

CITY PLANNING COMMISSION

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

APPLICANT FREDA SMITH, P O Box 20125, Sacramento, California 95820
PARKING LOT OWNER: John & Claudine Jackson, 5691-A Power Inn Road, Sacramento, CA 95824
OWNER ~~Freda Smith P O Box 20125, Sacramento, CA 95820~~
PLANS BY Freda Smith, P O Box 20125, Sacramento, California 95820
FILING DATE 8/21/87 ENVIR. DET. 15301(a), 15303 (e) REPORT BY DJH:vf
ASSESSOR'S-PCL. NO. 010-0376-001 and 010-0374-007

- APPLICATION:
- A. Special Permit to establish a women's counseling center/non-residential care facility on a 0.1+ acre in the General Commercial (C-2) zone.
 - B. Special Permit to establish a 300 seat church in an existing 13,100 sq. ft., 2 story building on a 0.1+ acre.
 - C. Variance to provide 10 required on-site parking spaces off-site on a 0.4+ vacant acre in the C-2 zone.

LOCATION: 3400 Broadway
3334 3rd Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to establish a church, a counseling center and a 10 space off-site parking lot for the counseling center.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial
1985 Oak Park Redevelopment Area	
Plan Designation:	Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Church; Parking lot

Surrounding Land Use and Zoning:

<u>Church</u>	<u>Parking Lot</u>
North: Commercial; C-1	Arata Bros. Warehouse; C-2
South: Commercial; C-2	Church; C-2
East : Commercial; C-2	Commercial; C-2
West : Arata Bros. Warehouse; C-2	Vacant; C-2

Parking Required:	10 spaces
Parking Provided:	10 spaces off-site
Property Dimensions:	Church: 40'x 130' Parking Lot: 120'x 150'
Property Area:	Church: 0.12+ acre Parking Lot: .41+ acre
Square Footage of Building:	13,100 for church 1,400 for counseling center
Height of Building:	Two stories

APPLC. NO. P87-376 MEETING DATE 9/24/87 ITEM NO 20

003196

Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Plaster
Roof Material:	Tar
Church Services:	Sunday, 8:00 A.M., 10:15 A.M., 5:45 P.M. Monday - Sunday Open for programs
Counseling Center Hours:	7:00 A.M. to 12:00 Noon Tuesday to Saturdays
Church Employees:	3
Counseling Center/Employees:	2
Church Seating Capacity:	200 Maximum, 300 Normal Church Service - 40
Counseling Center Capacity:	40

PROJECT BACKGROUND:

The applicant, Metropolitan Church, was originally advised that City Ordinances required a special permit for them to occupy the building when Wellspring, a counseling center, proposed to use a portion of the Church's building. The Church has occupied the former Odd Fellows building since 1974 for 13 years without benefit of a Planning Commission special permit. Staff suggested the joint application to establish the church and counseling center under one project.

As part of Staff's preliminary research the issues of parking for the church and a former restaurant were raised. The Church was originally constructed in 1916 as the Odd Fellows Hall which provided no on-site parking. Interviews with members of the Odd Fellows Order by the applicant remembered the use of the building for large gatherings of 200 to 300 people, similar to the maximum number of people in the Church at any one time. Parking was provided on the street and in adjacent vacant lots. Staff requested information from the applicant regarding impacts on the neighborhood due to parking on the street, no adverse comments were raised from local businessmen and area residents since the Church operates on Sunday when most businesses are closed.

Regarding the proposed counseling center to be operated by Wellspring, a branch of the Catholic Church Benedictine Order, parking requirements are determined on a case by case basis for non-residential care facilities. The applicant is operating a counseling center in a coffee-house atmosphere similar to a restaurant without the benefit of a Special Permit. The previous leaseholder operated a restaurant without providing the required off-site parking. Determination was made, by Planning Staff, that a church sponsored counseling center would require a Special Permit and be required to comply with the Locational Criteria for non-residential care facilities. Staff researched the previous history of the 3400 Broadway store front and determined that Marcus

Auto Supply previously occupied the 1,400 square feet with no on-site parking. A parking credit of three spaces was deemed granted based upon the general commercial use of Marcus Auto Supply. The deficit of parking based upon a 40 seat restaurant is ten spaces. The operators of Wellspring have arranged to provide 10 off-site parking spaces in a parking lot currently leased to a church located on 34th Street and 4th Avenue. The lease provides parking during the hours of the counseling center operation. The center is closed on Sundays when the church uses the parking lot.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The church site contains the 13,100 sq. ft., two story church structure with a 1,400 sq. ft. store front area at 3400 Broadway. The zoning is General Commercial (C-2) zone and the 1985 Oak Park Redevelopment Area Plan designates this site for commercial uses. The Plan also has specific policies regarding the revitalization of the commercial enterprises along Broadway where currently 2.2 million dollars are being spent to improve the streetscape in order to attract new businesses.

