

REPORT AMENDED BY STAFF & CPC 12-14-89
CITY PLANNING COMMISSION

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

APPLICANT Aquarian Effort, Inc.; P.O. Box 162397; Sacramento, CA 95816
OWNER Aram Yenovkian, Et Al; 1071 Los Molinos Way; Sacramento, CA
PLANS BY Aquarian Effort, Inc.; P.O. Box 162397; Sacramento, CA 95816
FILING DATE 10/5/89 ENVIR. DET. Neg. Dec. REPORT BY BW:bw
ASSESSOR'S PCL. NO. 007-0081-021

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to allow the relocation of an existing non-residential care facility from 1304 O Street to 1820 J Street on 0.44± developed acres in the General Commercial (C-2) zone.

LOCATION: 1820 J Street (proposed location)

PROPOSAL: The applicant is requesting the necessary entitlements to relocate an existing non-residential care facility into a 12,960 square foot office building utilizing 7,268± square feet of leased space.

PROJECT INFORMATION:

General Plan Designation:	Community Neighborhood/Commercial & Offices
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Partially vacant office building

Surrounding Land Use and Zoning:

North:	Vacant Building/Deli Market; C-2
South:	Office/State Building; C-2
East:	Auto Supply Store; C-2
West:	Beauty School/Commercial Retail; C-2

Parking Required:	To be determined by Planning Commission
Parking Provided:	17 on-site to the rear; 8 available for facility
Property Dimensions:	Irregular
Property Area:	0.44± acres
Square Footage of Building:	12,960 sq. ft. (7,268 sq. ft. occupied by care facility)
Height of Building:	9 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Cement block
Roof Material:	Tar paper

Background Information: Over the past four years, the Aquarian Effort has looked at several alternative locations in the Sacramento Metropolitan area (City and County) to relocate their non-residential care programs. In September 1985, the applicant attempted to relocate the facility from 1304 O Street to a building at the corner of 20th and P Streets (P85-258). The City Council, however, denied the request to locate the facility at this site on September 25, 1985 due to neighborhood opposition. The second

000811

APPLC. NO. P89-369 MEETING DATE December 14, 1989 ITEM NO. 25

attempt was to relocate the non-residential care services from 1304 O Street and 2015 J Street to 920 20th Street (P86-278; September 1986). Due to severe neighborhood opposition and the lack of adequate parking for staff and visitors, the application was withdrawn by the applicant. The subject site under consideration is the third attempt the Aquarian Effort has made to relocate.

The desire to relocate the existing use is due to: affordability of building rent; access of building to several bus lines; and the site location in the Central City where the majority of the facility's clients reside.

Project Evaluation: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site consists of one developed parcel on 0.44± acres in the General Commercial (C-2) zone. A one-story 12,960 square foot office building is located on the site with 17 parking spaces located at the rear (see exhibit A). The General Plan and 1980 Central City Plan designate the site for Community Neighborhood/Commercial & Offices and General Commercial respectively. Surrounding land uses include a vacant building and deli/market to the north; an office use and the State Department of Transportation and Sacramento County Veterans Service office to the south; Central Auto Supply store to the east; and a beauty school and commercial retail use to the west. Surrounding zoning consists of C-2. The County Welfare Department offices previously occupied the 7,268 square foot space.

B. Applicant's Proposal

The applicant is requesting a special permit to allow the relocation of an existing non-residential care facility to 1820 J Street. The applicant proposes to relocate seven existing programs of the Aquarian Effort to the building located at 1820 J Street. These programs consist of the following:

1. Crisis, Intake and Counseling Center (C.I.C.C.)

Hours: Monday - Thursday 9:00 a.m. - 9:00 p.m.
** Friday 9:00 a.m. - 6:00 p.m.

Provides outpatient counseling for persons with drug use/abuse problems, intervention services for at-risk persons, and drug abuse education and information. Individual group and family counseling sessions are held, as appropriate.

2. Minority Drug Treatment Program

Hours: Monday - Thursday 9:00 a.m. - 8:00 p.m.
** Friday 9:00 a.m. - 6:00 p.m.

Provides same services as Crisis, Intake and Counseling Center except that a staff of bilingual cross-cultural counselors are provided to serve clients. Program staff spends 70% of its time in the field providing services to community based programs and drug prevention and intervention programs at schools.

3. State AIDS Education Pertaining to IVDUs

Hours: Monday - Friday 9:00 a.m. - 5:00 p.m.

Provides AIDS education and prevention for intravenous drug users to service providers, health officials, clients, and significant others.

4. Medical Clinic

Hours: Monday - Friday 5:30 p.m. - 9:00 p.m.

(Administration open 3:00 p.m. - 9:00 p.m. for test results and general information)

Provides medical services to anyone in the Sacramento community. Services include general medical care, birth control and pregnancy testing, well child care and immunizations, AIDS testing and counseling, and venereal disease testing and treatment.

5. Homeless Outpatient Substance Abuse Treatment Project

Hours: Monday - Friday 9:00 a.m. - 5:00 p.m.

Provides substance abuse treatment to the homeless population under the jurisdiction of the Sacramento Housing and Development Agency, in homeless shelters and the Shared Housing and Resources Empowerment (SHARE) Program.

6. County Youth Project

Hours: Monday - Friday 9:00 a.m. - 5:00 p.m.

Outpatient treatment is provided primarily to juvenile delinquents under the jurisdiction of the County Probation Department. A minimum of 20 clients per month will be in treatment, for a total of 600 contacts annually.

7. County AIDS Treatment

Hours: Monday - Friday 9:00 a.m. - 5:00 p.m.

Two AIDS groups, one for intravenous drug users, and one for significant others, are provided on a weekly basis, for a minimum of 864 contacts per year. Average group size is 10 clients each.

** Different operating hours on Fridays only.

The applicant indicated to staff that occasionally on Saturdays, there will be workshops and seminars between 9:00 a.m. and 12:00 noon. All of the above mentioned programs, except for the State AIDS Education Program (#3) and the Homeless Outpatient Substance Abuse Treatment Project (#5) are located at the 1304 O Street building owned by the Capitol Area Development Authority (CADA). The applicant plans to relocate the two additional programs from the 2015 J Street building.

The Aquarian Effort has occupied the 1304 O Street building for the past 15 years. CADA is

proposing to demolish this building and use the site for an office building and parking. The Aquarian Effort's lease with CADA is on a month to month basis. The facility will be under a 5 year lease with renewal options at the 1820 J Street location. The applicant feels that this new location will meet the needs of their programs and sufficient space will be available. The Aquarian Effort intends to make this site (1820 J Street) a permanent location for their programs. The programs are certified by the State Department of Alcoholism and Drug Programs for providing services in compliance with state standards for substance abuse programs. The new facility will consist of several offices, counseling rooms and examination rooms (see exhibit C).

