



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: FEBRUARY 4, 2010
Continued from the January 14, 2010 Hearing

Date: January 28, 2010
Case No.: 2009.0946C
Project Address: 727 41st Avenue
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 1603/004
Project Sponsor: Lucia Foranda
727 – 41st Avenue
San Francisco, CA 94121
Staff Contact: Glenn Cabreros (415) 558-6169
glenn.cabreros@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The applicant proposes to increase the amount of residential care from six persons to ten persons. Currently, the upper floor is used as residential care for six elderly persons. Various interior alterations are proposed at the garage level to accommodate elderly care for four additional persons. Building permit application 2009.05.27.9227 is concurrently filed with the Planning Department for the proposed alteration at the garage level.

BACKGROUND

After public comment for the subject case on January 14, 2010, the Planning Commission continued the case to allow the project sponsor and staff to collect additional information on the project.

Since the January 14, 2010 hearing, Planning staff has met with staff from the Department of Building Inspection (DBI) regarding the project. DBI staff has advised that the Building Code would not limit the number of occupants at the project; however depending on the occupancy type, which the project sponsor is to declare for the project, certain Fire Code issues may come into play i.e. fire separation between floors, complete/partial sprinkling of building, etc. DBI staff also commented that as part of their review, the project would be reviewed for compliance with the necessary ADA standards. Per Building staff's suggestion, Planning staff has requested the project architect to schedule a Pre-Application meeting with DBI to resolve any Fire Code, ADA Code and other Code issues prior to DBI's review of the building permit application.

Planning Staff is scheduled to perform a site visit to the project site prior to the February 4, 2010 hearing date.

A Community Outreach meeting was required of the project sponsor at the January 14 hearing. The project sponsor is scheduled to hold a community outreach meeting on Thursday, January 28, 2010.

As also requested by the Commission, the project sponsor has provided the last two reports from the California Department of Social Services Community Care Licensing Division. In addition, the project sponsor has included a cover letter, a copy of her license to operate a residential care home at the project site, and a color brochure of her facility. One letter in support of the project, from a previous client, is also submitted for the Commission's consideration.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow for a residential care facility for seven or more persons in an RH-2 (Residential, House, Two-Family) District pursuant to Section 209.3 of the Planning Code. The Project Sponsor is seeking authorization for a residential care facility for up to ten persons.

BASIS FOR RECOMMENDATION

The Department believes this project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The project is a small-scale residential care facility for elderly care, thus diversifying elderly care options for the City's aging population.
- The project is proposed within the existing building envelope, and the facility would retain the building's appearance as a residential building.
- The project promotes small-business ownership.
- The proposed Project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approve with Conditions

Attachments:

Project sponsor's submittal: cover letter, brochure, State license, State facility reports (2), support letter.



January 24, 2010

Glenn Cabreros
1650 Mission St.
Suite 400
San Francisco, CA 94103 - 2479

RE: 727 - 41st Avenue - Case No. 2009.0946C

Dear Mr. Cabreros,

As requested by the Planning Commission, enclosed are the following:

- Last two reports from the State Licensing
- Copy of current state license
- Interior photos of the care home which are shown in a brochure of Foronda Care Home.

I have mailed invitations for a neighborhood meeting, which will be held in my care home on Thursday, January 28th. I will submit the affidavit, sign-in sheet and summary of discussion sheets to you after the meeting.

I am also enclosing a letter from a family member of one of my former residents who support the expansion of my care home in order to provide better continuity of care. Once I receive them, I will also forward other letters from various members of the community who support my project.

As you know, I am a retired registered nurse, and have been operating care homes in San Francisco and Santa Cruz for almost 30 years. My husband, Bruno, has been in residential care since his last stroke in 2006. He is non-ambulatory and requires total care. Foronda Care Home is just 9 blocks away from my family's home located on 32nd Avenue. My original intention is to expand Foronda Care Home, and request for non-ambulatory beds so that I can transfer my husband to 41st Avenue and be closer to home, family and friends. I am also getting closer to the age where I may be needing care myself - and I would love to spend my retirement in San Francisco, where I have resided since 1966. Expanding this care home to accommodate my husband, and transitioning the business to my daughters is all part of my own retirement plans.

Caring for the elderly is very challenging work, which takes compassion, understanding and patience. The elderly population is growing - and the need for care must follow the trend. Big assisted living facilities and skilled nursing facilities are not always the best solution for elderly patients. Living in a regular home environment in a nice neighborhood is best for older folks who don't need intense nursing care, rather they may just need assistance with meals, medication and some supervision which their families are unable to provide around the clock.



