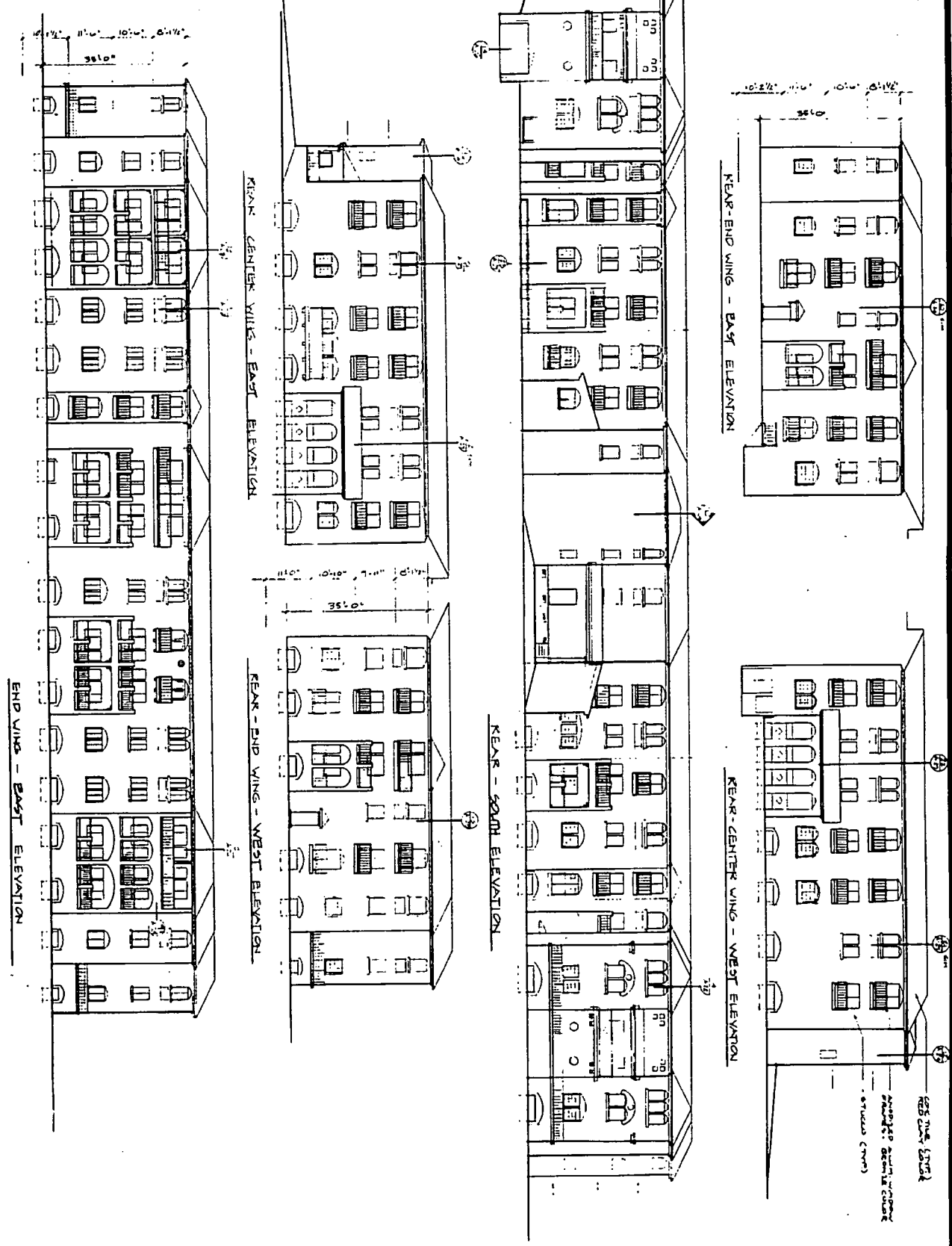
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Item 20

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27



6  
A 9  
PROJECT NO.

CREEKSIDE VILLAGE  
LA MANCHA WAY  
SACRAMENTO, CA

 THE WEDWOOD GROUP INC

DON R. KIRKMAN  
ARCHITECT  
5141 E. 84th Street  
Lakewood  
Washington State  
206-882-8200

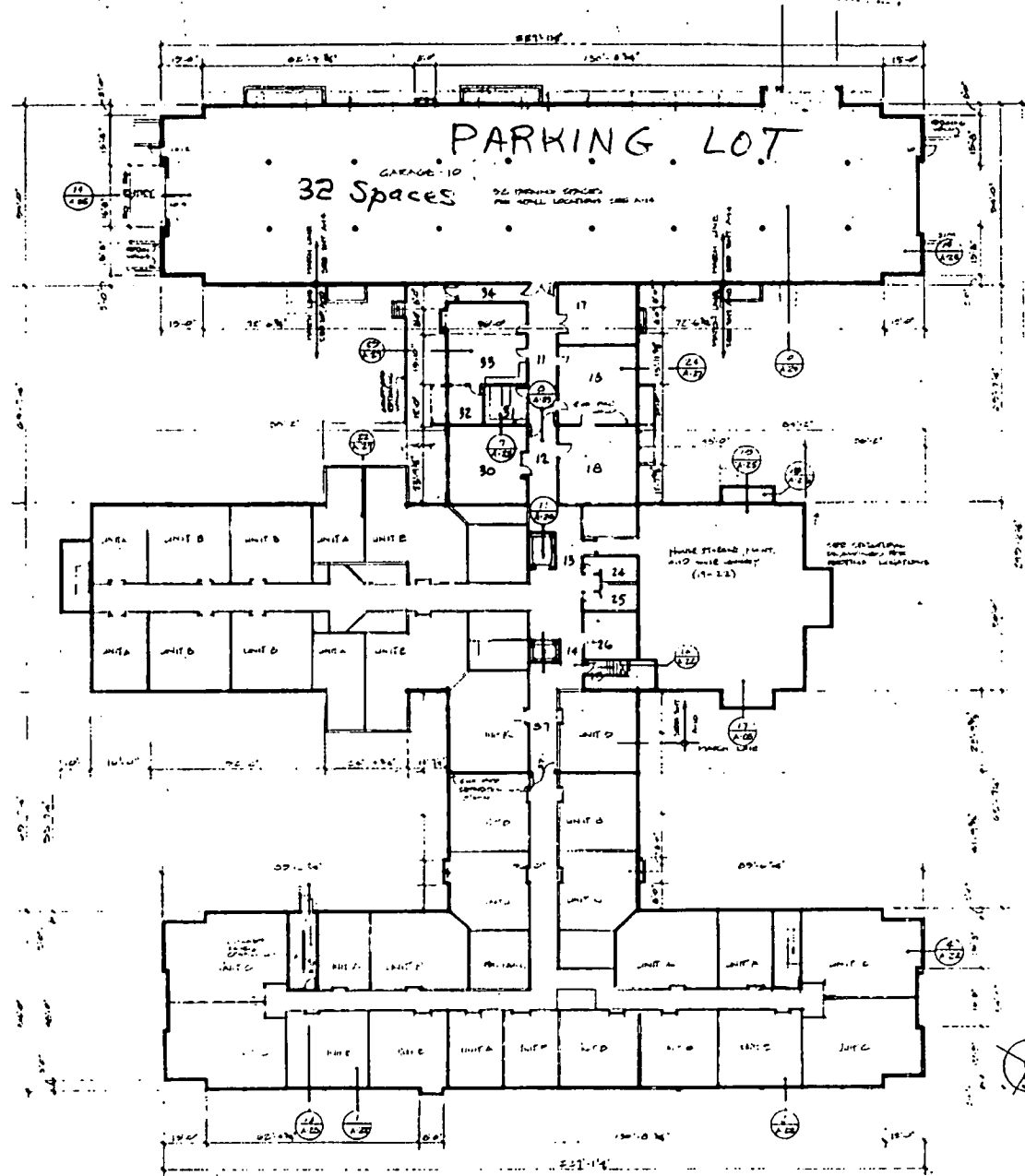
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BY: [Signature]  
REVISIONS:



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**ROOM DIRECTORY**

- 10 PARKING GARAGE
- 11 CORRIDOR
- 12 CORRIDOR
- 13 CORRIDOR
- 14 CORRIDOR
- 15 STAIRWAY TOWER
- 16 ELEVATOR MACHINE ROOM
- 17 MAINTENANCE ROOM
- 18 BILLIARDS / CARD ROOM
- 19 SOILED LINEN
- 20 LAUNDRY ROOM
- 21 DRYER
- 22 CLEAN LINEN
- 23 HOUSEKEEPING
- 24 WORKING TELLER'S HANDICAP FACILITIES
- 25 MEN'S TOILET AND HANDICAP FACILITIES
- 26 MECHANICAL ROOM
- 27 ELECTRICAL ROOM
- 28 PERSONAL STORAGE
- 29 MAINTENANCE
- 30 CHAPEL
- 31 1 FT. W.C.P.
- 32 OFFICE - ACTIVITIES DIRECTOR
- 33 ACTIN TILES ROOM
- 34 CIRCULAR
- 35 TELEPHONE
- 36 EMERGENCY GENERATOR ROOM
- 37 TRAILER STORAGE