Aquarian Effort staff hours are as follows:

Hours of Operation:	9:00 a.m. - 9:00 p.m.
Evening Clinic:	5:30 p.m. - 9:00 p.m. (22 6 staff persons) (corrected by staff)
Outpatient Counseling:	9:00 a.m. - 9:00 p.m. (8 staff persons/split shifts)

During a typical day the average number of clients visiting the Aquarian Effort is as follows:

9:00 a.m. - 5:00 p.m.	15 clients per day, average 4-5 per hour
Evening Medical Clinic	25 clients (short-term)
Evening Group Counseling	8 - 10 clients (6:00 p.m. - 8:00 p.m.)
Saturday Seminars	25 clients

C. Care Facilities in Central City

Planning staff has compiled a list of care facilities and social service agencies within a two block (1,000 feet) radius of the subject site (exhibit E). There are no existing medical clinic or drug/alcohol counseling centers within a 1,000 foot radius of the site. Staff is aware of two similar facilities nearby; Planned Parenthood, which offers family planning clinic services (1507 21st Street) and Bi-Valley Medical Clinic, which deals exclusively with opiate addicts. Both facilities are outside of the 1,000 foot radius (within 5 blocks of subject site--see exhibit E).

Planning staff notes that there is an over-concentration of non-residential and residential care facilities in the Central City Community Plan area. The Aquarian Effort use, however, is already located in the Central City area and the proposed move (Programs) is a consolidation of two existing facilities. As of November 1987, there were 167 social services within the Central City. Of those social services, 35 were medical counseling and/or rehabilitation agencies. Recent data received from the Community Services Planning Council identifies all public and private non-profit agency services in the midtown area (see attached exhibit J). The Community Services Planning Council, however, interprets care facilities differently from the City Planning Department. The City Planning Department intends to work with the Planning Council to identify mutually agreeable care facility definitions. As noted, there are no existing similar land uses within a two block radius of the 1820 J Street location. Staff, therefore, finds the proposed facility to be an acceptable land use for the subject site.

D. Parking

A total of seventeen (17) parking spaces exist on the subject site. The parking spaces are located at the rear of the subject site fronting onto the alley and along 19th Street (see exhibit A). The applicant informed staff that a lease for 13 spaces has been granted for the use. Staff, however, found that there will only be 8 spaces available on the site. An existing Beauty School currently

occupying a portion of the building was granted a variance by the Planning Commission (P82-175) to utilize 9 parking spaces on the subject site.

Initially, the applicant proposed to relocate the administration office from 2015 J Street in addition to two programs and programs from the 1304 O Street facility to the subject site under consideration. Staff, however, determined that based on the number of employees relocating from both facilities, adequate parking would not be available. The applicant is, therefore, willing to only relocate the two existing programs from the 2015 J Street excluding staff persons and the programs from the 1304 O Street site including staff persons. The administrative offices will be relocating to another site outside the city limits (NE corner of Watt Avenue & Folsom Boulevard).

A total of 14 employees will be relocating to the new facility between 9:00 a.m. - 5:00 p.m. Typically only 3 or 4 employees will be at the site at any one time. The applicant indicated to staff that the remaining employees are out in the field during work hours; and are not all at the site at the same time. Staff was also informed by the applicant that ~~22~~ 6 clinic employees after 5:00 p.m. will be at the facility. *(Corrected by staff)*

Staff feels that since only 3 or 4 employees will be at the site at any one time, the 8 parking spaces located at the rear will be sufficient. If additional employees were to visit the site it will be for a limited amount of time and parking will be available. In addition, the ~~22~~ 6 employees at the site after 5:00 p.m. will be able to locate available parking since most of the businesses between 18th and 19th Streets along J Street will be closed. The property owner of Tarika boutique did, however, inform staff that their business hours are 10:00 a.m. to 6:00 p.m Monday, Tuesday, Wednesday and Friday and 10:00 a.m. to 8:00 p.m. on Thursday. Staff feels that the Aquarian Effort use will not significantly impact available parking for this business. The Tarika shop is opposed to the relocation and has submitted a letter of opposition (see attached Exhibit I). *(Corrected by staff)*

The subject site is currently zoned C-2 which an office use would be allowed to occupy the space. Based on the current parking requirement for an office use a total of 18 parking spaces would be required. An office use would, therefore be equal or more of a parking problem in the area. Parking for the non-residential care facility is determined by the Planning Commission.

There is available on-street parking for visitors with a parking limit. The majority of the clients and patients served by the programs are residents of the downtown and midtown area. Relocation of the services to 1820 J Street will not significantly impact the parking in the area. Many of the client/patients do not drive and will arrive at the site by bus. The subject site is close to major transit routes. In addition, 2 hour meters are located along J Street between 18th and 19th Streets. Clients not visiting the site for counseling will only be at the location for a short time (pick-up prescriptions and/or testing).

E. Related City Departments and Community Comments

The proposed facility has been reviewed by the City's Traffic Engineer, Engineering, Building Inspections, City Police, the Sacramento Old City Association and the Midtown Business Association. The following comments were received:

Building Inspection/Fire

Project will require review by the Fire Department for any chemical use and storage.

Police Department (see exhibit H)

The Police Department indicated that they would not object to the proposed relocation in view of the fact that they have had no problems with the facility at their present location.

Neighborhood

Office and commercial workers in the neighborhood surrounding the proposed facility are opposed to the relocation of the Aquarian Effort to 1820 J Street. The neighborhood is concerned with the limited parking, drugs, image of the retail businesses, security, and the saturation of care facilities downtown.

Staff has received a signed petition and two letters from nearby residents and businesses, indicating that they have had no problems with the existing facility (see attached petition and letters).

Midtown Business Association (see exhibit G)

The Midtown Business Association has written a letter in opposition to the proposed relocation due to the existing over-saturation of rehabilitation facilities in the midtown/downtown area.

Sacramento Old City Association

The Sacramento Old City Association is opposed to the relocation, however, would reconsider their decision if the owner of the building is willing to improve the facade of the structure in order to create a retail appearance.

The applicant has scheduled a Community Meeting on December 8, 1989. This meeting will inform residents and businesses in the area of the programs and operations for the Aquarian Effort.

