



VICINITY MAP

SCALE: 1"=1000'



PROPERTY NOTES

1. ZONING: OFFICE RESIDENTIAL
2. COASTAL: NO
3. HISTORIC: NO
4. UTILITIES: SEWER & WATER IS SERVED BY CITY OF EUREKA. POWER & GAS SERVED BY PACIFIC GAS & ELECTRIC.
5. LOT SIZE: 6,240 S.F.
6. LOT COVERAGE: BLDG = 42,360 S.F.
DRIVEWAY / ADA PATH = 2,726 S.F.
TOTAL = 45,086 S.F.

PROPERTY OWNER

HILBERS INCORPORATED
770 N. WALTON AVE. SUITE 100
YUBA CITY, CA 95993
60 JOEL BECK
(530) 675-2947
jbeck@HILBERSINC.COM

ENGINEER

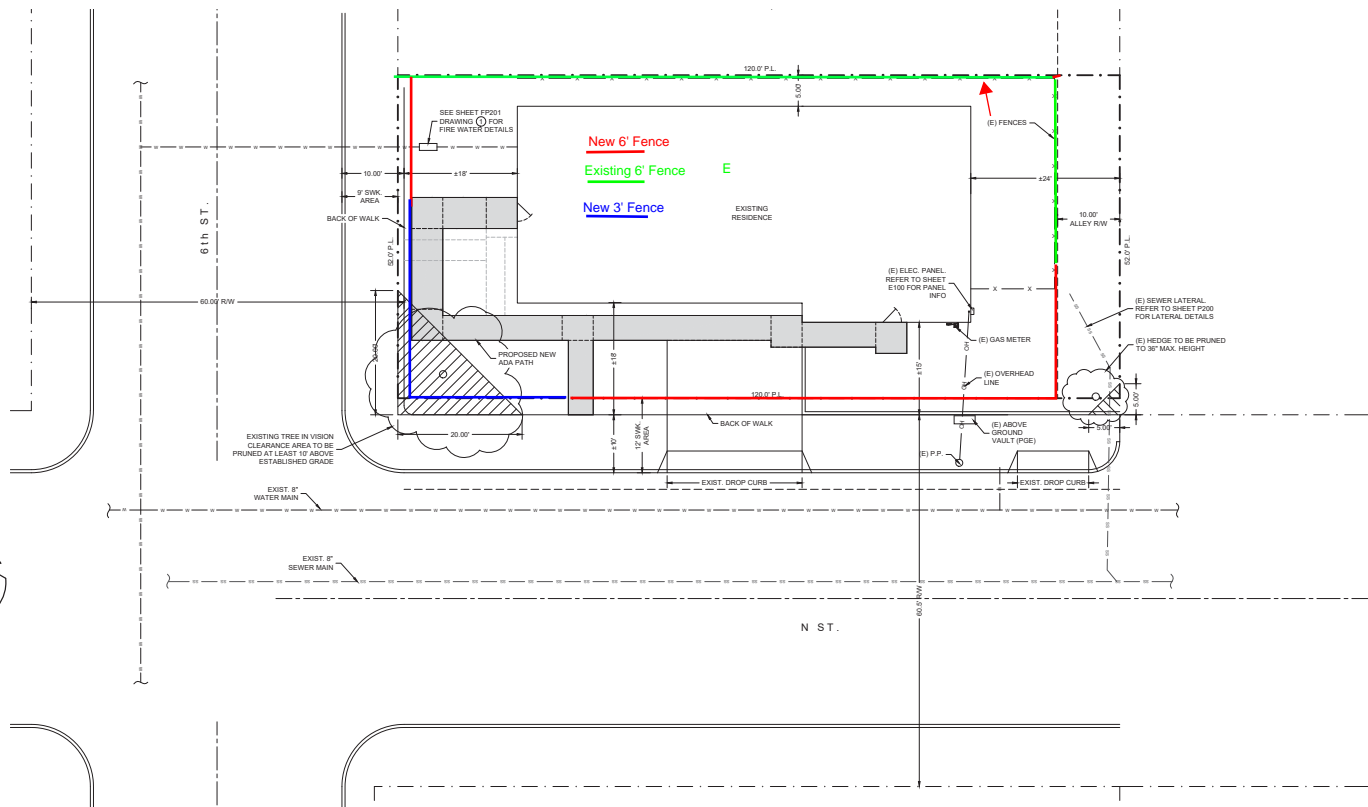
WHITCHURCH ENGINEERING INC.
610 9TH STREET, FORTUNA CA, 95540
DERRYL DING F.E.
(707) 725-6928
de@whitchurchengineering.com

SCOPE OF WORK

WILLOW GLEN CARE CENTER

SHEET INDEX

1. VICINITY MAP / SITE PLAN
2. ADA PATH PLAN / DETAILS



SITE PLAN

SCALE: 1"=10'



- REVIEWED -
EUREKA BUILDING DEPARTMENT
531 "K" STREET 441-5555
This plan check shall not be construed to be a permit for or an approval of, any violation of the provisions of the Eureka Building Code Reviewed by: BE Date: 11/14/2023
Permit #: BZ3-0355-0181-15773

THESE PLANS ARE ORIGINALLY PRINTED ON 22"x34" PAPER.



This drawing or drawing set shall not be used for construction unless a jurisdiction (City, State, Federal) has been issued on the drawing, stating "FOR PERMIT" or similar verbiage, a wet signed professional engineer's stamp, and permit documents have been issued for the project.