EXHAUST VENTILATION - VENTILATION SHALL BE PROVIDED OUTSIDE OR THROUGH A MINIMUM OF 10 CM/50 FT OF LEVEL FLOOR AREA PER RECUEG TOP

EXHAUSTION VENTS FOR SEWAGE SPACERS - VENTS SHALL BE PROVIDED IN PENETRATION WALLS AT A MINIMUM OF 1 CM FT VENTILATION PER 100 FT OF LEVEL FLOOR AREA. VENTS SHALL BE SCREENED WITH 1/2" WIRE MESH. LEAVES NOT MORE THAN 5' FROM CORNER PER 102 UDC 2706(C)

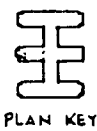
**BUILDING UNITS**

BASEMENT	29 UNITS
MAIN	41
SECOND	54
THIRD	90
<b>TOTAL</b>	<b>102</b>

**FOUNDING SQ. FT**

BASEMENT	172,468
MAIN	47,800
SECOND	47,800
THIRD	91,032

NOTE: SEE SHEETS A-D-B-A-B FOR 1/2" SCALE FLOOR PLANS



**BASEMENT FLOOR PLAN**

12,070 SQ. FT.	PARKING GARAGE
20,814 SQ. FT.	FINISHED LIVING
<b>42,884 SQ. FT.</b>	<b>TOTAL SQ. FT. THIS FLOOR</b>

SCALE: 1/8" = 1'-0"  
DATE: 02/15/86  
BY: [Signature]

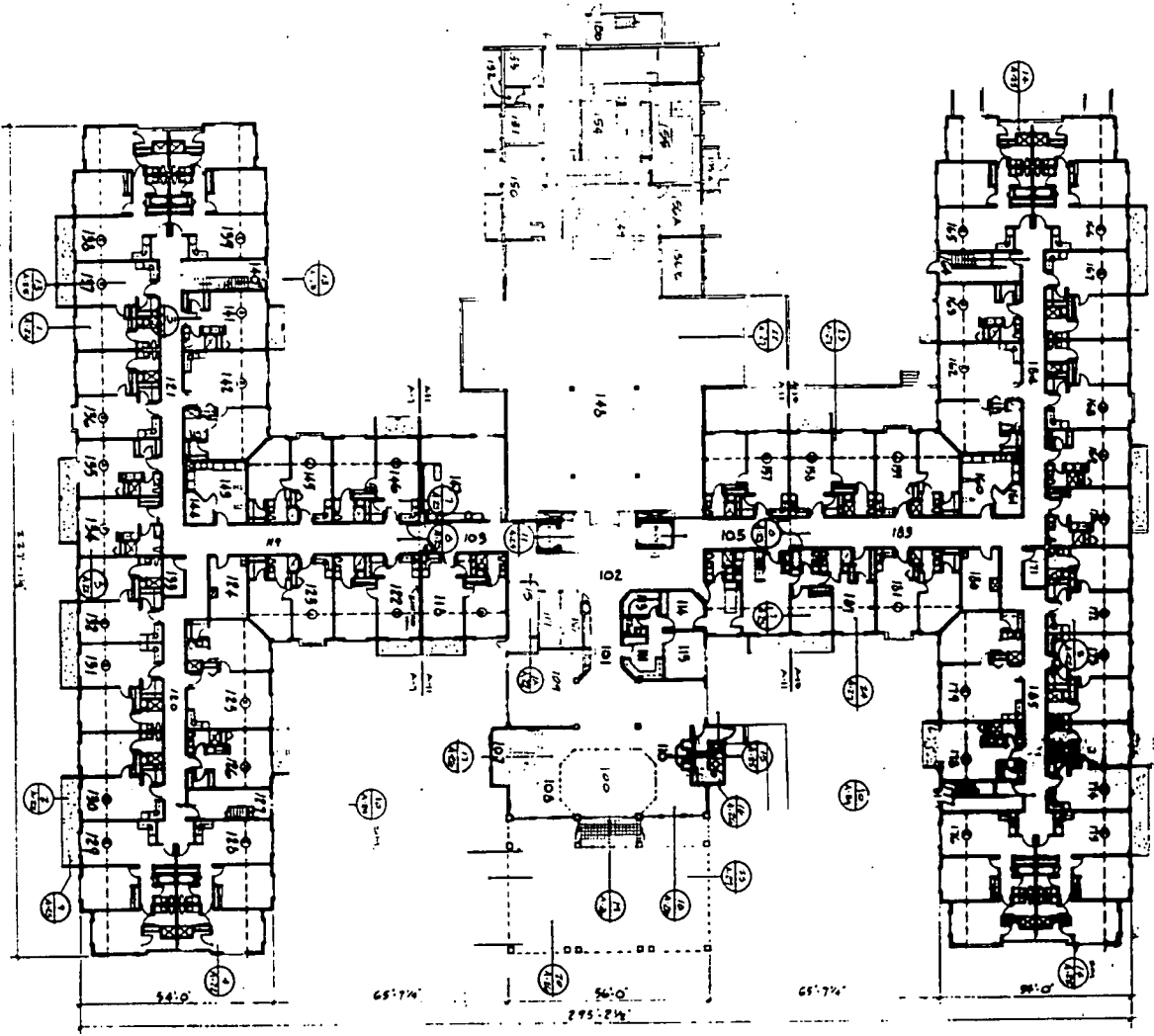
**DOH R. KIRWAN ARCHITECT**  
115 N. 1st Street, Suite 100  
Milwaukee, WI 53202  
TEL: 414-224-1100

**THE WEDGWOOD GROUP INC**

**LOT 6 FLOOR PLANS**

SHEET NO. **A 4**  
PROJECT NO. **DR 11**

19



ROOM DIRECTORY

100	ENTRANCE	145	ONE BEDROOM UNIT 'J'
101	CORRIDOR	146	ONE BEDROOM UNIT 'B'
102	STAIRWAY TOWER	147	STUDIO UNIT 'A'
103	LOUNGE	148	STUDIO UNIT 'A'
104	READING ROOM	149	STUDIO UNIT 'A'
105	RECEPTIONIST	150	STUDIO UNIT 'A'
106	TOILET	151	STUDIO UNIT 'A'
107	DISPENSING ROOM	152	STUDIO UNIT 'A'
108	MANAGER'S OFFICE	153	STUDIO UNIT 'A'
109	WOMEN TOILET - H.C. FACILITIES	154	STUDIO UNIT 'A'
110	MEN TOILET - H.C. FACILITIES	155	STUDIO UNIT 'A'
111	CORRIDOR	156	STUDIO UNIT 'A'
112	ONE BEDROOM UNIT 'D'	157	STUDIO UNIT 'A'
113	ONE BEDROOM UNIT 'D'	158	STUDIO UNIT 'A'
114	ONE BEDROOM UNIT 'D'	159	STUDIO UNIT 'A'
115	ONE BEDROOM UNIT 'D'	160	STUDIO UNIT 'A'
116	STUDIO UNIT 'A'	161	STUDIO UNIT 'A'
117	STUDIO UNIT 'A'	162	STUDIO UNIT 'A'
118	STUDIO UNIT 'A'	163	STUDIO UNIT 'A'
119	STUDIO UNIT 'A'	164	STUDIO UNIT 'A'
120	STUDIO UNIT 'A'	165	STUDIO UNIT 'A'
121	STUDIO UNIT 'A'	166	STUDIO UNIT 'A'
122	STUDIO UNIT 'A'	167	STUDIO UNIT 'A'
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127	STUDIO UNIT 'A'	172	STUDIO UNIT 'A'
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152	STUDIO UNIT 'A'	197	STUDIO UNIT 'A'
153	STUDIO UNIT 'A'	198	STUDIO UNIT 'A'
154	STUDIO UNIT 'A'	199	STUDIO UNIT 'A'
155	STUDIO UNIT 'A'	200	STUDIO UNIT 'A'

STUDIO UNIT -  
 ONE STUDIO UNIT  
 TWO STUDIO UNITS  
 MANAGER'S OFFICE  
 TOTAL UNITS

NOTE: SEE SHEETS A7 AND A10 FOR VERTICAL SCALE FLOOR PLANS.