There are many misconceptions about caring for the elderly and the business of residential care homes - most of which is due to the lack of the public's understanding. I think it is a gross generalization and stereotype to say that all elderly clients have mental problems. Many people, including most of my neighbors, believe that our residents are "mental" or "psychotic" which is why they need to be in a residential care home. That is not true. Yes, elderly are at a higher risk of developing dementia, but to say that they are "mental", "psychotic" or a danger to the community is exaggeration. The concerns my neighbors have about the project are all due to misconceptions, and stereotyping elderly and smokers.

One of my neighbors expressed concerns for safety and referenced an incident with a client that happened years ago when the police were involved. We are required by licensing to contact authorities such as the fire department or police in certain situations, such as when a resident does not return home after curfew and is not able to be found. We usually call non-emergency lines, however, sometimes the police are dispatched as well as fire department. The incidence of police or authorities coming to our home has been very rare. I am sure that if asked, the neighbors will confirm that we have not had any visits by police or fire department or any neighborhood disturbances recently.

To clarify one of my neighbors' statements - we are NOT a convalescent home. In fact, if a resident needs to use a walker to get around, he or she is considered NON-ambulatory. So, if one of my current residents begins to lose mobility and the doctor prescribes a walker to be used at all times, that resident is considered NON-ambulatory and must move out of the home! This is another main reason I am seeking the remodeling and non-ambulatory status. The point of a **residential** care home is to give the resident a **family-oriented** environment in the community. It seems that some of my neighbors cannot have compassion for elderly because perhaps they may not have older parents or grandparents. Yes, it is nice that there are some younger families moving into the neighborhood - but someday, these "young" people will grow old too and may need the same kind of care and services that we are providing right next door.

All residential care homes are regulated by the State to ensure that safety standards are being met. The state's regulations address safety of the resident, the staff, and the community. One can't control the types of neighbors that move into the community - in fact, we have been operating here since before most of my neighbors moved here! My own children have been exposed to elderly residents and have developed a healthy outlook on elderly and disabled people. I now have two granddaughters age 4 and 6 years old who come to visit the home often. The home and the clients are safe for anyone at any age and my children and now grandchildren are learning the values of caring for and respecting others - including elders and disabled.

We do have one smoking resident who does smoke in front of the home occasionally. I don't smoke myself and I dislike the smell of it too, but it is his right to smoke if he so chooses. Smoking is not allowed inside, so he has no choice but to smoke outside. With the plans to



expand downstairs, I am planning to update the landscaping in the backyard so that there is a comfortable place for him and other smokers to smoke besides out in front of the house.

As you read the letter from the wife of a former resident who supports this project, there is a need for me to expand and apply for non-ambulatory status in order to provide better service for my residents and their families during these difficult times. I am also waiting for a letter from the family of another long-time resident who, after almost 7 years living in the home, began to decline and eventually became considered "non-ambulatory" because he needed to use a walker full time. Per State regulations, he couldn't stay in his home (my care home) but he wanted to stay under my care. So we had to move him to our care home in South San Francisco. His family who also lives in the Richmond District, have been pleading us to hurry with our plans to get licensed for non-ambulatory because he misses his home in San Francisco - and it is also much more convenient for them to visit him nearby.

Many of my residents are Veterans. Being just a few blocks from the VA Medical Center, it is very convenient for residents to go to their doctor appointments. Many family members appreciate the convenience and are worried if/when their loved one no longer qualifies as ambulatory, they must find a new home for them. If we can get approval for the plans and non-ambulatory status from the state, I would be able to provide continuing care for my current residents, and my husband can also be moved back to San Francisco and be closer to me, his family and friends.

Thank you for your consideration and I pray that the prejudices of my neighbors will not impede your approving the plans for my care home, my husband and my family.

Sincerely,

Lucy Foronda
Owner/Administrator
Foronda Care Home
415.420.4554 cell phone
forondacarehome@gmail.com

Our Philosophy

Caring for our own aging family members, we have developed a compassion for the special needs of the elderly.

We understand how difficult it is when one suffers from a degenerative condition such as Parkinson's Disease, or is recovering from a surgery, or is experiencing a decline in general health. These situations may require special attention and assistance with the basic activities of daily living (ADL's).

Whether you or a loved one has experienced any of these situations, or just looking for a place to provide care, supervision and companionship, we are here to help.