The parking lot is zoned General Commercial (C-2) Zone and is also designated for commercial uses on the Oak Park Redevelopment Area Plan. The parking lot has been used by the church located to the south of it for many years. Surrounding land uses for the parking lot and church parcel are shown on the two land use and zoning exhibits.

B. Proposed Uses

1. Establishment of Church

As stated in the background section of the report, the River City Metropolitan Community Church has operated out of the existing building for the past 13 years without benefit of a Planning Commission special permit. The situation is similar to that experienced by New Hope Church located on 33rd Street and 1st Avenue where they occupied a building without knowing the City requirements for a special permit.

The applicant is requesting approval of a special permit to legally establish the church in a building originally constructed in 1916 as the Odd Fellows Hall (refer to Exhibits A, B and C, D and E for background and supplemental information). Staff has field inspected the building and noted that it is in good repair and sound condition. The River City Church purchased the building and lot from the Odd Fellows so that the church is legally responsible for all uses occurring on the premises. This is the reason for the joint application for the church and Wellspring.

Staff has discussed with various City Departments and the Oak Park PAC the uses at the church and have received no negative adverse comments on the operation of the church. Staff has received a letter in opposition from a local business which is included in Exhibit E. The issue in opposition concerns lifestyle and morality which the Commission does not regulate. The issue before the Commission is whether a church, irrespective of religious or moral orientation, should be allowed at the subject site.

Parking is not provided on the site. Staff concurs with the applicant in regards to the parking credit allowed from the previous legal occupancy of the Odd Fellows Hall. With an estimated 200 to 300 people using the Odd Fellows Hall at one time during peak periods of use and no on-site parking provided, the local streets and vacant lots provided vehicle parking.

The church has three services on Sunday at 8:00 A.M., 10:15 A.M. and 5:45 P.M. where each congregation does not exceed 40 to 50 people. The maximum number of people using the building during the holidays ranges from 150 to 200 at one service. Staff observes that even with the maximum of 200 estimated people at a single service, the concentration of people and frequency is less than that normally associated with the operation of a fraternal order.

Due to the unique circumstances of a church occupying a structure originally designed as a social hall, staff does not anticipate problems with not requiring parking for the new use. Since the church has its greatest number of people present on Sundays when area businesses are closed, staff does not anticipate problems with the continued operation at this location.

2. Establishment of Wellsprings Women's Center

The second entitlement request is to establish a counseling center for women at 3400 Broadway. The Wellspring's Women's Center is operated under the provisions of the Catholic Church as the Sisters of Social Service, a branch of the Benedictine Order. They are tied to the Church of the Immaculate Conception for tax exempt status and insurance purposes. Since the use of a counseling center could not be located on the premises of the Church of the Immaculate Conception, the expansion of Catholic social service programs was determined to require a special permit similar to the conversion of the former Arata Bros. Market warehouse into a food bank by the Church of the Immaculate Conception.

The sisters are providing a counseling center which falls into the category of a non-residential care facility. Staff requested detailed information regarding the operation of Wellsprings which is included in Exhibits F, G, H and I. Two activities occur at 3400 Broadway which are described in their letter of June 22, 1987.

1. Provide counseling and information.
2. Provide food, at no or little cost.

Due to the unique type of combined use the center will provide, staff identified two determinants of use: The counseling of women and the feeding of clients, (only coffee and donuts). The major issue was whether the activities of a church should occupy a storefront and if so, what provisions for parking should be required. If the restaurant use were the sole purpose of the corner, then parking would be required based upon 1 space per 3 seats for a total of 13 parking spaces. The variance to provide 10 off-site parking spaces satisfies the requirement to provide parking for the restaurant use. Regarding the land use issue of whether a church counseling center be established, staff has strong reservations regarding allowing more church activities along Broadway for the following reasons.