FIRST FLOOR PLAN  
 41,000 sq ft



CREEKSIDE VILLAGE  
 LA MANCHA WAY  
 SACRAMENTO, CA

THE WEDGWOOD GROUP INC

DON R. KIRKMAN ARCHITECT

SCALE: 1/8" = 1'-0"  
 DATE: 11-13-86  
 REVISIONS:

A5

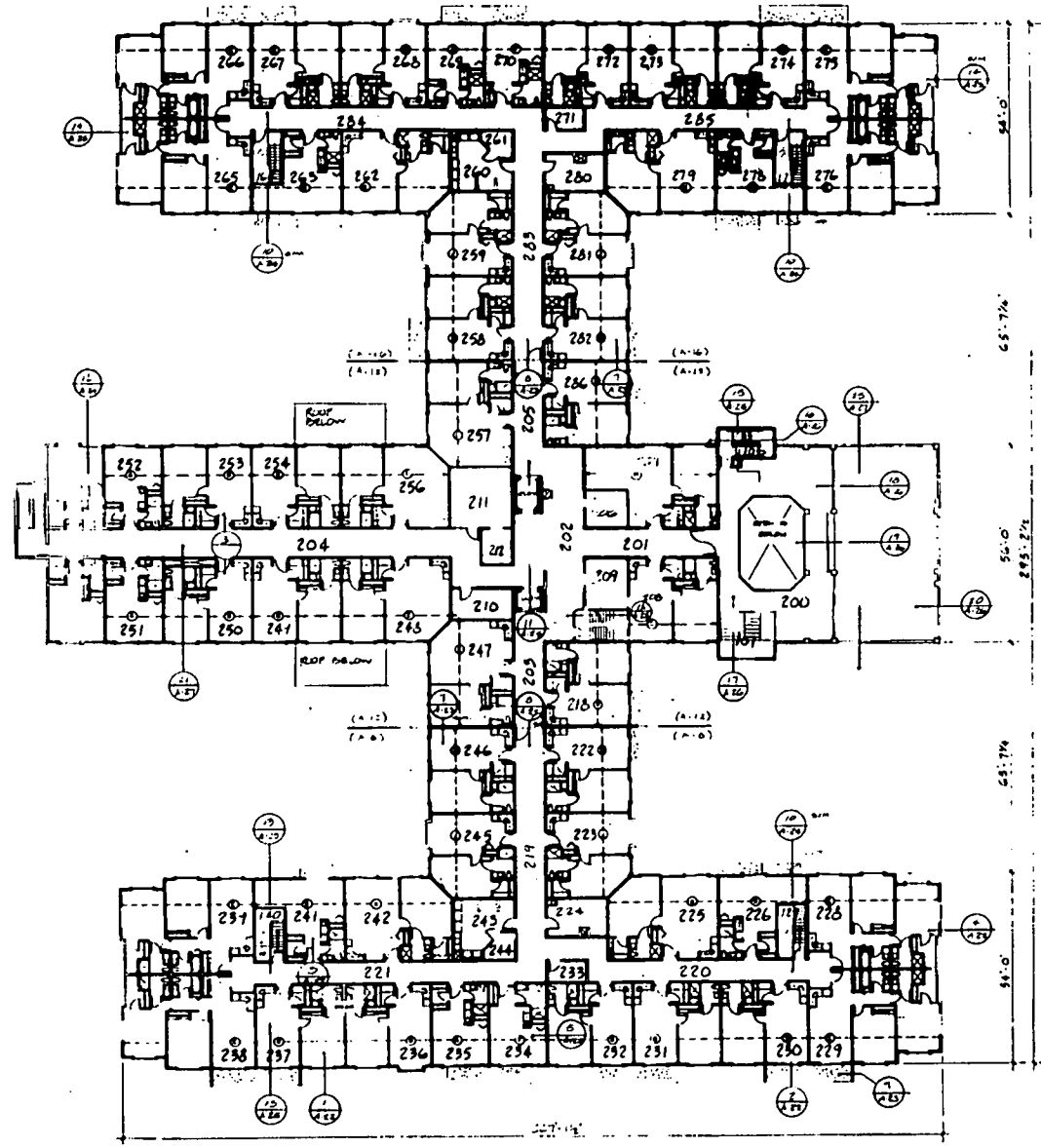
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P-86-404

11-13-86

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stem 20



ROOM DIRECTORY

200	LOUNGE	285	ONE BEDROOM UNIT 'J'
201	CORRIDOR	286	ONE BEDROOM UNIT 'D'
202		287	ONE BEDROOM UNIT 'E'
203		288	ONE BEDROOM UNIT 'E'
204		289	ONE BEDROOM UNIT 'D'
205		290	ONE BEDROOM UNIT 'D'
206	ELECTRICAL ROOM	291	STUDIO UNIT 'A'
207	ONE BEDROOM UNIT 'H'	292	STUDIO UNIT 'A'
208	ONE BEDROOM UNIT 'D'	293	ONE BEDROOM UNIT 'D'
209	MEDIA/TECH ROOM	294	ONE BEDROOM UNIT 'E'
210	MORNING ROOM	295	ONE BEDROOM UNIT 'E'
211	FAMILY DINING RM.	296	ONE BEDROOM UNIT 'E'
212	KITCHENETTE	297	ONE BEDROOM UNIT 'E'
213		298	ONE BEDROOM UNIT 'D'
214		299	ONE BEDROOM UNIT 'D'
215		300	WASHER/DRYER - RESIDENTS
216		301	TRASH ROOM
217		302	ONE BEDROOM UNIT 'A'
218	ONE BEDROOM UNIT 'D'	303	STUDIO UNIT 'B'
219	CORRIDOR	304	TWO BEDROOM UNIT 'C'
220		305	TWO BEDROOM UNIT 'C'
221	ONE BEDROOM UNIT 'D'	306	ONE BEDROOM UNIT 'D'
222	ONE BEDROOM UNIT 'J'	307	ONE BEDROOM UNIT 'D'
223	MEDIA/TECH ROOM	308	STUDIO UNIT 'A'
224	ONE BEDROOM UNIT 'K'	309	STUDIO UNIT 'A' - HANDICAPPED
225	STUDIO UNIT 'G'	310	ELECTRICAL ROOM
226		311	ONE BEDROOM UNIT 'D'
227	TWO BEDROOM UNIT 'C'	312	
228	TWO BEDROOM UNIT 'C'	313	TWO BEDROOM UNIT 'C'
229	ONE BEDROOM UNIT 'D'	314	TWO BEDROOM UNIT 'C'
230		315	
231		316	ELECTRICAL ROOM
232		317	STUDIO UNIT 'E' - HANDICAPPED
233		318	STUDIO UNIT 'A'
234		319	MEDIA/TECH ROOM
235		320	ONE BEDROOM UNIT 'D'
236		321	ONE BEDROOM UNIT 'D'
237		322	ONE BEDROOM UNIT 'D'
238		323	TWO BEDROOM UNIT 'C'
239		324	TWO BEDROOM UNIT 'C'
240		325	
241		326	STUDIO UNIT 'G'
242		327	ONE BEDROOM UNIT 'A'
243		328	MEDIA/TECH ROOM
244		329	ONE BEDROOM UNIT 'D'
245		330	ONE BEDROOM UNIT 'D'
246		331	CORRIDOR
247		332	
248		333	ONE BEDROOM UNIT 'D'
249		334	
250		335	
251		336	
252		337	
253		338	
254		339	
255		340	
256		341	
257		342	
258		343	
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267		352	
268		353	
269		354	
270		355	
271		356	
272		357	
273		358	
274		359	
275		360	



NOTE: SEE SHEETS A-9, A-12 AND A-16 FOR 1/8" SCALE FLOOR PLANS.

SECOND FLOOR PLAN  
Scale 1/8" = 1'-0" OR. PT.