We strive to ensure that our residents feel safe, respected, comfortable, and at home. We work closely with family members and physicians to ensure all aspects of our resident's needs are being met - physical, mental, social and spiritual.

Call us today for more information and to schedule a tour of our home!

Administrators

Lucy Foronda, RN

415.420.4554

Roslyn Gacutan

415.203.9827

Regina Foronda, RN, BSN

415.595.5158

Please
Place
Stamp
Here

Foronda Care Home
727 - 41st Avenue
San Francisco, California 94121



Foronda Care Home

Residential Care Home for Seniors

727 - 41st Avenue

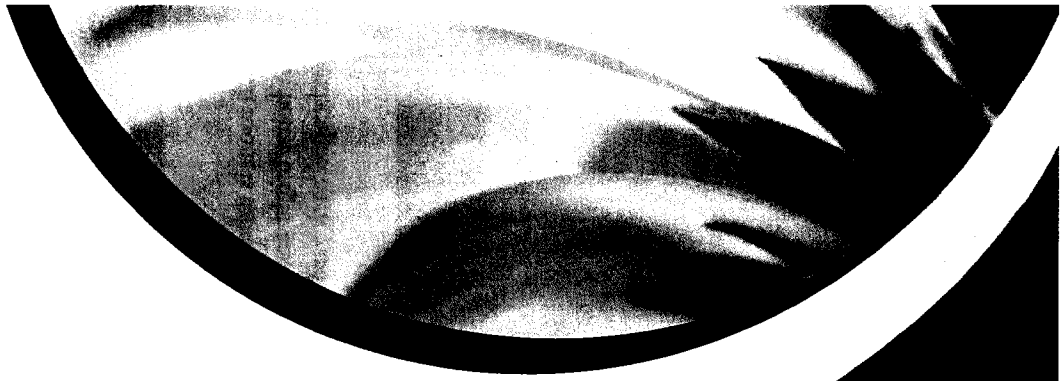
San Francisco, CA 94121

Phone 415.387.0848

Fax 415.839.5005

Admin@ForondaCareHome.com

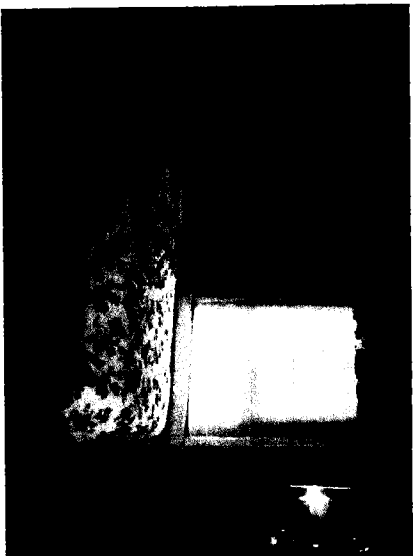
www.ForondaCareHome.com



License# 385600348

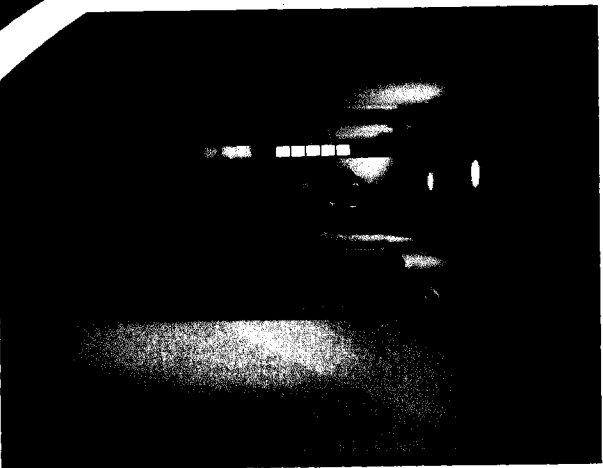
About Our Home

Our newly remodeled home is located in the beautiful Outer Richmond district of San Francisco. We have the capacity for six residents in private or semi-private rooms.



Private Room

Each room is drenched in natural sunlight to make the home bright and cheerful and our beautifully landscaped back yard is a peaceful retreat.



Main Hallway

Foronda Care Home

is a state-licensed RCFE (Residential Care Facility for the Elderly), also called a "board & care" or small "assisted living" facility. We provide 24-hour care and supervision in our home.

We can accept ambulatory seniors who are looking for long term care, or Respite care.