During hearings on New Hope Fellowship's special permit (P87-084), the Oak Park PAC commented that a proliferation of storefront churches, some with but the majority without special permits crop up along Broadway almost monthly. Church activities are not the commercial uses encouraged in the Redevelopment Area Plan. Although the counseling center is operated from 7:00 A.M. to 12:00 A.M., Tuesday through Saturday like a regular business, the counseling provided and free coffee, donuts and occasional hot meal, do not generate the tax base nor sales revenue and economic return a business would. The PAC opposes this request based upon the same comment's and observations as stated in their letter of July 2, 1987 included in Exhibit I - Correspondence.

During hearings on the proposed soup kitchen and food bank for Immaculate Conception located at 3333 3rd Avenue, directly across the street from the proposed Wellspring Center, the Planning Commission heard testimony regarding the potential negative effect of a soup kitchen on the Oak Park Community (P87-201). Although the Commission approved a Saturday and Sunday operation of a soup kitchen for 3333 3rd Avenue for an 18 month trial basis, the applicant, Father Madigan met with representatives of the Oak Park Business Association and worked out a compromise which deleted the serving of meals from the Arata Brothers building. A great amount of public dissent was expressed over the possibility of a soup kitchen at 3333 3rd Avenue.

With the present request involving the serving of free meals to clients during the weekdays, staff noted that the potential for a soup kitchen line may occur. In order to prevent the possibility, the applicant has designed the program to provide food, including coffee and donuts to those seeking counseling.

It appears that the restriction to women only is somewhat loosely enforced by the Sisters. For a period of a month, the applicant served men only from 7:00 A.M. to 8:00 A.M. and women from 8:00 A.M. to 11:00 A.M., providing a place to sit, have some coffee and other food as available. After being informed by staff that their special permit request would require revision to allow counseling for men and women, the Sisters decided not to serve men from 7:00 A.M. to 8:00 A.M.

To date, the Sisters have received support from volunteers, members of the church of the Immaculate Conception and clients it serves, but has no support from the Oak Park PAC and Business Association. The Oak Park Neighborhood Improvement Association is maintaining a neutral stance on the center (refer to Exhibit I - Correspondence). Staff is reluctant to support the project in an area currently utilized by several churches and church sponsored programs.

The Sisters have committed themselves to a two year lease from the owner, River City Metropolitan Community Church. The lease is part of a five year lease for the prior tenant who operated a restaurant. When the Made-Rite Meat Company fireforced closure of the plant across the street, the restaurant was forced to close. The Sisters paid to take over the lease without knowing they needed a Planning Commission Special Permit, nor did the owner of the building. Due to the errors made during negotiations on the lease, staff observes a financial hardship in terms of denying the counseling center a limited term special permit. Staff does not support the continued use of a church related function in the 3400 Broadway address.

C. Locational Criteria Evaluation

Staff conducted a survey in response to the locational criteria for non-residential and residential care facilities, Exhibits G, H and Table 1, and finds that there are numerous types of facilities within a one mile radius. As previously noted in the report on the Food Bank and Soup Kitchen for Father Madigan (P87-201), four programs exist in the immediate area where food is provided.

1. Women's Civic Improvement Club.
2. Salvation Army
3. LULAC Services Agency
4. Immaculate Conception Community Services

These programs all serve noon time meals to either senior citizens, the homeless or needy. They do not serve morning meals. The Wellspring program does duplicate services existing or planned offered by the Women's Civic Improvement Club. The Planning Commission will be considering a special permit to expand the W.C.I.C. Center (P87-318) at it's October 8, 1987 Meeting. In addition to adding to its Senior's nutrition program, are plans for providing services to the same clients the Sisters wish to serve. The duplication of programs serving the same client population in the same immediate vicinity has been discouraged by the City.

Staff has reviewed the applicant's responses to the locational criteria and finds the responses adequate to meet the criteria for client access, supportive services, distribution of services, facility access, parking, size of structure and compatibility of site. However, concentration and inconsistency with the Oak Park Redevelopment Area Plan dictates use of a limited term permit in order to allow the applicant time to relocate to a more compatible area.

Staff does not support the permanent use of the site for the Wellsprings Center but recognizes the need to allow the Sister's time to relocate and time for the owner to find a new commercial tenant for the 3400 Broadway site.