DATE: 11/13/86  
BY: [Signature]  
CHECKED: [Signature]

**DON R. KUKAWA**  
ARCHITECT  
1111 L Street, Sacramento, CA 95811  
916/441-1111

**THE WEDGWOOD GROUP INC**

CREEKSIDE VILLAGE  
LA MANCHA WAY  
SACRAMENTO, CA  
1/16" = 1'-0" SECOND FLOOR PLAN

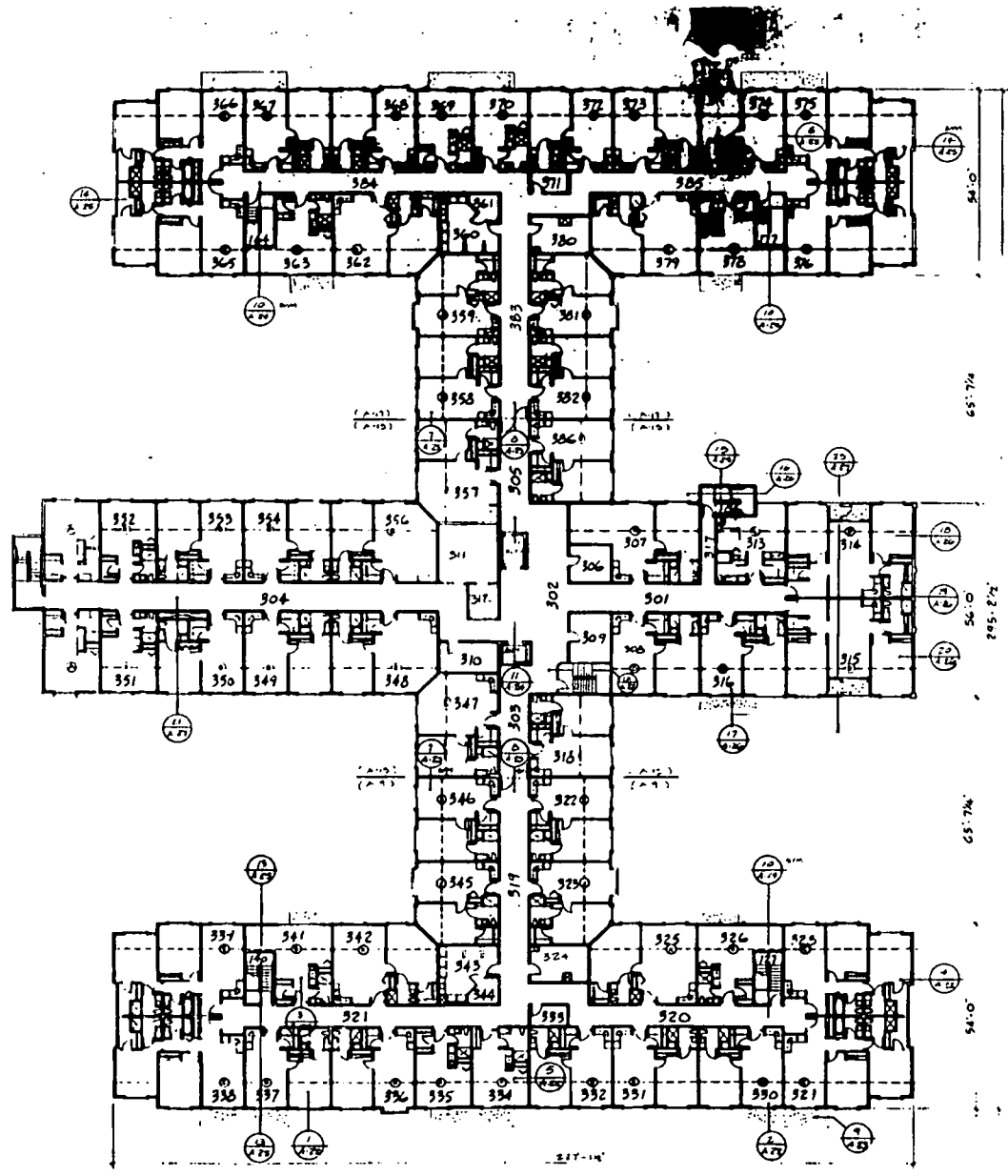
SHEET NO  
**A 6**  
PROJECT NO  
C652

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P-86-404

11-13-86

Item 20



### ROOM DIRECTORY

300	CORRIDOR	349	ONE BEDROOM UNIT 'J'
301		350	ONE BEDROOM UNIT 'B'
302		351	ONE BEDROOM UNIT 'E'
303		352	ONE BEDROOM UNIT 'D'
304		353	ONE BEDROOM UNIT 'B'
305		354	STUDIO UNIT 'A'
306	ELECTRICAL ROOM	355	STUDIO UNIT 'A'
307	ONE BEDROOM UNIT 'H'	356	ONE BEDROOM UNIT 'B'
308	ONE BEDROOM UNIT 'D'	357	ONE BEDROOM UNIT 'B'
309	MECHANICAL ROOM	358	ONE BEDROOM UNIT 'B'
310	MECHANICAL STORAGE	359	ONE BEDROOM UNIT 'B'
311	FAMILY ROOM	360	ONE BEDROOM UNIT 'E'
312	KITCHEN	361	ONE BEDROOM UNIT 'E'
313	STUDIO UNIT 'C'	362	ONE BEDROOM UNIT 'B'
314	TWO BEDROOM UNIT 'D'	363	ONE BEDROOM UNIT 'J'
315	TWO BEDROOM UNIT 'D'	364	WASHER/DRYER - RESIDENTS
316	ONE BEDROOM UNIT 'B'	365	TRASH ROOM
317	CORRIDOR	366	ONE BEDROOM UNIT 'K'
318	ONE BEDROOM UNIT 'B'	367	STUDIO UNIT 'B'
319	CORRIDOR	368	
320		369	TWO BEDROOM UNIT 'C'
321		370	TWO BEDROOM UNIT 'C'
322		371	ONE BEDROOM UNIT 'D'
323	ONE BEDROOM UNIT 'D'	372	ONE BEDROOM UNIT 'D'
324	MECHANICAL STORAGE	373	STUDIO UNIT 'A'
325	ONE BEDROOM UNIT 'K'	374	STUDIO UNIT 'F' - HANDICAPPED
326	STUDIO UNIT 'G'	375	ELECTRICAL ROOM
327		376	ONE BEDROOM UNIT 'B'
328		377	
329	TWO BEDROOM UNIT 'C'	378	
330	TWO BEDROOM UNIT 'C'	379	
331	ONE BEDROOM UNIT 'D'	380	TWO BEDROOM UNIT 'C'
332		381	TWO BEDROOM UNIT 'C'
333		382	
334		383	ELECTRICAL ROOM
335	STUDIO UNIT 'F' - HANDICAPPED	384	STUDIO UNIT 'G'
336	STUDIO UNIT 'A'	385	ONE BEDROOM UNIT 'A'
337	ONE BEDROOM UNIT 'B'	386	MECHANICAL STORAGE
338	ONE BEDROOM UNIT 'B'	387	ONE BEDROOM UNIT 'J'
339	TWO BEDROOM UNIT 'C'	388	ONE BEDROOM UNIT 'J'
340	TWO BEDROOM UNIT 'C'	389	CORRIDOR
341		390	
342		391	ONE BEDROOM UNIT 'B'
343	STUDIO UNIT 'A'	392	
344	ONE BEDROOM UNIT 'K'	393	
345	WASHER/DRYER - RESIDENTS	394	
346	TRASH ROOM	395	
347		396	
348		397	



NOTE: SEE SHEETS A-9, A-10 AND A-11 FOR 1/8" SCALE FLOOR PLANS

THIRD FLOOR PLAN  
North 45,032 S.S. FT.

DATE: 11/13/86  
BY: [Signature]  
CHECKED: [Signature]