Dining Room/Activity Area

Our basic services include:

- * Assistance with ADLs such as eating, dressing, bathing and maintaining good personal hygiene
- * Manage centrally-stored medication and assistance with self-administration
- * Three nutritious meals and snacks daily which can be catered for special dietary needs
- * Observation of physical, mental and emotional status and communicate changes to family and physicians
- * Assistance with making medical and dental appointments and arranging transportation
- * Housekeeping, cleaning of bedrooms, and laundry service
- * Indoor and outdoor, individual and group activities
- * Optional services include incontinence care, hair stylist, manicure/pedicures, and massage therapy.

About Us

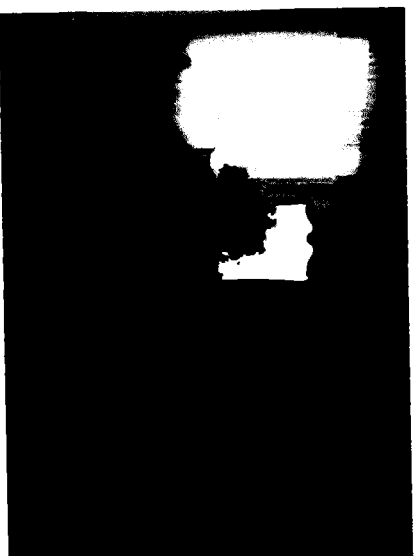
Foronda Care Home is owned and operated by Lucia B. Foronda, R.N. Lucy has been operating homes for seniors for over 20 years.

Lucy and her daughters, Roslyn Gacutan and Regina Foronda, R.N., B.S.N. are licensed Administrators and manage Foronda Care Home and Alta Mesa Care Home in South San Francisco.



Living Room

Our staff has extensive experience in care-giving and is well trained in the aging process, nutrition and sanitation principles, medication procedures, standard First Aid, and protecting resident's rights.



Private Room



State of California
Department of Social Services

Facility Number: 385600348
Effective Date: 03/02/06 Total Capacity: 6

In accordance with applicable provisions of the Health and Safety Code of California, and its rules and regulations; the Department of Social Services hereby issues

this License to

FORONDA, LUCIA B.

to operate and maintain a RESIDENTIAL-ELDERLY

Name of Facility

FORONDA CARE HOME
727 - 41ST AVENUE
SAN FRANCISCO CA 94121

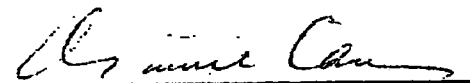
This License is not transferable and is granted solely upon the following:
AGE RANGE 60 AND OVER. AMBULATORY ONLY.

Client Groups Served: ELDERLY

Complaints regarding services provided in this facility should be directed to:
CENTRAL COAST SC/RES DISTRICT OFFICE (650) 266-8800

Jo Frederick

Deputy Director,
Community Care Licensing Division


Authorized Representative
of Licensing Agency

03/09/06

**STATE OF CALIFORNIA
DEPARTMENT OF SOCIAL SERVICES
COMMUNITY CARE LICENSING**

*This is to certify that pursuant to the provisions of
the Health and Safety Code, Section 1569.23 and 1569.616*

Lucia B Foronda

*has successfully completed the
Residential-Elderly Administrator Certification Program.*

Standard Certificate

May 12, 2008
Sacramento, California

Thomas Shaker
Administrator Certification Program

Expires: 5/11/2010 Certificate #: 5500761740

Criminal record checks are still required per section 87564 of licensing regulations.

FACILITY EVALUATION REPORTCCSC, 851 Traeger, #390
San Bruno, CA 94066

FACILITY NAME:	FORONDA CARE HOME	FACILITY NUMBER:	385600348
ADMINISTRATOR:	FORONDA, LUCIA B.	FACILITY TYPE:	740
ADDRESS:	727 - 41ST AVENUE	TELEPHONE:	(415) 387-0848
CITY:	SAN FRANCISCO	STATE: CA	ZIP CODE: 94121
CAPACITY:	6	CENSUS: 3	DATE: 04/08/2008
TYPE OF VISIT:	POC	UNANNOUNCED	TIME BEGAN: 10:15 AM
MET WITH:	Lucy Foronda	TIME COMPLETED:	11:20 AM