Conclusion

Staff feels that the relocation of the Aquarian Effort will not impose any undue hardship on adjacent businesses. Relocation of the use will not contribute to the concentration of people/programs already in the downtown/midtown area. Relocation from one building to another in the same general area will not result in changes to distribution of services already in place.

The Aquarian Effort currently operates a 40 client residential group care facility located at 1550 Juliesse Avenue (North Sacramento). There has been no apparent problems at this location and the facility is well maintained. Staff believes that Aquarian Effort's current location at 1304 O Street and 1550 Juliesse Avenue has proven to be adequate and well run facilities with no police related incidents. Staff spoke with nearby neighbors of the existing facilities, and they indicated that they've had no problems with the current facilities and there has been no evidence of loitering.

Utilizing the City's adopted Locational Criteria for establishing non-residential care facilities, the following summary can be made:

1. Client Access - Subject site is located within close proximity of where majority of client population resides and is close to major bus routes.

2. Supportive Services - Subject site is reasonably close to other referral agencies.
3. Concentration - Within a 1,000 foot radius there are no other medical facilities or drug counseling centers. The closest drug/alcohol counseling facility is Bi-Valley Medical Clinic and the closest medical clinic is Planned Parenthood.
4. Neighborhood Disruption - All activities of the program are proposed to be contained within the subject building and will not create excessive noise. The Police Department has indicated that they have had no problems with the Aquarian Effort at their present 1304 O Street location. Neighborhood workers at the new location, however, believe that the proposed use will disrupt the neighborhood.
5. Parking - Adequate parking is available for the number of employees at the site at any one time.
6. Size of Structure - Structure is adequate in size for the proposed use.

Environmental Determination: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment, therefore, a Negative Declaration has been prepared.

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

- A. Ratify the negative declaration;
- B. Approve the Special Permit to allow the relocation of a non-residential care facility from 1304 O Street to 1820 J Street, subject to conditions and based upon findings of fact which follow:

Conditions

1. The facility shall only permit a maximum of 8 full-time employees to permanently occupy/work at the site at any one time.
2. The use shall be reviewed and approved by the Planning Commission if the number of programs increase or the type of activity is altered which may impact surrounding businesses.
3. The facility shall not operate after 9:00 p.m. Monday through Friday, and Saturday 9:00 a.m. to 12:00 noon under any circumstances *except for drug diversion training once a month from 9 a.m. to 5 p.m. (staff amended)*
4. *A building street facade and site landscaping plan shall be approved by the Planning Director prior to occupancy. The building facade and landscaping plan shall include repainting the exterior and improvements made to the landscape area. (CPC added)*

- OB zone req'd. → 5. Signage shall be limited to 16 square feet in size. Signage shall be discreet and subject to approval of the Planning Director prior to issuance of sign permits. (CPC added)

2-2 two attached signs
3 sq sign area per each foot of bldg. occupancy
70' front
210'

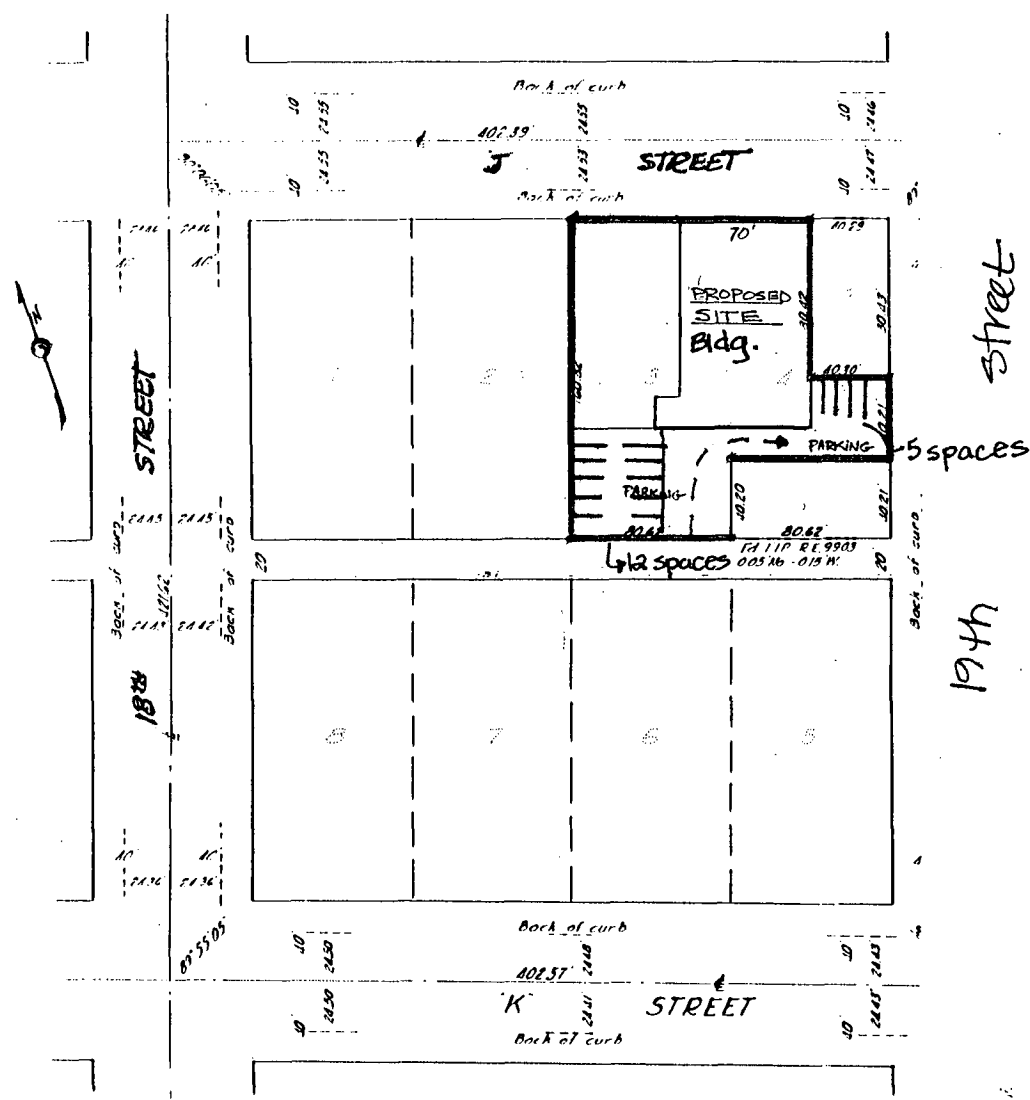
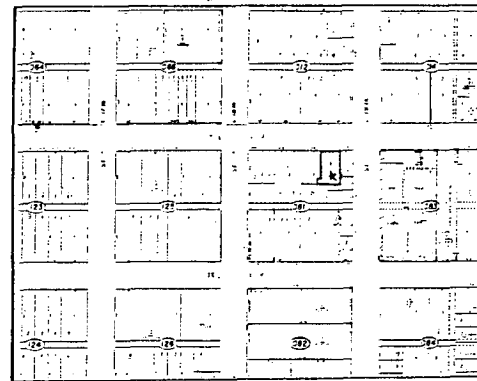
6. *In order to encourage employees and clients to utilize transit to commute to and from the site, the applicant shall submit a transit utilization plan to the Planning Director for approval prior to occupancy. The plan shall be implemented on a continual basis. The plan shall include: (CPC added)*
 - a. *Distribution of printed information on available bus service near the site to employees and clients.*
 - b. *Allow flexible work hours for employees to match with transit schedules.*
 - c. *Such other reasonable measures as the Planning Director may impose to accomplish the purpose of this condition.*
7. *The Special Permit shall expire 18 months from the approval date unless extended by the Planning Director prior to expiration. The Director shall notify and solicit comment from interested organization and neighboring property owners prior to his/her decision. The decision shall take into consideration at least the following: (CPC added)*
 - a. *Information/comments from the Police Department.*
 - b. *Survey of businesses within 500' of the site.*
 - c. *Information/comments from the Midtown Merchants Association and SOCA.*
 - d. *Information/comments from the applicant.*