DON R. KIRKMAN  
ARCHITECT

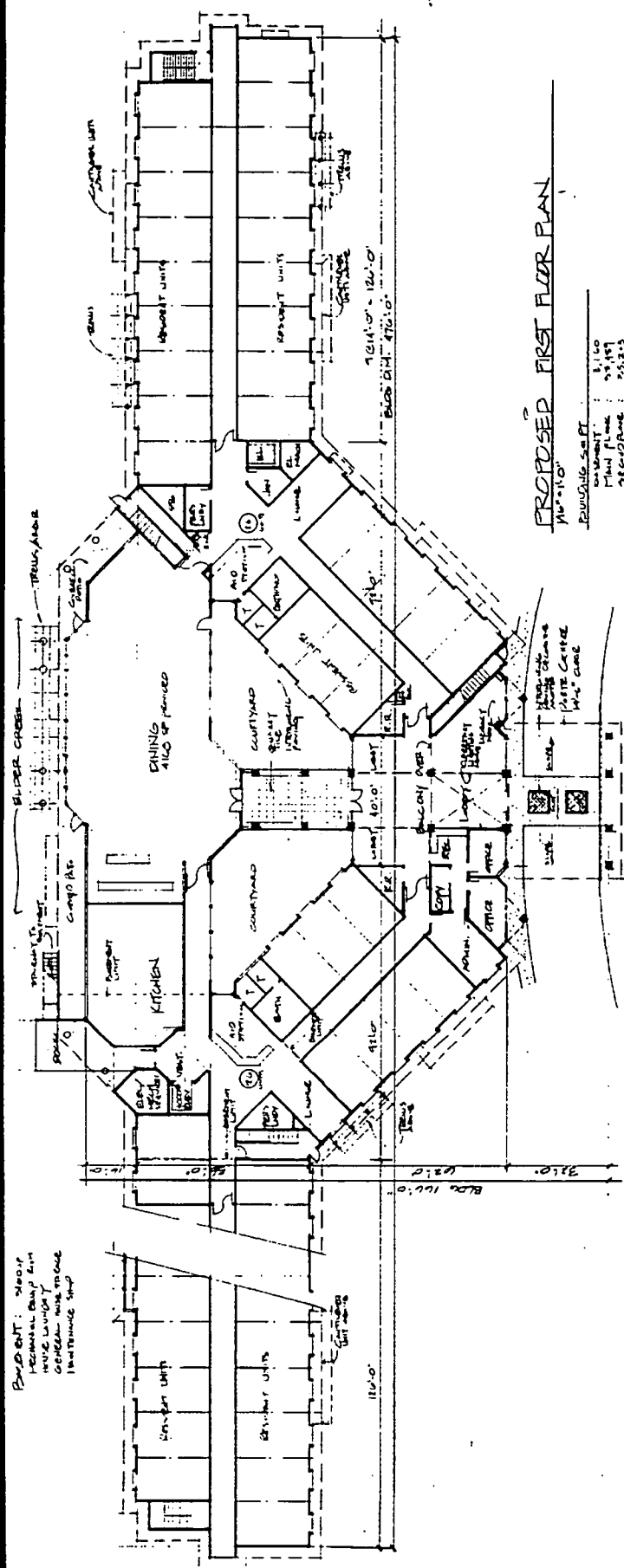


CREEKSIDE VILLAGE  
LA MANCHA WAY  
SACRAMENTO, CA

SHEET NO  
**A7**  
PROJECT NO  
0632

61 19

# FLOOR PLANS ELEVATIONS

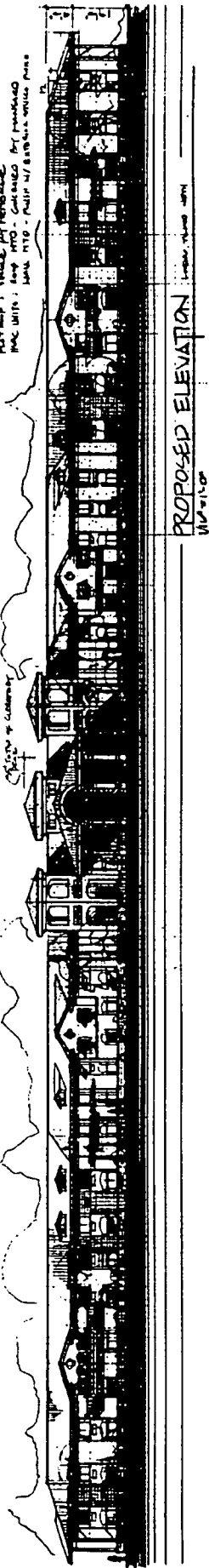


PROPOSED FIRST FLOOR PLAN

FOUNDATION SET  
 1/16" = 1'-0"  
 MAIN FLOOR  
 1/8" = 1'-0"  
 SECTION  
 1/4" = 1'-0"  
 TOTAL 71,022 sq. ft.  
 FINISHES TO RTG 9.000, 9.000, 9.000  
 FINISHES TO RTG / UNIT  
 71,022 / 1.00 = 71,022 sq. ft.

**MATERIALS:**

WALLS: CONCRETE TIE - CONCRETE, 2" O.C. OF 1/2" REBAR  
 FLOOR: 4" CONCRETE ON 12" GRAVEL - CONCRETE ON GRAVEL  
 ROOF: 4" CONCRETE ON 12" GRAVEL - CONCRETE ON GRAVEL  
 CEILING: 1/2" GYP. BOARD  
 PARTITION: 1/2" GYP. BOARD  
 DOOR: 1 1/2" GYP. BOARD  
 WINDOW: 1 1/2" GYP. BOARD  
 TRIM: 1/2" GYP. BOARD  
 PAINT: 1" GYP. BOARD  
 TILE: 1" GYP. BOARD  
 CARPET: 1" GYP. BOARD  
 LINOLEUM: 1" GYP. BOARD  
 GRANITE: 1" GYP. BOARD  
 MARBLE: 1" GYP. BOARD  
 STONE: 1" GYP. BOARD  
 BRICK: 1" GYP. BOARD  
 BLOCK: 1" GYP. BOARD  
 CONCRETE: 1" GYP. BOARD  
 METAL: 1" GYP. BOARD  
 GLASS: 1" GYP. BOARD  
 WOOD: 1" GYP. BOARD  
 PLASTER: 1" GYP. BOARD  
 STUCCO: 1" GYP. BOARD  
 TERRAZZO: 1" GYP. BOARD  
 POLISHED CONCRETE: 1" GYP. BOARD  
 POLISHED GRANITE: 1" GYP. BOARD  
 POLISHED MARBLE: 1" GYP. BOARD  
 POLISHED STONE: 1" GYP. BOARD  
 POLISHED BRICK: 1" GYP. BOARD  
 POLISHED BLOCK: 1" GYP. BOARD  
 POLISHED CONCRETE: 1" GYP. BOARD  
 POLISHED METAL: 1" GYP. BOARD  
 POLISHED GLASS: 1" GYP. BOARD  
 POLISHED WOOD: 1" GYP. BOARD  
 POLISHED PLASTER: 1" GYP. BOARD  
 POLISHED STUCCO: 1" GYP. BOARD  
 POLISHED TERRAZZO: 1" GYP. BOARD

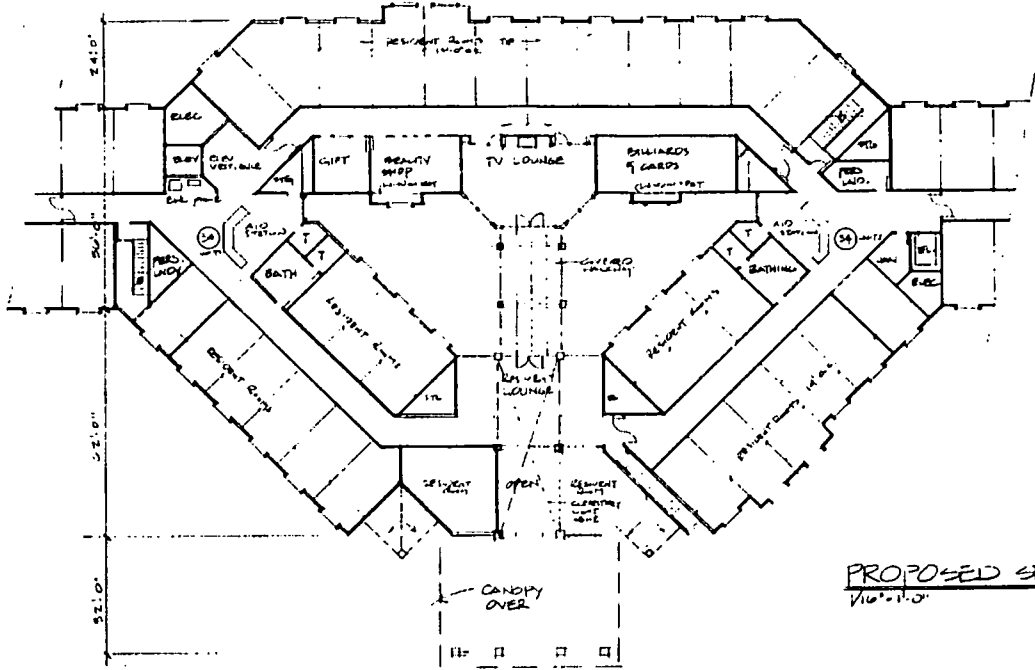


PROPOSED ELEVATION

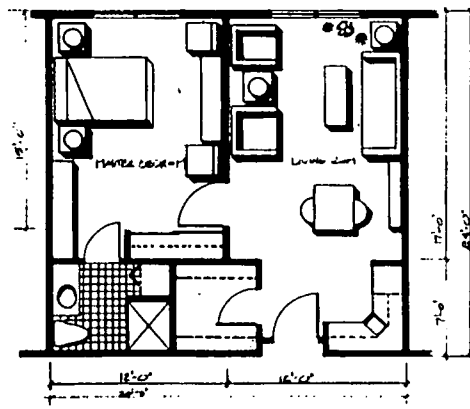
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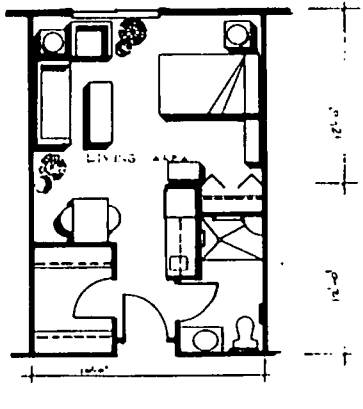
Item 20



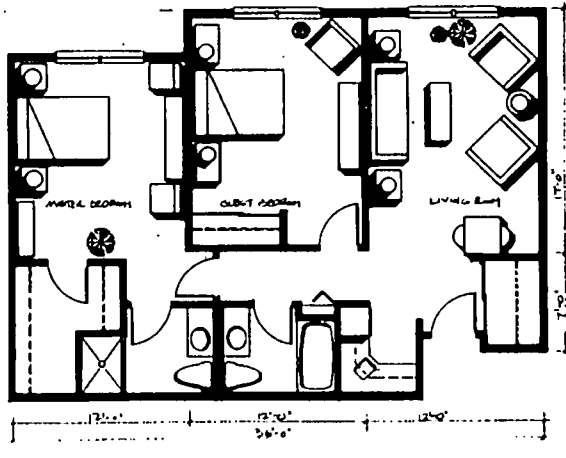
PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"



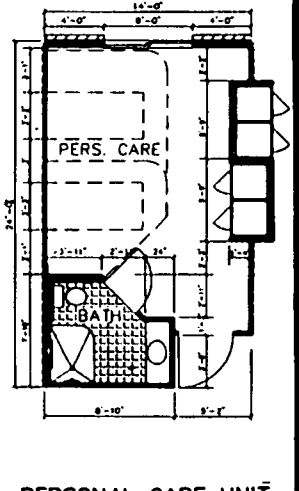
ONE BEDROOM UNIT ... ..