REVISIONS	BY
6-21-23 PLN CHK	GKK
VIS. 8-3-23 CLR. PLN CHK	GKK
REM. 8-8-23 DRV. PLN CHK	GKK
8-20-23 PLN CHK REM. N.W. DROP CURBS, REV SWK AREA	GKK

WHITCHURCH ENGINEERING, INC.
 610 9th Street Fortuna, California 95540
 Phone: (707) 725-6928

ACCESSIBILITY IMPROVEMENTS
 APR. 001-CIC-005
VICINITY MAP / SITE PLAN
 89903 For Hilbers, Inc. 601-Joel Beck 770 N. Walton Ave #100 Yuba City, CA. 95993 (530) 813-0166 Email: chm@hlaberinc.com

Date	MAR 15 23
Scale	AS NOTED
Design	DCL
Drawn	GKK
Job	HLSZ301
Sheet	1

Major Variance Request: 528 N Street, Eureka CA.

Narrative Letter:

Covering all questions/comments from Supplemental Application Form, Page 1.

Willow Glen Care Center will be operating a 10-bed, short-term Crisis Residential Treatment Facility (CRTF) at 528 N Street in Eureka starting on approximately 8/19/24. This facility will be operated in partnership with Humboldt County Behavioral Health, and will offer a safe and comfortable living environment for adult victims of domestic abuse and/or adults struggling with Mental Health Crises. A team of qualified staff will be onsite 24 hours per day, seven days per week, providing meals, medication management, and therapeutic services to the folks residing with us. Clients admitted to this facility will be local to Humboldt County, and will often be admitted from the local ERs, the Crisis Stabilization Unit (CSU), and Sempervirens Psychiatric Health Facility. This program will therefore offer a relief to those other agencies, and should decrease wait times at the local ERs for other citizens. This service is much-needed, and will benefit Humboldt County generally and the City of Eureka specifically.

Obviously, the confidentiality of our clients is paramount. For our victims of domestic abuse, for instance, their whereabouts being publicly known would decrease their safety and security.

Because client confidentiality is so important, and because time spent outdoors can be therapeutic and healing, this program was designed with the input of behavioral health professionals to maximize the private use of the property's outdoor areas. The current landscaping plan allows for five distinct outdoor sitting areas, some designed for one or two individuals, and others designed for four or five individuals. At Willow Glen's other facilities, clients spend much of their time outdoors enjoying nature.

Due to the grading of the lot, many of the therapeutic outdoor seating areas and therapy gardens at 528 N street sit approximately two or three feet higher than the two streets and sidewalks which border the property (N street on one side, and 6th street on another). The concrete walkway and ADA ramps that were installed to allow access to non-ambulatory clients likewise rise up to approximately 2'-3' above street level at the two entrances to the facility (again, one on N street and one on 6th street). If 6' solid fencing is not permitted to border the property on at least part of 6th street and N street, clients sitting in our outdoor areas or utilizing our ADA ramps will have no privacy, and people walking or driving on 6th or N would be able to see them clearly.

Our fencing was originally designed to be a combination of 6' solid fencing, open arbors, and solid 3' fencing, and that design allows for client privacy while also keeping the fence low in areas where visibility to drivers may be important (near the corner of 6th and N, for instance). We have been informed, though, that the new code for mixed-use properties (as of 2019) calls for all solid fences that face city streets to be no taller than 3 feet. Though we understand that this code was likely introduced to keep homes from looking like fortresses from the outside, we feel that the topography of this particular lot and the special need for privacy at this location are unique, and that a 6' solid fence would be appropriate along certain sections of the property line.

Solid fences that are 3' tall, or taller "open"-style fences would allow all passersby to see our residents sitting in the therapeutic garden areas, and that would infringe on their right to privacy and their therapeutic progress. Our clients who have escaped domestic violence, especially, would have their safety compromised if all pedestrians or drivers on 6th or N streets could see where they are residing.

To help keep the six foot fence from appearing unpleasant from the outside, tasteful plantings would be made and maintained by facility staff and our landscaper on areas between the fence and the sidewalks. The section of the sidewalk area that has been just dirt and weeds in the past is currently being beautified in such a way as to soften the appearance of the six foot fence. Additionally, the fence would be designed with two ungated openings with arbors, each of which would allow the fence to appear more open and welcoming to passersby.

So, we are hereby requesting to be allowed to maintain 6' fencing on PART of our street-facing property lines.

Other properties in the area have 6' fencing or have lower elevation yards, and our request would allow for our residents to be afforded the same privacy that our neighbors are afforded.

If this variance is not granted, clients residing with us may need to spend most of their waking hours inside the building. This would constitute a hardship and would make their therapeutic stay less beneficial.

Granting this variance would not be detrimental to the public health, safety, or welfare of others, and would not be injurious to properties or improvements in the vicinity. Quite the opposite, actually. The privacy afforded by this variance would not only allow our clients to relax in our therapeutic environs, it would also allow local neighbors to spend time outdoors without constantly seeing or interacting with our residents (some of whom may act erratically due to their illness or trauma).

Granting this variance will not be a grant of special privilege, as the topography of our lot and use of our building are unique.

All plan drawings and grading information for the lot and the building should be on file with the planning department already, and they will show all items that are marked as "done" on the "Plan Drawings for All Applications" pages of the attached supplemental application.

If you have any questions, or would like to discuss this request in person, please reach out at a time that is convenient for you.

A handwritten signature in black ink, appearing to read 'D.J. Gilbert', with a date '8/7/24' written to the right of the signature.

David J. Gilbert
Director of Operations
Willow Glen Care Center
530) 300-4238