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the relocation of the facility will be located in an office structure large enough to accommodate the facility's needs;
 - b. the relocation will not increase the number of existing facilities in the Midtown area; and
 - c. adequate parking to serve staff persons will be provided.
2. The project, as conditioned, will not be detrimental to the public health or safety nor be injurious to surrounding properties in that:
 - a. adequate staff for counseling clients is provided; and
 - b. the facility will be closed after 9:00 p.m.
 - c. there are no other medical related facilities or drug counseling centers within a 1,000 foot radius of the subject site;
 - d. all activities of the programs are contained within the subject building and will not create excessive noise.

3. The project is consistent with the General Plan which designates the site for Community Neighborhood Commercial/Office and the 1980 Central City plan which designates the site for General Commercial.

EXHIBIT A



SITE PLAN SCALE 1" = 40'

The AQUARIAN EFFORT, INC. (PROPOSED)
 1820 J Street
 Sacramento, CA 95814

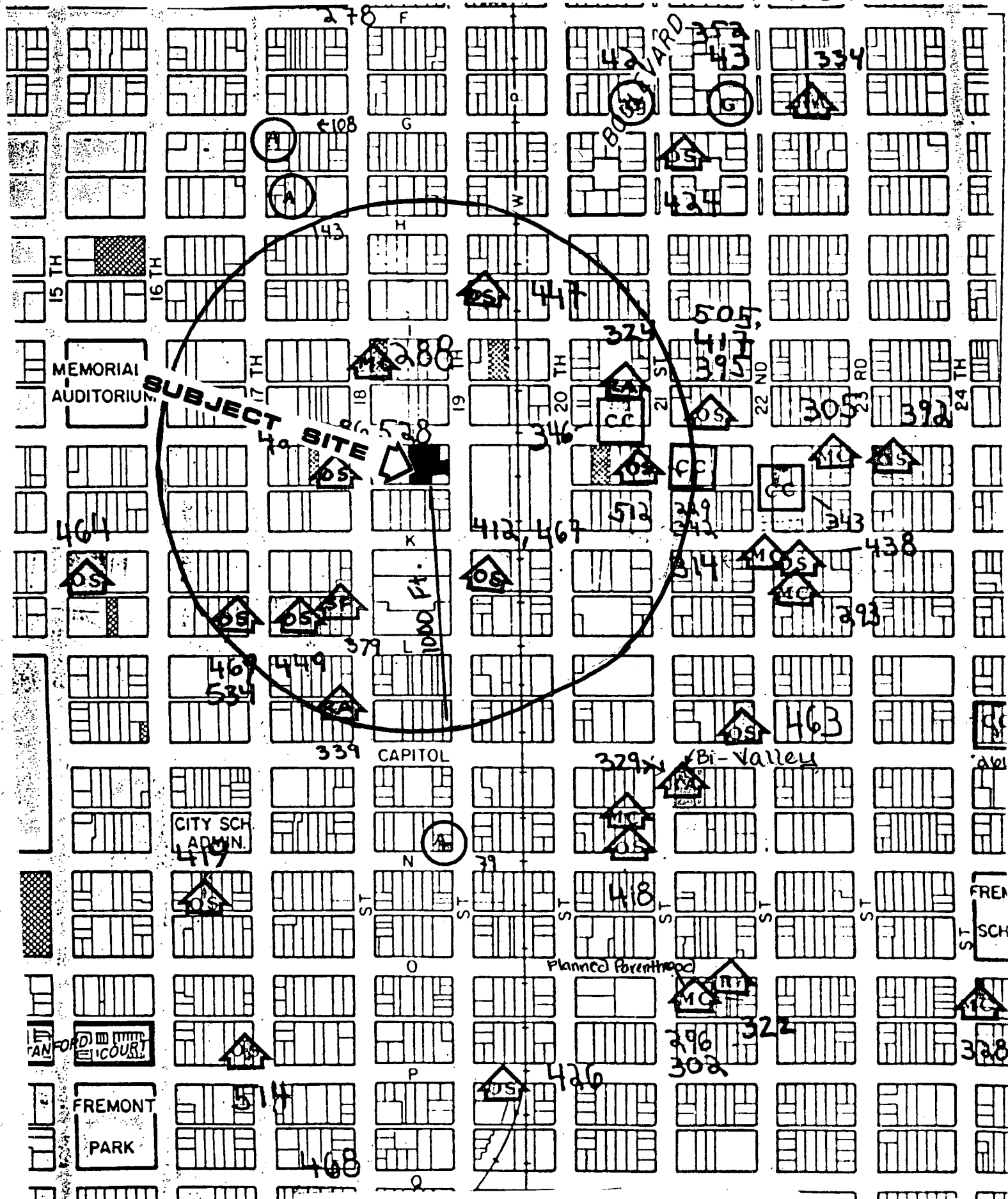
000827

P89-369

12-14-89

Hem 25

EXHIBIT B



CARE FACILITIES WITHIN 000828

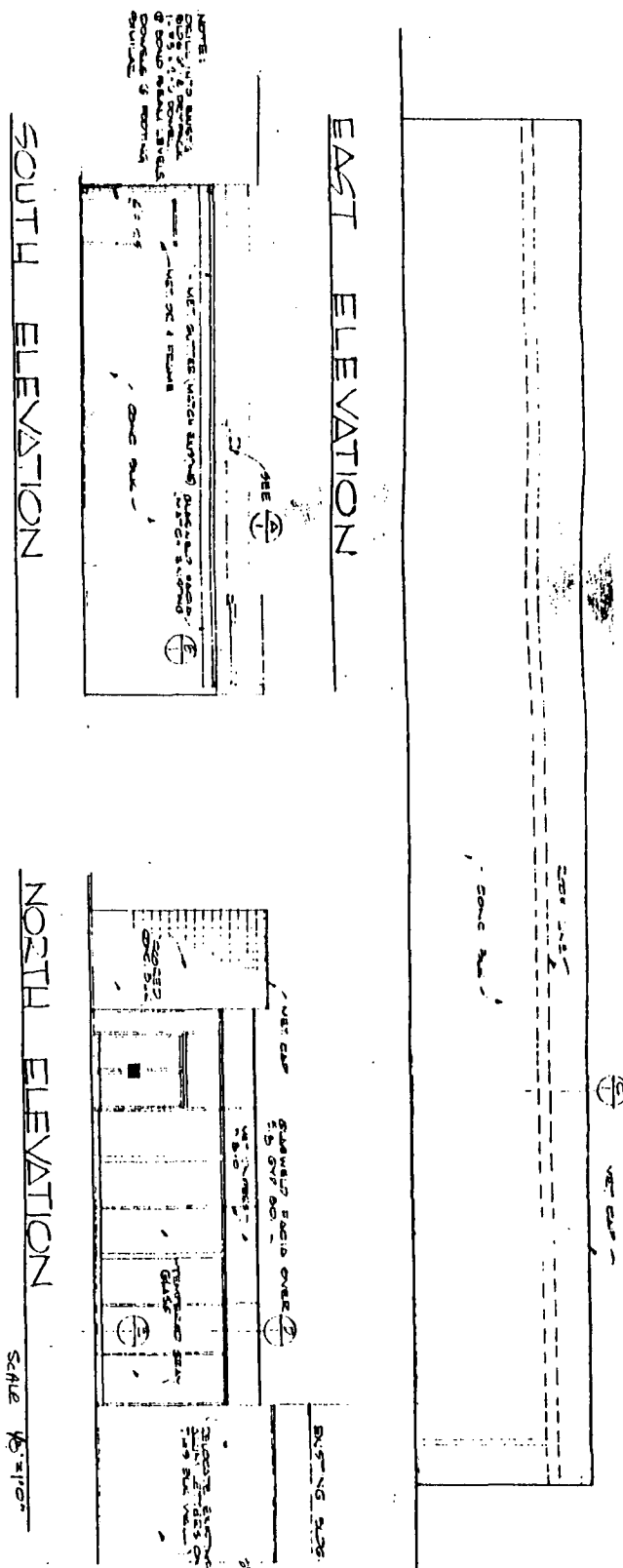
1000 FOOT RADIUS FROM SUBJECT SITE

2009 2/29

12-14-09

Item 25

EXHIBIT D



BUILDING ELEVATIONS

The AQUARIAN EFFORT, INC. (PROPOSED)
1820 J Street
Sacramento, CA 95814

000830

P89-369

12-14-89

Item 25

EXHIBIT E

RESIDENTIAL CARE FACILITIES, NON-RESIDENTIAL CARE FACILITIES AND COMMUNITY SERVICE AGENCIES WITHIN 1,000 FOOT RADIUS OF 1820 J STREET:

Child Care Centers

1. National Human Development Foundation
2015 J Street (# code on radius map: 346 CC)

Special Social (or other) Services

2. Group Health Service Plan - Healthcare - administration
1800 I Street (# code on radius map: 288 MC)
3. The Sutter Resource
1006 21st Street (# code on radius map: 512 OS)
4. Coalition of CA Welfare Rights Organization
1900 K Street (# code on radius map: 412 OS)