STUDIO UNIT ... ..



TWO BEDROOM UNIT ... ..



PERSONAL CARE UNIT  
342 SF UNIT

TYPICAL APARTMENT UNITS  
1/4" = 1'-0"

SCALE: AS SHOWN
DATE: 2.23.86
PROJECT: ... ..
DESIGNED BY: ... ..
DATE: ... ..

**DON R. KIRKMAN**  
ARCHITECT  
1115 N.E. ... ..  
SACRAMENTO, CALIF. 95811

**THE WEDGWOOD GROUP INC**

CREEKSIDE VILLAGE  
LA MANCHA WAY  
SACRAMENTO, CA  
2ND FLOOR @ PERS. CARE

SHEET NO.  
**A 3**  
PROJECT NO.  
86-52

19



October 9, 1986

Dan Hendrycks, Associate Planner  
City of Sacramento  
1231 I Street, 2nd Floor  
Sacramento, CA 95814

Re: Creekside Village - Lot 6 & 7  
7750 La Mancha Way  
Sacramento, CA

Dear Dan:

Enclosed are the required drawings and application information for the Special Use, Variance and Schematic Review, as required for the October 10, 1986 filing deadline.

Thank you for sharing with me the necessary information as presented by other departments and individuals on Monday, October 6 and 8.

Security for the resident is key in our planning. The recessed site location of our elderly community from the casual passerby on La Mancha plus physical barriers located along the perimeter of the entire development will offer privacy and subsequently security. At this time a decorative masonry and wrought iron fence will arc the cul-de-sac at the north and south entries to our development. Vehicle control will be of the passive nature.

The City of Sacramento has adopted security provisions that deal with hardware, site lighting and landscape. Each of these areas will be fully addressed and provided for in the working drawings.

The police department is concerned with providing a secure environment between commercial and residentially zoned properties. We too are concerned for the safety of the residents. However, as a matter of clarification, the 6' CMU wall as required by the PUD requirements, states that a 6' CMU wall must separate commercial and residential developments. As you have described to me, the City views the RCF facility as a commercial endeavor. This is true. However, in the broad spectrum of business this facility leans more toward a residential rather than a retail facility. Therefore, the

Dan Hendrycks  
Page 2  
October 9, 1985

the two facilities are quite compatible. A variance is requested to eliminate the 6' CMU wall down the property line center of the Creek Center Circle. In lieu of the physical barrier, additional landscape and trees will be planted along both sides of the drive to screen the two facilities.

The Wedgwood Group Inc., will prepare the working drawing of the RCF and the congregate living building in conformance with the UBC, and as defined by the fire marshal's occupancy classification:

- RCF - Institutional with ambulatory residents - Division 2  
(definition from UBC 82)
- Retirement - Residential - Division 1  
(definition from UBC 82)

Fire sprinklers will be installed in both buildings to provide additional security for the residents. The I classified building is required by codes UBC 82 to have sprinklers. Fire hydrants and line will be designed and installed per the fire marshal's and city engineer's design specifications.

We are pleased to hear that Diane Smith, as representative of the neighborhood association, has "no problem with the proposed facilities". We have endeavored to provide natural stair step transitions from the single family residences to the north, with Elder Creek as a buffer, to the two-story care facility, congregate living facility and the phase I development.

I have contacted Mr. Rudy Janzen of Trizen Ltd., regarding the park development fee. He will be in touch with Ms. Sue Dearias of the planning department to work with her on the park development fee structure.

To provide additional comparison data, we have prepared a profile packet that will assist you in your report. Also enclosed is a copy of the letter by JTS Engineering regarding the Elder Creek easement.

The proposed facilities have been designed with the elderly and the frail elderly in mind. These apartment units have been planned around the physical abilities of elderly. They have been designed for function, yet are comfortable in size for one that has lost some of the agility of youth. Additional concerns relate to the life and safety of the resident. Maximum distances to areas of refuge are planned for, again based on established guidelines as set forth in the Uniform Building Code.



Dan Hendrycks  
Page 3  
October 9, 1986

We have given the building as much residential charm as possible. Although larger than the average family residence, the building could be taken for a hospital type of building. California State Office of Statewide Health Planning and Development (OSPHD) has specific hospital codes that would almost guarantee virtual impossibility to convert. Here are a few parameters if thinking about a hospital facility:

1. The State of California would need to establish that certain bed counts and services were necessary in the area. This is unlikely since we are served by two excellent complete care hospitals - Methodist and Kaiser.
2. The HVAC system would need to 90% efficiency filter systems. Head room clearances within the building would be impossible for duct work circulation.
3. Structural inspections during construction by certified California Engineers are required.
4. The type of building material would be changed from wood to steel or masonry.
5. 8 foot clear corridor would be throughout the facility.

Therefore, there should be little concern for future conversion.

As noted in the September 26, 1986 letter the 182 unit congregate living center has a partially recessed living area. In order to provide optimum light, visibility and safety for resident, egress if necessary, an additional 3' of cut on the northeast and central wings are requested. The visual impact would be of little consequences as the wing to the west would be screened by the 6' CMU wall and landscaping.

An exterior signage package will be developed in conformance to the City Sign Ordinance. Once the official project title, address and information becomes available, the signage will be designed and submitted for review by The Wedgwood Group Inc., to the planning directory prior to issuance of the building permit. Every effort will be made to create signs of architectural character to augment our community. These signs will be incorporated into a low (48") profile decorative entry wall installation.

In the September 26, 1986 letter, page 2 paragraph 3, was made regarding moving van access.

Dan Hendrycks  
Page 4  
October 9, 1986

A semi-trailer/moving van will be used to deliver furnishings to the 182 unit retirement center. The common areas will be furnished and maintained by the owner. However, the individual apartments will be furnished by the residents. The RCF unit will be fully furnished by the owner. This includes all resident rooms.

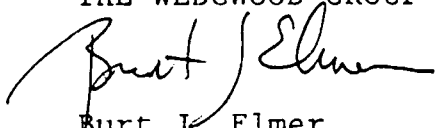
Again I would respectfully request review of four items for variance.

1. The parking variance for the 182 unit facility from 0.7 spaces per unit to 0.4 spaces as identified in the September 26, 1986 letter.
2. The 6' CMU wall down the property line (Creek Center Circle) as identified in the September 26 and October 9, 1986 letters.
3. The building height variance to exceed the 35' allowable height to 38' as noted in this letter.
4. Park development fee structure as addressed in the September 29 and October 9, 1986 letters.

If you are in need of any additional information please feel free to call me.

Sincerely,

THE WEDGWOOD GROUP INC



Burt J. Elmer

BJE/sj

cc: Rudy Janzen  
Vince Estell

CREEKSIDE VILLAGE  
A Planned Unit Development  
for  
Congregate Living

By: The Wedgwood Group, Inc.  
Vancouver, Washington

P-86-404

35 11-13-86

P86404

P86404

item 20

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Design Statement for  
CREEKSIDE VILLAGE

LEGAL DESCRIPTION:

To be provided by JTS Engineering.

THE SITE AND SURROUNDING AREAS:

The site upon which the 182 unit retirement residence will be built is located 175 feet west of Lamancha Way between Creek Center Circle and South Elder Court. The site contains 3.8227 acres and is zoned R-4 PUD.

The lot to the east is zoned C-1 PUD for commercial development. The lot to the south is zoned R-4 PUD for proposed retirement housing and a community center. The lot to the north and east is zoned R-4 PUD for proposed 120 unit residential care facility. These three lots will be separated by a proposed 32' wide private road, a continuation of the present Creek Center Circle.

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.