NARRATIVE

1 LPA Vivien Helbling conduct a plan of correction visit in facility today to verify corrections of deficiencies cited
2 against facility during the annual random visit on 3/21/08. LPA was greeted by caregiver Ms. Barceliza
3 Segumalian, purpose of the visit was explained to her. LPA reviewed residents records. The following was
4 observed:
5
6 1. Sec. 87575(a)(7) Incidental Medical and Dental Care - R1's medications are logged in centrally stored
7 medication properly, matched with current medication list from the pharmacy and list of medications verified
8 by the doctor's clinic.
9
10 2. Sec. 87570 Residents Records - PERSONNEL RECORDS
11 - R4 now has Consent for Medical Treatment for LIC 627C, and signed receipt of Personal Rights form LIC
12 613C in his records.
13
14 Above deficiencies are now corrected and cleared.
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16 This report and rights to comment and appeal were discussed with Ms. Segumalian.
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SUPERVISOR'S NAME: Pam Gill**TELEPHONE:** (650) 266-8800**LICENSING EVALUATOR NAME:** Vivien Helbling**TELEPHONE:** (650) 266-8800**LICENSING EVALUATOR SIGNATURE:****DATE:** 04/08/2008

I acknowledge receipt of this form and understand my licensing appeal rights as explained and received.

FACILITY REPRESENTATIVE SIGNATURE:**DATE:** 04/08/2008

This report must be available at Child Care and Group Home facilities for public review for 3 years.

FACILITY EVALUATION REPORT

FACILITY NAME:	FORONDA CARE HOME	FACILITY NUMBER:	385600348
DIRECTOR:	FORONDA, LUCIA B.	FACILITY TYPE:	740
ADDRESS:	727 - 41ST AVENUE	TELEPHONE:	(415) 387-0848
CITY:	SAN FRANCISCO	STATE: CA	ZIP CODE: 94121
CAPACITY:	6	CENSUS: 3	DATE: 06/30/2006
TYPE OF VISIT:	Post Licensing	UNANNOUNCED	TIME BEGAN: 08:50 AM
MET WITH:	Releisa Reyna		TIME COMPLETED: 12:20 PM


DEFICIENCY INFORMATION FOR THIS PAGE:
 Type A

CIVIL PENALTY INFORMATION:
 Penalty Assessed

COMMENTS/DEFICIENCIES

1 An unannounced Post Licensing Visit was made by Licensing Program Analyst (L. P. A.) Lauren Olson. A
 2 tour of the facility was made with Releisa Reyna, caregiver. The Interior and the Exterior of the facility were
 3 inspected, as follows: Common Areas (Living Room, Dining Room, and Kitchen); Resident Bedrooms;
 4 Bathrooms; and the and yard areas. The resident and staff files were reviewed along with medications. First
 5 aid kit and fire extinguisher were checked. Food supply and linen supply was checked. Staff checked for
 6 finger print clearance. H2O temp measured 118°F. All deficiencies are cited from the California Code of
 7 Regulations (CCRs) - Title 22, Division 6, Chapter 8 ; and the Health and Safety Code 1569.38
 8 Residential Care Facilities on the LIC 809-D. If any of the cited deficiencies are not corrected by the noted
 9 due dates; civil penalties may be assessed.
 10
 11 It is required to post the following forms in a conspicuous area for public review: Complaints (LIC
 12 9099), Facility Visits (LIC 809) and/or Citations (LIC 809D).
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Failure to correct the cited deficiency(ies), on or before the Plan of Correction (POC) due date, may result in a civil penalty assessment.

SUPERVISOR'S NAME: Suzanne Roman-Clark
LICENSING EVALUATOR NAME: Lauren Olson
LICENSING EVALUATOR SIGNATURE: 

TELEPHONE: (650) 266-8886
TELEPHONE: (650) 266-8815
DATE: 06/30/2006

I acknowledge receipt of this form and understand my licensing appeal rights as explained and received.
FACILITY REPRESENTATIVE SIGNATURE: _____ **DATE:** 06/30/2006

FACILITY EVALUATION REPORT (Cont)FACILITY NAME: FORONDA CARE HOME
DEFICIENCY INFORMATION FOR THIS PAGE:

VISIT DATE: 06/30/2006

Deficiency Type POC Due Date / Section Number	DEFICIENCIES	PLAN OF CORRECTIONS(POCs)
Type A 07/01/2006 Section Cited 87692(a)	1 STORAGE SPACE: 2 LPA found toxins unlocked and accessible to the residents in 3 the following areas of the house: 4 Caregiver bathroom in the basement, under the sink in the 5 kitchen, under the sink in the resident bathroom, by the 6 washer and Dryer in the basement. 7	1 By 7/1/06 the Licensee shall retain all 2 toxins and cleansers in a locked 3 cabinet, inaccessible to the residents. 4 Send proof to the Licensing Agency. 5 6 7
Type A 07/05/2006 Section Cited 87219	1 CRIMINAL RECORD CLEARANCE: 2 Staff S-2 does not have a criminal record clearance and is 3 not associated to the facility. 4 **Immediate Civil Penalty Assessed** 5 6 7	1 By 7/5/06 the Licensee shall not have 2 staff present in the facility without 3 obtaining a Criminal Record Clearance 4 and associating them to the facility. 5 Send proof to the Licensing Agency. 6 **Immediate Civil Penalty Assessed** 7
Type A 07/05/2006 Section Cited 87576	1 FOOD SERVICE: 2 The food in the fridge and freezer need to be dated and 3 labeled. The facility's 7-day non-perishable food supply 4 needs more variety. 5 6 7	1 By 7/1/06 the Licensee shall date and 2 label all the food being stored in the 3 fridge and freezer. The facility's food 4 supply should feed all staff and 5 residents for three meals for 7 days 6 (doesn't include freezer foods). Send 7 proof.
Type B 07/07/2006 Section Cited 87564.3	1 ADMINISTRATOR RESERTIFICATION REQUIREMENTS: 2 There is no current administrators certificate at the facility. 3 4 5 6 7	1 By 7/7/06 the Licensee shall retain 2 copies of the current Administrators 3 Certificate at the facility. Send proof to 4 the Licensing Agency. 5 6 7

Failure to correct the cited deficiency(ies), on or before the Plan of Correction (POC) due date, may result in a civil penalty assessment.

SUPERVISOR'S NAME: Suzanne Roman-Clark

TELEPHONE: (650) 266-8886

LICENSING EVALUATOR NAME: Lauren Olson

TELEPHONE: (650) 266-8815

LICENSING EVALUATOR SIGNATURE: 

DATE: 06/30/2006

I acknowledge receipt of this form and understand my appeal rights as explained and received.

FACILITY REPRESENTATIVE SIGNATURE: _____

DATE: 06/30/2006

ADVISORY NOTES

FOR: FORONDA CARE HOME
DATE: 06/30/2006

385600348

The following notes are not kept in the public portion of the facility file and are provided to you to assist you in the maintenance and operation of your facility. **This is not a citation.**

- 1 The Licensee shall do the following:
- 2 Replace the bulb in the lamp in residents room.
- 3 The sink in the bathroom is slow to drain, please fix.
- 4 There is garbage piling up in along the hall at the bottom of the stairs, please remove.
- 5 Call the LPA for an example of a good Appraisal of Needs and Services Plan.
- 6 Retain all medications together in a separate area than the Toxins/Cleansers.
- 7 Orient staff where the facility's records are.
- 8 Remove lock on kitchen door as it is a fire hazard.

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LICENSING EVALUATOR NAME: Lauren Olson

TELEPHONE: (650) 266-8815

LICENSING EVALUATOR SIGNATURE: 

DATE: 06/30/2006

From: Susan Dugger (salexi@comcast.net)
To: glenn.cabreros@sfgov.org
Date: Sat, January 23, 2010 10:21:54 AM
Cc: Lucy Foronda
Subject: Fw: 41st Avenue Permit

Date: January 23, 2010

To: City Planning

Dear Ladies/Gentlemen:

In November of 2008 when my husband, Stan Mathison, became ill and I was unable to care for him at home he was moved from Kaiser to Lucy Foronda's Foronda Care Home at 727-41st Avenue here in the City. This facility is licensed for ambulatory patients only.

When my husband became non-ambulatory he had to be moved. Mrs. Foronda has another care facility in South San Francisco, which does accept non-ambulatory patients, and since I wanted to stay with Mrs. Foronda because Stan's care was excellent, the home was spotless and the food was very good and Mrs. Foronda and her staff were so kind to both of us I had Stan moved to Mrs. Foronda's Alta Mesa Care Home in South San Francisco where he later died.

When Stan was out on 41st Avenue I had two convenient bus lines: the Geary Ocean Beach and the Balboa. When I went to South San Francisco it took a very long time both ways to visit my husband.

It would have been less stressful for Stan and much more convenient for me if he could have just been moved downstairs in the 41st Avenue facility.

So would you please approve for Mrs. Foronda a permit and license for non-ambulatory patients in her downstairs flat.

Very truly yours,

Susan Dugger-Mathison