5. Sacramento AIDS Foundation
1900 K Street suite 201 (counseling, education, referral)
(# code on radius map: 467 OS)
6. Meals A La Car, Inc
1701 L Street (# code on radius map: 449 OS)
7. Sacramento Area Feminist Legal Services - administration
1122 17th Street (# code on radius map: 469 OS)
8. Diogenes Youth Services (administration)/American Assoc. of
Retired Persons/Western States Youth Services Network
1722 J Street (# code on radius map: 421,386,528 OS)
9. The Aquarian Effort (administration & two programs; both to
be relocated)
2015 J Street (# code on radius map: 324 RA)
10. M-2 Sponsors, Inc.
819 19th Street (# code on radius map: 447 OS)

Residential Care/Shelter

10. St John's Shelter for Women & Children
1723 L Street (moved)
11. Women's Stress Alternative
1216 18th Street (relocated to 1507 21st Street)

P89-369

12-14-89

000831

Item 35

EXHIBIT F

LEGEND

Adoption Agency	AA
Adult Day Care	AC
Adult Home	A
Child Day Care	CC
Elderly Home	E
Group Home	G
Hospital	H
Medical Counseling	MC
Other Services	OS
Rehabilitation Agency	RA
Small Family Home	SF
Specialized Housing	SH

000832

P89-369

12-14-89

Item 25

midtown
BUSINESS ASSOCIATION

P O BOX 161147
SACRAMENTO
CALIFORNIA
95816

December 3, 1989

Planning Commission
City of Sacramento
1231 I Street
Sacramento, CA 95814

Dear Commissioners:

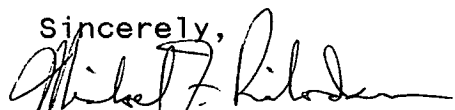
The Board of Directors of the Midtown Business Association, at our meeting of November 13, 1989, voted unanimously to oppose the re-location of The Aquarian Effort to 1820 J Street in Midtown.

This decision was not taken lightly. We know The Aquarian Effort has considerable support in City and County Government and that they perform an invaluable service to the community. We have consistently opposed the location of additional social services in an already oversaturated Midtown. Since Planning Staff's study of the distribution of social services in the City and the conclusion that Midtown is heavily impacted by such services, both Staff and the Commission have tended to agree with us.