DEVELOPER PROFILE:

The Wedgwood Group, Inc. is located in Vancouver, Washington. Its principals Louis Swart, Vic Lund, and Dave Hensel have been involved in the development and operation of adult congregate living facilities for the past 15 years. Wedgwood presently owns and/or operates ten congregate living facilities on the west coast. These facilities are located in California, Oregon and Washington and provide housing and services for nearly 1000 senior citizens. Wedgwood has further undertaken the development of congregate living facilities for clients throughout the United States. The retirement projects completed in the last three years are:

<u>Project</u>	<u>Location</u>	<u># Units</u>
Linda Valley Villa	Loma Linda, CA	99
Overland Park Place	Kansas City, KS	140
Crown Pointe	Omaha, NE	135
Sedgwick Plaza	Wichita, KS	148
Porter Place	Denver, CO	160
Sycamore Glen Plaza	Dayton, OH	135
Crown Pointe	Corona, CA	148
River Oaks	Redding, CA	100

Projects under development:

Sycamore Springs	Poway, CA	130
Villa del Rey	Hemet, CA	140
Lakeshore Plaza	Reno, NV	140
Villa del Rey	Merritt Is., FL	140
Heritage Oaks	Richmond, VA	120
Heritage Oaks	Greensboro, NC	160

In addition to these facilities, The Wedgwood Group also owns and operates the following:

Kamlu-Vancouver	Vancouver, WA	84
Kamlu-Hazel Dell	Vancouver, WA	70
Edgewood Place	Portland, OR	60
Edgewood Downs	Portland, OR	125
Villa del Rey	Napa, CA	80
Villa del Rey	Escondido, CA	83
Villa del Rey	Visalia, CA	99
Villa del Rey	Merced, CA	93

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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.



RESIDENT PROFILE:

Wedgwood currently operates ten facilities housing approximately 1000 residents on the west coast. From this data, we have developed a resident profile which we believe will be typical of the facility being planned in Sacramento. It is as follows:

Average age	81.4 years
Average age at entrance	79.0 years
Single female	68%
Single male	17%
Couples	15%

SERVICES PROVIDED:

The typical Wedgwood project provides the following services: three meals daily served in a central dining room; weekly maid service; 24 hour management; 24 hour intercom and emergency call service; nursing home referral service.

The objective of the Wedgwood program is to provide housing and services for their elderly tenants in a dignified, comfortable and secure environment. The program focuses on the special dietary needs of the residents by providing three attractive and nutritionally balanced meals daily. Meals are prepared by a trained staff working from menus prepared by registered dieticians. Management makes a practice of combining meal hours with social functions in order to encourage attendance and socializing. Such functions include the celebration of events like Mother's Day, traditional holidays, Valentine's Day, Western Days, etc. The frequency of the meals also allows management to check on the presence and well-being of the residents, an item of vital concern to all families involved in the Wedgwood/Heritage program.

A brochure of one of the facilities presently under Wedgwood management is provided for further amplification.

RENTAL PHILOSOPHY:

No endowment or investment is required to enter a Wedgwood facility. Residents are further not required to sign a lease. Rental agreements are signed on a 30-day basis.

The rent schedule will range from \$950.00 to \$1450.00 per month depending on the size of the unit. A single payment will cover all services plus utilities. The only extras that a resident may encounter will be for such discretionary services as telephone and the use of the beauty salon.

For comparative purposes rents should be considered in the light of nursing home charges rather than regular apartment rents.

EMPLOYEE PROFILE:

Based on its experience in operating ten facilities, Wedgwood projects that the Sacramento project will employ approximately 16 full time and 14 part time employees with a full time equivalent of 24.

The following is a typical employee roster at a Wedgwood facility:

<u>Position</u>	<u>Hours</u>
Manager	M-F; 8am - 5pm + social/emergency demands
Night Manager	M-F; 5pm - 8am
Relief Manager	Weekends
Receptionist/Ass't Mgr.	M-F; 5pm - 8am + social/emergency demands
Activities Director	M-F; 8am - 5pm + social demands
Sales Persons	Flexible
First Cook	40 hrs/week by schedule
Second Cook	40 hrs/week by schedule
Relief Cook	30 hrs/week by schedule
Dietary Workers	Per schedule
Housekeepers	M-F; 8 hrs/day
Maintenance Man	M-F; 8am - 5pm + emergency demands
Maintenance Workers	Per schedule

All employees will be recruited locally. Where local recruitment is unsuccessful, the search will be expanded; first regionally and then nationally. Experience has shown that the most likely imports will be the manager and first cook.

TRAFFIC IMPACT:

Traffic impact is expected to be marginal. We estimate that, at capacity, this facility will employ no more than 24 employees with a maximum of 12 being present during any given shift and no more than eight present on weekend shifts. The traffic generated by visitors is generally minimal during working and rush hours. Most such traffic is generated during weekends and evening hours. Commercial deliveries (food and supplies) are restricted to the hours between 9 a.m. and 11 a.m., and 2 p.m. and 4 p.m., with none being permitted just before or during meal hours when the dietary staff are fully occupied with serving the residents. The facility will offer a 20 passenger bus to transport residents to shopping, banking and medical appointments so that impact on public transportation will be marginal.

# EXHIBIT B

19

CREEKSIDE VILLAGE, SACRAMENTO  
(Revised October 10, 1986)

Re: Locational criteria for establishing non-residential or residential care facilities. (M-612)

## Residential Care Facility

### Regional Criteria

1. Client access:  
The site has been selected on the merits of its close proximity to shopping, medical facilities and freeway access. Although tucked behind a commercial development the resident has either quick access to local merchants or the quiet of a residential elderly housing planned development.
2. Supportive Services:  
The Methodist and Kaiser Hospital facilities and support clinics are within one mile from the subject site. Shopping facilities lie at the west and south sides of our proposed development. An eating establishment has been proposed in the commercial space directly to the east of our site. Additional restaurants are found along La Mancha Way.
3. Employment opportunities:  
The impact will be little as these are predominantly senior citizens in the range of 65 to 85 plus. The employment opportunities gained by Sacramento residents will be approximately 23 EFT (equivalent fulltime employee) new job openings. These openings would be to help in management, housekeepers, maintenance, kitchen personnel and assistants.
4. Distribution of Services:  
We have not found any other facility in the immediate area that provides these services.
5. Facility Access:  
The facilities are strategically located on La Mancha Way and Mack Road. State 99 passes within 250' of the site to the east. We believe the unique services offered in our elderly housing will attract people because of centrality, easy access and good visibility.

### Site Criteria

6. Concentration:  
This facility would be the first of its kind in the neighborhood.
7. Neighborhood Disruption: not applicable

- 8. Parking: 90  
 120 unit residential care facility  
 Projected staff: 32 Staff FTE  
 Clients: 180  
 Visitors: 10  
 Non-client visitors: 2

The parking has been designed so as to create orderly flow using accepted engineering and architectural practices.

- 9. Size of Structure:  
 Using the guidelines prepared by the Community Care Licensing Division of the State of California, the uniform building code currently in effect, and WGI's past track record in developing elderly housing, we have prepared a facility adequate to encourage a homelike atmosphere.

The facility will be designed to meet California Title 24 requirements for the handicapped. The facility will be designed to minimize the visual impact by the neighbors. The height has been kept at two stories, so it will not cause undue visual intrusion to the neighbors. The facade has been created with shadow lines to add a degree of variation. An early California/Spanish design motif have been incorporated to create a harmonious and pleasing environment.

Outdoor spaces have been provided for the residents usage. A private park setting with benches and gazebo w/BBQ have been provided and will be maintained by the developer. These outdoor spaces will be enhanced by landscaping and site lighting.

- 10. Compatibility of Site Design:  
 This development has been designed as a separate free standing community. Using the guidelines for elderly housing we have prepared the entire setting with similar exterior building materials ie: roof - mission style concrete tiles, stucco walls with accent ceramic tile and Spanish/Early California wood details.

Site landscaping, lighting and signage will be coordinated to reflect a harmonious livable community.

86-150 19

EXHIBIT C



September 26, 1986

Dan Hendrycks, Associate Planner  
1231 I Street, 2nd Floor  
Sacramento, CA 95814

Re: Creekside Village  
7750 La Mancha Way  
Sacramento, CA

Dear Dan:

Thank you for taking time from your busy schedule to work with me on this proposed facility. Enclosed are 7 sets of drawings for the informal review process as requested.

Per our discussions they were several items that need clarification.

We will seek your assistance in amending the existing R-4 PUD to include a 4-story, partially recessed (1/2 story) 180 unit congregate living retirement center. Also a new special permit will be necessary to establish a congregate care (residential care RCF facility) as licensing agency of the State of California. This commercial facility will change the intent of the PUD thus the special permit.

We are requesting a variance of the requirements in the zoning ordinance Section 3, Item 4a) entitled Parcels Abutting Residential Usage. The separation by means of a 6' wall along the property line is required between commercial and residential. Since this property line is also serving as a private road, due consideration is requested. In lieu of the 6' wall we are willing to provide additional landscaping on either side of the road to visually minimize the two facilities.