On November 7, our Planning Committee met with Willie Sloan, Executive Director of The Aquarian Effort, and seven business owners who would be neighbors to their new location. While the Committee sympathized with Mr. Sloan's difficulty in finding a suitable location that would also be acceptable to the community, we heard vehement opposition to this move by the business neighbors. Joan Callaway, owner of Tarika at 1804 J Street, said that she had opened her business on J Street because she was led to believe that the area was to become a "little Union Street" and this move would certainly be inconsistent with this goal, an opinion that was representative of the group. It was clear that the reaction was not just a typical "NIMBY" reflex action but an attitude that "our back-yard is already full and now they want to locate in our front-yard.. on a street where we're all trying to create something special".

The Midtown Business Association believes that The Aquarian Effort should be required to find a more suitable location. They should call on CADA, their present landlord, to provide a satisfactory building since their existing building is in such disrepair, or ask the County, the source of their funds, to do so. The small businesses in Midtown should not be asked to solve their problem at the cost of their own livelihoods.

Sincerely,


Michael F. Richardson,
President

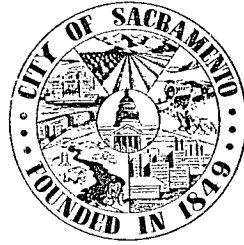
000833

P89-369

12-14-89

Item 25

EXHIBIT H



DEPARTMENT OF
POLICE

CITY OF SACRAMENTO
CALIFORNIA

HALL OF JUSTICE
813 SIXTH STREET
SACRAMENTO, CA
95814-2495

916-449-5121

JOHN P. KEARNS
CHIEF OF POLICE

December 4, 1989

Ref. 12-1

M E M O R A N D U M

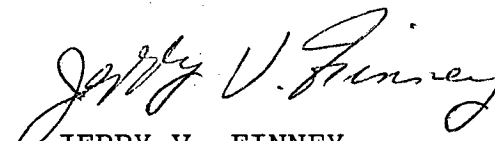
TO: WILL WEITMAN, SENIOR PLANNER
CITY PLANNING DIVISION

FROM: JERRY V. FINNEY
ASSISTANT CHIEF OF POLICE

SUBJECT: SPECIAL PERMIT TO RELOCATE THE AQUARIAN EFFORT
(P-89-369)

We have reviewed the above request for a special permit and are not opposing the Aquarians effort relocation to 1820 J Street. Neither this Department nor the California State Police have experienced any noticeable increase in crime attributable to the applicants move to their present location at 1304 O Street in 1983. We have no reason to believe that approval of this request will adversely impact the area around 1820 J Street.

Due to the coverage already provided this issue in the local media, this Department will not be conducting a neighborhood survey of the proposed site to determine the extent of any opposition to the request.


JERRY V. FINNEY
ASSISTANT CHIEF OF POLICE

JVF:aps

000834

P89-369

12-14-89

Item 25

EXHIBIT I

Tarika

~~406 2nd Street • Davis, CA 95616 • (916) 453-2262 (Corp. Office)~~

1804 J Street • Sacramento, CA 95814 • (916) 442-7705

CITY OF SACRAMENTO
CITY PLANNING DIVISION

DEC 06 1989

RECEIVED

December 5, 1989

Sacramento City Planning
1231 'I' Street, Ste. 200
Sacramento, Ca. 95814

Attn: Bridgette Williams

Re: Proposed use by Aquarian Effort

To Whom It May Concern:

As a retailer in the same block as the proposed site for the Aquarian Effort, I am concerned that it will have a negative impact, not only on my business, but on the efforts to upgrade J Street to a walking/shopping/eating street of upscale shops, etc. I had been led to believe when I opened my shop in Sacramento that this area was experiencing a "Renaissance" and was envisioned as eventually becoming similar to San Francisco's Union Street.

While I support their cause and understand their need for low rent, I believe the area already is saturated with social services, not to mention the additional burden that would be placed on on-street parking. This area already has an over-abundance of homeless, alcoholics, prostitutes, the beauty school with its students sitting around outside smoking, eating, and talking in loud voices, shouting at the cars, etc., leaving litter about.

Frankly, it has taken a great effort on my part to induce my Davis clientele to venture into the J Street area as they have the idea this is a "dangerous neighborhood." And, in fact, just last week when the police stopped by for a burglar alarm check, they cautioned me not to leave my female employee by herself at 6 p.m. while I accompanied them to my office next door. I would look to the City to make this situation better, not add to the situation by drawing potential undesirables from throughout the City to an already burdened neighborhood.

I urge you to consider the economic value of an upscale shopping area such as this one could become. I, for one, don't believe Tarika would survive the kind of traffic this use is bound to generate.

Thank you for your consideration.

Sincerely,


Joan S. Callaway
President

js

000835

P89-369

12-14-89

Item 25



December 4, 1989

Art Gee, Principal Planner
 Planning Department
 1231 I Street, 3rd Floor
 Sacramento, CA 95814

Dear Mr. Gee:

In November of last year, the Community Services Planning Council provided written comments on the report Social Services Distribution and Locational Criteria which was prepared by City Planning Department staff for the Council Transportation and Community Development Committee pursuant to Planning Commission direction. At that time, our analysis showed that of the 167 social service agencies identified in the report as being located in the Central City, only 93 provided any kind of direct service. The remainder were administrative offices or provided information and referral by telephone only.

The issue of social services concentration has again arisen in connection with the proposed move of Aquarian Effort to 1820 J Street. To provide objective base-line information to assist the Commission and the Council in considering this issue, we have used our computerized Human Services Information System to identify all public and private non-profit agency services in the Midtown area (16th Street east to 30th and A Street south to Broadway). There are a total of 80 agencies located in this area, 28 of which are either administrative offices providing no direct service to clients or telephone information and referral services only. Eight of these 28 are administrative offices for state-wide organizations.

000836

909 12th Street, Suite 200, Sacramento, CA 95814. (916) 447-7063
 Nancy Findeisen, Executive Director

P89-369



A United Way Member Agency

12-14-89

Item 25

The remaining 52 service providers include such basic institutions as four schools, the City Senior Center at 28th and J, Sutter Hospital, and a public library branch. Many of these agencies serve clients only by appointment and have no greater impact than a real estate office or attorney's office, e.g. Children's Home Society, Consumer Credit Counselors, Family Service Agency, Sierra Adoption Services, or the Sacramento Peace Center. A full list of agencies in the Midtown area is attached along with a key which identifies those which do not provide direct services.

Most of the other agencies in this area provide services often identified as assets to the community, such as day care for children, congregate meals for senior citizens, services to veterans, youth and adult recreation programs and medical services. The data do show that six of the fifteen alcohol and drug treatment facilities in the county are located in the Midtown area. The accompanying map shows the location of these facilities.

The City's Department of Planning and Development is one of the departments through which the City underwrites development and maintenance of the Human Services Information System. We maintain current information on the nature and location of over 2800 human services throughout the county, and can provide specific information by type of service or by Community Planning Area. We would be happy to share further information with you at your request.

Sincerely,

Mary Irwin

Mary Irwin, Program Manager
Human Services Information System

COMMUNITY SERVICES PLANNING COUNCIL
HUMAN SERVICES INFORMATION SYSTEM
Mid-Town Human Service Agencies

Provider	Access	Address
-ADEPT, INC		2015 J St, #14
AirLifeline	*	1116 24th St
Amer Indian Subst Abuse		2729 P St, Suite A
American Heart Assn	*	2007 O Street
American Red Cross		2001 21st St.
Bi-Valley Medical Clinic		2100 Capitol Ave
Ca Alliance/Mentally Ill	*	2306 J St, Suite 203
CA Arts Council	*	1901 Broadway
Ca Child/Youth/Family Coaltn	*	2115 J St, Suite 18
-CA Dept of Rehabilitation		2225 19th St
Ca Hispanic Comm/Alcoh/Drug	*	2400 O Street
Camp Fire	*	2206 29th St
Central Downtown Fd Clst		1214 17th St
Chemical Dependency Cntr		1216 18th St
Childrens Home Society		2200 21st St
Consumer Credit Counselors		2115 J Street, Suite 7
Crossroads		2021 N St, St. 100
Ctr for Abuse Prevention	*	1831 I St
Episc Comm Svcs/Food Closet		1322 27th St
Episc Comm Svcs/St Pauls Cntr		915 21st St
Family Service Agency		709 21st St
Fdn Cntr for Phenom Research		1011 22nd St
Forever Young Child Care		2100 J St
Friends Outside		2324 L St
Group Health Service Plan		2710 Capitol Ave
Hemophila Cncl/Aids Project	*	1507 21st Street
Hospice Care of Sacramento	*	2007 O St., Ste 100
Interfaith		1212 17th St
Inter-tribal Council CA	*	2021 P St
Jobs for Progress		2008 28th St
Kids on Kampus	*	2701 K St, Suite 3
La Familia		2111 28th Street
Lambda Comm. Fund		1931 L St
League of Women Voters	*	2206 K St, St.2
Los Ninos Head Start		2718 G St
Lutheran Soc Svcs		2001 19th St-
Myrtles Alcoholism Recovery		2218 E Street
Planned Parenthood		1507 21st St, Ste. 100
Pregnancy Hot Line/Life Center		2404 X St
Protection & Advocacy	*	2131 Capitol Ave, St. 1
Regional Transit	*	1400 29th St
Rural Calif Housing Corp	*	2125 19th St, Suite 101
Sac AIDS Foundation		1900 K St, Ste 201
Sac Area Feminist Legal Svcs		1122 17th St
Sac City Schl Dist	*	1619 N St
Sac City Schl Dist/Fremont		2420 N St
Sac City Schl Dist/Marshall		2718 G St
Sac City Schl Dist/Washington		520 18th St

COMMUNITY SERVICES PLANNING COUNCIL
 HUMAN SERVICES INFORMATION SYSTEM
 Mid-Town Human Service Agencies

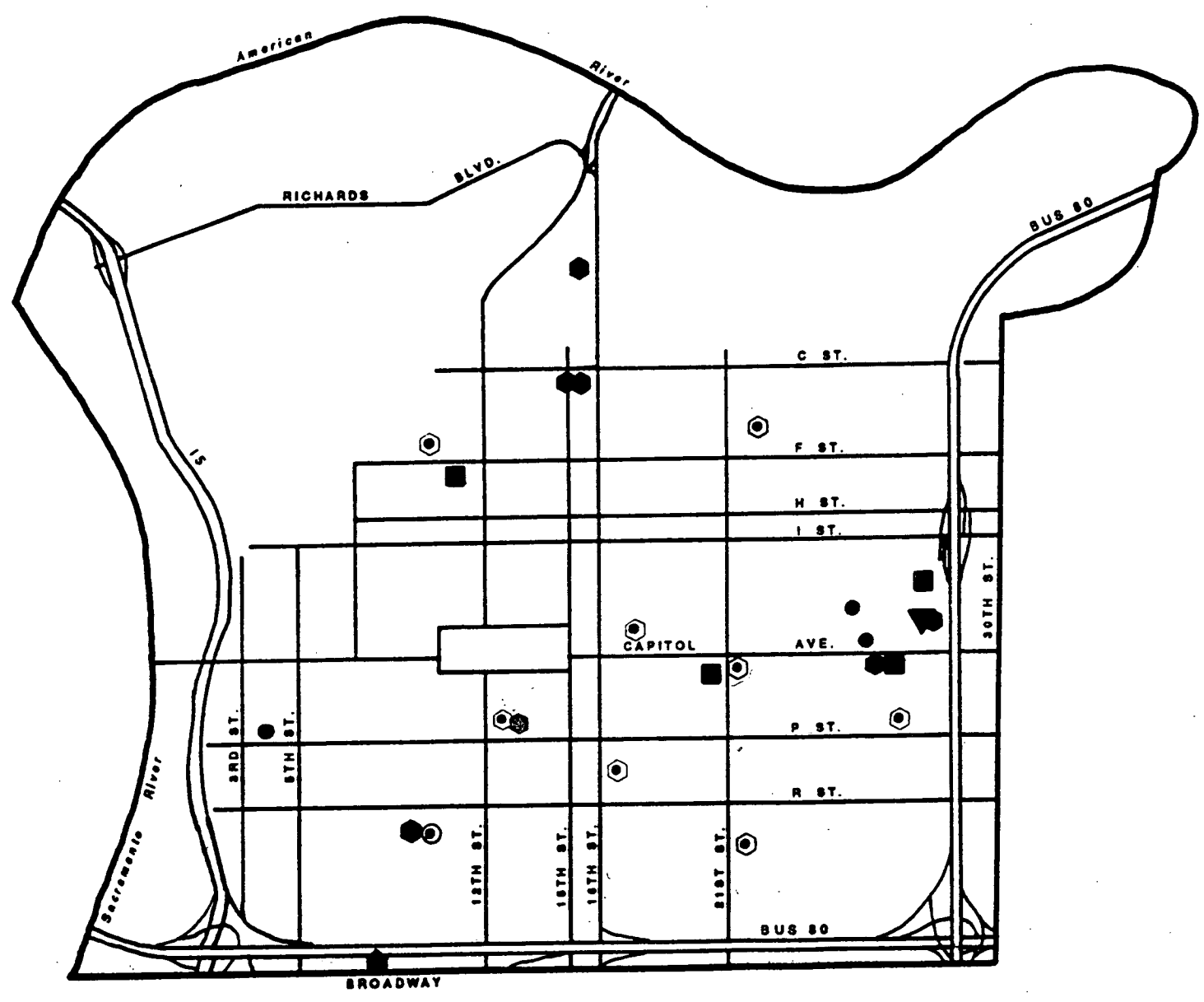
Provider	Access	Address
Sac City/Co Human Rts Comm	*	2131 Capitol Ave, Ste 2
Sac City/Comm Svcs/Senior Ctr		27th & J Streets
Sac Co Alternatives Program		1708 Q St
Sac Co Developmnt Disabil Cnl	*	2100 21st St
Sac Co Health/Alcoholism Cntr		1708 Q St
Sac Co Social Svcs		1725 28th St
Sac Co Veterans Service Dept		1819 K St
Sac Dist Dental Society	*	1507 21st
Sac Peace Center		1917 A 16th St
Sac Public Library/McClatchy		2112 22nd St
Sac Recovery House		1914 22nd St
Sac Valley/Sierra Hyperten Co	*	2007 O St.
Sac Womens Center		2306 J St., Ste 200
Sacramento Ambulance Svc	*	2408 X St
Sacto Sports Med & Fit		1006 21st St
Safety Pals	*	2701 K St, #3
SARC	*	2100 21st St
Serene Comm Homes/Serenity		630 22nd St
SHRA/SENP 915 27th St.		915 27th St
SHRA/SENP 1725 K Street		1725 K Street
Sierra Adoption Svcs		911 22nd St, #3
Spiritual Dimension	*	2700 L St
Sutter General Hospital		2801 L St
Sutter Oaks/Midtown		2600 L St
Sutter Resource		2800 L St
Sutter/Women's Health Resource*		2800 L St
Transitional Living		1631 P St
United American Indian Center		2100 28th St
Volunteers in Parole	*	1608 T St
YMCA		2210 21st St
Youth/Young Adlt Ministy	*	2519 L St
YWCA		1122 17th St