In addition to the wall separating the RCF project a 6' wall is required along the Elder Creek property line. Since the Elder Creek easement is approximately 70' across, this would provide adequate buffering from the abutting residential zone (R-1). We would be in favor of providing a 36" high wall, path lighting, concrete walks and substantial landscaping to soften the building bulk.

P-86-404

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item 20

Dan Hendrycks  
Page 2  
September 26, 1986

We request a variance of the parking requirements as established in Section 6:A.17 of the planning ordinance - Elderly Housing and the Creekside Village PUD N: p.84-414 which allows a minimum parking ratio of 0.7 spaces per units. Enclosed is a parking study prepared by Wedgwood Retirements Inns of Vancouver, Washington that addresses parking usages. Also enclosed are employee staffing as proposed for the 180 unit facility. The congregate living program will be served by a 20 passenger privately owned and maintained bus. This bus will be used for shopping, medical, dental and banking visits.

The applicant is requesting a 0.4 space per unit reduction based on current operations of 9 facilities with chauffeured bus services and activity programs.

For added clarification to the traffic engineer: The RCF building will be fully furnished for the residents. This would eliminate the need of moving van equipment from accessing the loading area. Please note that the only goods that would be delivered or collected are food stuffs, miscellaneous housekeeping supplies and refuse.

We have contacted Bob Holman at the Community Care Licensing Department in Sacramento regarding the application package. He has informed us that the application will not be released without attending a series of orientation seminars. The first available date is December 19, 1986 at 12:30 p.m. However, due to the special use requirements he has consented to reviewing the plans for general conformance after October 8. Two of our staff are registered and will attend these sessions in December. Therefore we will process the state application as soon as possible. The special use permit will be applied for concurrently with the amending of the existing PUD.

Dan, would it be a good idea to submit a plan to the neighborhood association for their informal review? Please feel free to use the extra copy for that purpose.

We respectfully request a reduction in park fees. Typically, park fees cover youth recreation facilities ie., ball diamonds, swimming pools, tennis courts, etc. Our experience has shown that our clientele do not use such facilities.

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Dan Hendrycks  
Page 3  
September 26, 1986

We would recommend that whatever fees are accessed be earmarked specifically for senior citizen centers within our community. Please note that the developer will be providing and maintaining a private park setting for the residents.

We would like the opportunity to discuss this item in greater detail with you.

Respectfully Submitted,

THE WEDGWOOD GROUP INC



Burt Elmer

BJE/sj

cc: Rudy Janzen, Trizen Equities Ltd.  
Vincent Estell, H & E Associates

P-86-404

48 11-13-86

item 20



p-86-404

SURVEY OF PARKING USAGE - WEDGWOOD RETIREMENT INNS, INC.

816 N.E. 87th Avenue, Vancouver, Washington 98664

FACILITY	LOCATION	# Units	# Resident Cars	Cars Peak Shift	Ratio Units: Cars	Resident Average Age	# of Residents	% of Double Occupancy
VILLA DEL REY	ESCONDIDO, CA	84	14	10	3.5:1	81.39	96	14
VILLA DEL REY	NAPA, CA	81	22	9	2.61:1	81.00	87	8
VILLA DEL REY	MERCED, CA	94	23	9	2.94:1	83.76	84	5
VILLA DEL REY	VISALIA, CA	100	18	9	3.7:1	81.06	93	4
EDGEWOOD DOWNS	PORTLAND, OR	126	22	13	3.6:1	81.00	133	7
EDGEWOOD PLACE	PORTLAND, OR	62	5	8	4.77:1	82.50	62	2
KAMLU	VANCOUVER, WA	84	5	9	6.00:1	81.50	83	6
KAMLU-HAZEL DELL	VANCOUVER, WA	71	2	7	7.89:1	78.98	72	2
AVERAGE:					4.38:1	81.4		6%

49 11-13-86

SUMMARY: Survey Scope 8 Facilities  
702 Units  
3 States

Conclusions: Application to CREEKSIDE VILLAGE  
SACRAMENTO, CA parking allocation

Average ratio, Units:Cars 4.38:1  
Average Age of Resident 81.4

- 1) Assume average unit/cars ratio: then 182 units would require 41.55 parking spaces.
- 2) Assume lowest units/cars ratio (cf. Napa); 182 units would require 69.73 parking spaces.
- 3) Assume mean number units/cars ratio: then 182 units would require 49.18 parking spaces.

Item 20

EXHIBIT D

19

P-86-404

SURVEY OF PARKING USAGE - CONTINUED

REASONS FOR GRANTING VARIANCE TO PARKING CODE:

Present plans call for 74 parking spaces to serve 182 units with additional space available if the need arises. Developers feel this ratio will be adequate for the following reasons:

1. Experience at eight facilities shows that this number will be adequate.
2. High average age of residents explains unusually low car ownership.
3. Visitor cars do not normally impact facility during peak shift, rather such cars are present in evenings and on weekends at times when most employees are off work.
4. Transportation needs of residents are met with a facility-owned 20 passenger bus.
5. Developers are anxious to provide elderly residents with as much landscaping as possible to enhance their immediate environment. If parking should later prove inadequate some landscaping has been designated for conversion to parking.

50 11-13-86

October 1986

Item 20

19

RECEIVED

OCT 6 1986

WEDGWOOD A/E DEPT.

September 30, 1986

Job Number: 86-150

Mr. Burt Elmer  
Wedgwood Group, Inc.  
816 Northeast 87th Avenue  
Vancouver, WA 98664

RE: CREEKSIDE VILLAGE CONGREGATE RETIREMENT/CARE CENTER

Dear Burt:

Thank you for sending us five sets of preliminary submittal drawings for the project. I am forwarding one of the sets to the Landscape architect and three of the sets to the utility companies, namely electric, gas and telephone. I will keep one set for our use. Our office will be using this set to compute the location of the roadway based on the information provided on the floor plans and the site plan.

I had the pleasure of discussing this project with Mr. Vincent P. Estell, General Partner for H & E Associates, along with Mr. Rudy Janzen of Trizen Equities, Ltd. During this meeting, we discussed the project, especially the landscaping, walkways, and treatment of the area within the drainage easement along the northerly boundary. Some of the items of concern mentioned during the meeting were that Elder Creek Channel is a major drainage channel which carries storm water run off from a large water shed area in South Sacramento. During periods of high intensity rainfall, water within the channel can rise very quickly and the water current could easily sweep away an individual who happens to slip into the path of the water current. In reviewing the topographic information, it appears that the drainage channel occupies the entire drainage easement area. There is a chain link fence along the southerly boundary of the drainage easement and the drainage channel which will prevent a person from getting into the drainage channel area and be subjected to the danger of the current; therefore, it was mentioned in the same meeting that it may not be a very productive idea to explore at this time, considering the hazard and the liability involved.

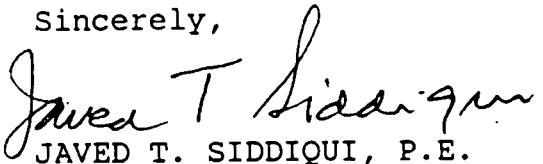
During the meeting, it was also noted that the grading and drainage plans for the project should be started when the staff has had a chance to review the site plan and make appropriate comments, as there is a chance that the site plan may be re-adjusted during the approval process

Mr. Burt Elmer  
The Wedgwood Group  
September 30, 1986  
Page Two

Because a final parcel map has not been recorded on the subject property, I will have to prepare a meets and bounds legal description, or I may incorporate the unrecorded copy of the final map in my legal description.

I look forward to hearing from you. If you have any questions or comments in this matter, please feel free to contact me.

Sincerely,



JAVED T. SIDDIQUI, P.E.  
JTS ENGINEERING CONSULTANTS, INC.  
JS/mmm

cc: Mr. Vincent P. Estell, General Partner  
H & E Associates  
1555 Webster Street, Suite "F"  
Fairfield, CA 94533

Mr. Rudy Janzen  
Trizen Equities, Ltd.  
Suite 560  
840 6th Avenue  
Calgary, Alberta, T2P3E5  
CANADA

December 30, 1986

H and E Assoc.  
c/o Vincent Estell  
1555 Webster Street, Suite F  
Fairfield, CA 94533


Dear Mr. Estell:

On December 23, 1986, the Sacramento City Council took the following action(s) for property located at 7750 LaMancha Way: (P-86404)

Adopted Resolution No. 86-971 approving Schematic Plan Amendment to change the number of buildings for Phase II and Phase III from eight buildings, 174 units to one building, 182 units, and eight buildings, 128 units to one building, 120 units respectively.

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

  
Lorraine Magana  
City Clerk

LM/lw/19

Enclosure

cc: Planning Department  
The Wedgwood Group, 816 NE 87th Avenue, Vancouver, WA 98664  
JTS Engineering, 811 J Street, Sacramento, CA 95814