*Administrative office or telephone access only

000839

J-4

13. DOWNTOWN



LEGEND

- = Skilled Nursing Facility
- ◆ = Outpatient Primary Care Clinic
- = Outpatient Specialty Care Clinic
- ⊙ = Chemical Dependency Center
- ▼ = General Acute Care Hospital
- ⊖ = Adult Day Health Care

000840

P89-369

12-14-89

Hem 25

Health Facilities
in the
Sacramento Midtown Area

<u>FACILITY TYPE</u>	<u>SERVICE PROVIDER</u>	<u>ADDRESS</u>
Chemical Dependency Ctr	Alternatives Program	1708 Q Street
	Chemical Dependency Ctr	1216 18th Street
	Bi-Valley Medical Clinic	2100 Capitol Ave
	Amer Indian Substance Abuse	2727 P Street
	Sacramento Recovery House	1914 22nd Street
	Myrtle's Alcoholism Recovery	2218 E Street
General Acute Care Hosp	Sutter General Hospital	2801 L Street
Outpatient Primary Care	Sutter General Hospital	2801 L Street
	Group Health Svc, Midtown	2710 Capitol Ave
Outpatient Specialty Care	Ctr for AIDS Research/Svc	2710 Capitol Ave
	Planned Parenthood	1507 21st Street
	Fort Sutter Surgery Ctr	2801 K Street
Skilled Nursing Facility	Trinity House	2701 Capitol Ave
	Sutter Oaks Nursing/Midtown	2601 L Street

Sources: California Department of Health, Health Facilities Licensing
Community Services Planning Council, Community Services Directory

000841

J-6

Health Facilities
in the
Sacramento Downtown Area

<u>TYPE</u>	<u>SERVICE PROVIDER</u>	<u>STREET</u>
Adult Day Health Ctr	Health For All	910 S Street
Chemical Dependency Ctr	Aquarian Effort Salvation Army/Adult Rehab	1304 O Street 520 9th Street
Outpatient Primary Care	Urban Indian Health Project Mercy Clinic Loaves & Fishes Health For All Clinica Tepati Co Dept of Health/Capitol Aquarian Effort	801 Broadway 1321 N. C Street 910 S Street 1500 C Street 1500 C Street 1304 O Street
Outpatient Specialty Care	El Hogar Mental Hlth/Comm Svc	608 10th Street
Skilled Nursing Facility	Pioneer House	415 P Street

Sources: California Department of Health, Health Facilities Licensing
Community Services Planning Council, Community Services Directory

000842

P89-369

12-14-89

Hem 25

Facilities Definitions

Acute Psychiatric Hospital: A facility which provides round-the-clock intensive care and treatment with clear medical direction and orientation, including comprehensive medical examination at the time of admission. Services can be provided through a freestanding acute psychiatric hospital or psychiatric unit of a general hospital.

Adult Day Health Care: An organized day care program of therapeutic, social and health activities and services provided in a group setting to persons with functional impairments, whether physical or mental, for the purpose of restoring or maintaining optimal capacity for self-care.

Chemical Dependency Center: A facility which provides diagnostic and treatment in a services for individuals with physical addiction and/or psychological dependencies on substances including tobacco, alcohol and/or other drugs (both legal and illegal).

General Acute Care Hospital: A facility which provides diagnostic and treatment in a licensed hospital setting. This includes services such as anesthesia, coronary care, intensive care, obstetrics, and general surgery.

Intermediate Care Facility: A facility which provides 24 hour personal care, special programming and supportive health services to people who have intermittent recurring needs for nursing services but do not require continuous skilled nursing care.

Intermediate Care Facility, Developmentally Disabled: A facility which provides 24-hour personal care, habilitation, nursing, developmental, and supportive health services to developmentally disabled clients whose primary need is for developmental services and who have a recurring but intermittent need for skilled nursing services.

Outpatient Primary Care Clinic: A facility which provides medical diagnosis and care to those suffering from illness, injury or other physical disabilities that do not require overnight hospitalization.

Outpatient Specialty Care Clinic: A facility which provides medical diagnosis and care to those suffering from specific illnesses, injuries or other physical disabilities, or who have specialized health service needs, and who do not require overnight hospitalization. Family planning, surgical, chronic dialysis, rehabilitation, and psychology clinics are included in this designation.