D. Variance For Off-Site Parking - Wellspring

As discussed in the background section, the use of 3400 Broadway as a restaurant never provided the required parking for the change in use from auto supply store to restaurant. The applicant will be providing 10 off-site parking spaces for uses of clients or volunteers who work at the restaurant/counseling center. Staff does not support the variance for off-site parking for a new use. If the Planning Commission were to approve the variance, following are standard conditions.

1. The applicant shall record in the deeds to both the church parcel and the parking lot parcel restrictions tying the provision of 10 parking spaces for use of the counseling center.
2. The ten spaces shall be marked reserved for Wellspring with days and hours posted.
3. The portion of the lot used by Wellspring shall be accessible and not blocked off. The current parking lot is chained off at the street so that access is limited.
4. The parking lot lease shall run the same period of time as the lease on the 3400 Broadway use. If a change in tenant to a restaurant is made, the off-site parking lot shall be renewed through a long term lease of 5 or 10 years or more with restrictions recorded in both deeds to the church lot and the parking lot.
5. The parking lot shall be maintained and kept in good repair. Staff notes recent repaving and stripping has been completed on the parking lot surface.

E. Agency Comments

The proposed project was reviewed by the City Engineer, Traffic Engineer, Fire Department, Building Inspections, Police Department, Redevelopment Agency, Oak Park PAC and City Councilman, Joe Serna with comments received from the PAC, Business Association via the PAC and the Fire Department.

- Fire Department - Even though there is not a change in use group occupancies, the Building Department should have a walk-through inspection for several Building and Fire Department requirements. Especially since it is so old, it may be easily lacking important items such as exiting. This is a normal procedure for any change in existing older structures. Contact Tim Sullivan, 449-5716, City Building Inspector, and Dennis Loheit, 449-5480, City Fire Marshall's Office.
- Oak Park PAC - See correspondence
- Oak Park Business Association - See correspondence

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(a)), (15303(e)).

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

- A. Deny the special permit to establish the Wellsprings Counseling Center based upon findings of fact which follow;
- B. Approve the Special Permit for the church subject to conditions and based upon findings of fact which follow;
- C. Deny the variance to provide 10 off-site parking spaces based upon findings of fact which follow.

Conditions - Special Permit for Church

1. Maximum capacity of the 13,100 sq. ft. church building shall not exceed 300 persons.
2. The applicant shall arrange for a walk-through by City Fire Marshall's Office and Building Inspection Division employees. A report from the City Departments shall be provided to the Planning Director within 60 days of action by the Planning Commission.

Findings of Fact - Church Special Permit - Approval

1. The project, as conditioned, is based upon sound principles of land use in that the church use is compatible with the surrounding commercial, residential and vacant land uses in the area.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that:

- a. the Sunday use of the building does not conflict with business hours of operation during weekdays; and
 - b. parking on Sundays is available on the street and on private property as originally done when the Odd Fellows occupied the building in 1916.
3. The proposed project is consistent with the City's Interim Discretionary Land Use Policy in that the site is designated for commercial uses in the 1974 General Plan and the 1985 Oak Park Redevelopment Plan and the project is allowed in commercial zones subject to securing a special permit.

Findings of Fact - Wellspring Counseling Center-Special Permit-Denial

1. The project is not based upon sound principles of land use in that it does not comply with the locational criteria for care facilities in that:
 - a. it represents a over-concentration of similar facilities in the one mile radius; and
 - b. it will result in the disruption of the neighborhood significantly.
2. The proposed project will be injurious to the surrounding property or be detrimental to the public health, safety or welfare and result in the creation of a nuisance in that:

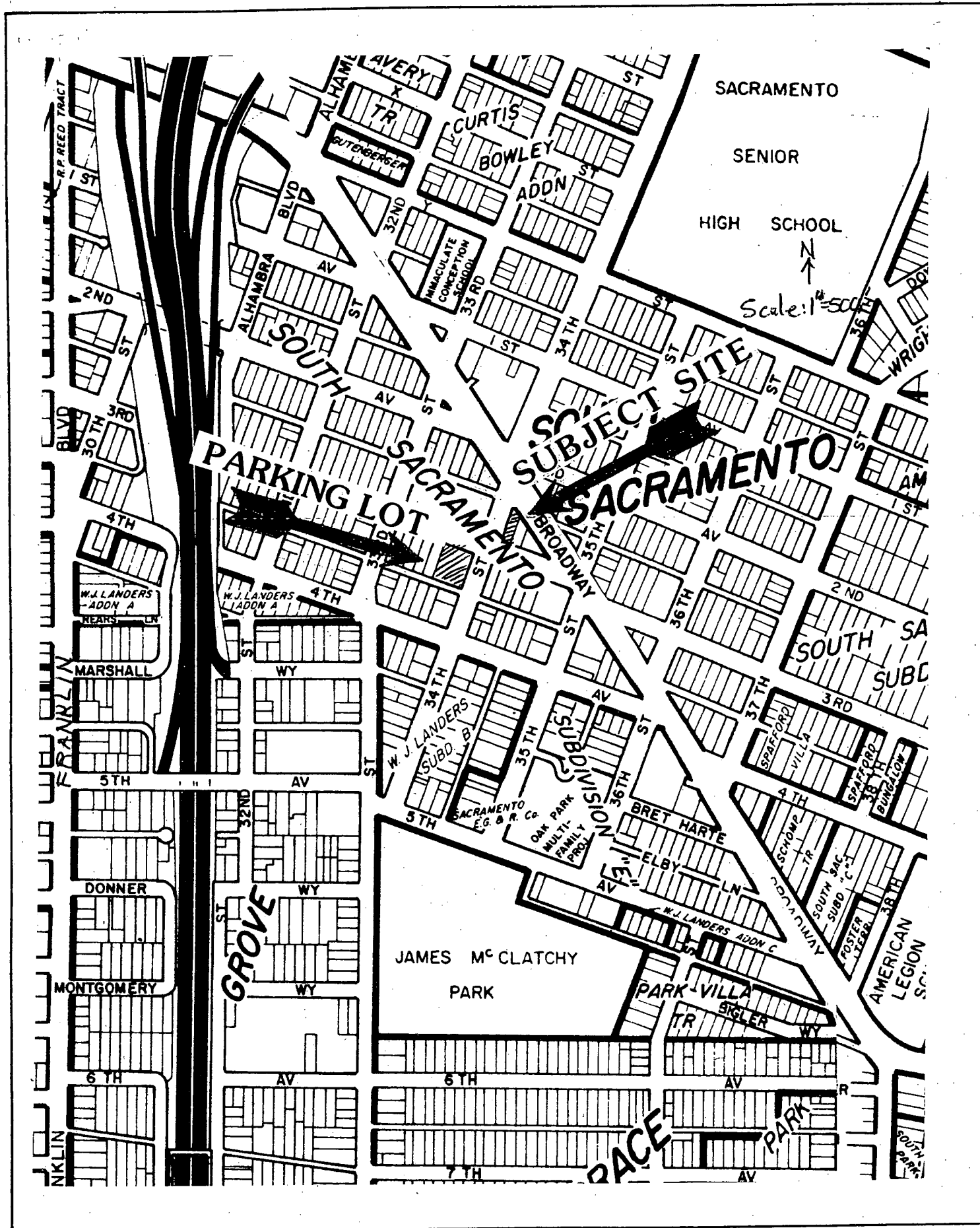
The Counseling Center will occupy a commercial storefront.

3. The proposed project is not consistent with the City's Interim Discretionary Land Use Policy in that the site is designated for commercial uses in the 1974 General Plan and the 1985 Oak Park Redevelopment Plan and the project is not allowed in a commercial zone subject to securing a special permit and showing compliance with the locational criteria for care facilities.
4. Staff recognizes the need for time to allow the applicant to relocate to an appropriate site. The applicant shall be allowed one year from the date of action by the City to relocate. A special permit shall be requested and approved for any new site within one year of City action.

Findings of Fact - Variance for Off-Site Parking-Denial

1. Granting the variance constitutes a special privilege, in that off-site parking is supported when no on-site parking is available due to placement of a structure and changes in uses of the building. The proposed off-site parking area is close and easily accessible to users of the Counseling Center.

2. Granting the variance does not constitute a use variance in that parking lots are allowed in the C-2 zone.
3. The project will not be injurious to the public health, safety or welfare in that adequate crosswalks across 34th Street and a street light provides safe pedestrian access to and from the parking area.
4. The project is consistent with the City's Interim Land Use Policy in that the site is designated for Commercial uses by the 1974 General Plan and 1985 Oak Park Redevelopment Area Plan and parking lots are allowed in Commercial areas providing off-site parking for expanded uses.



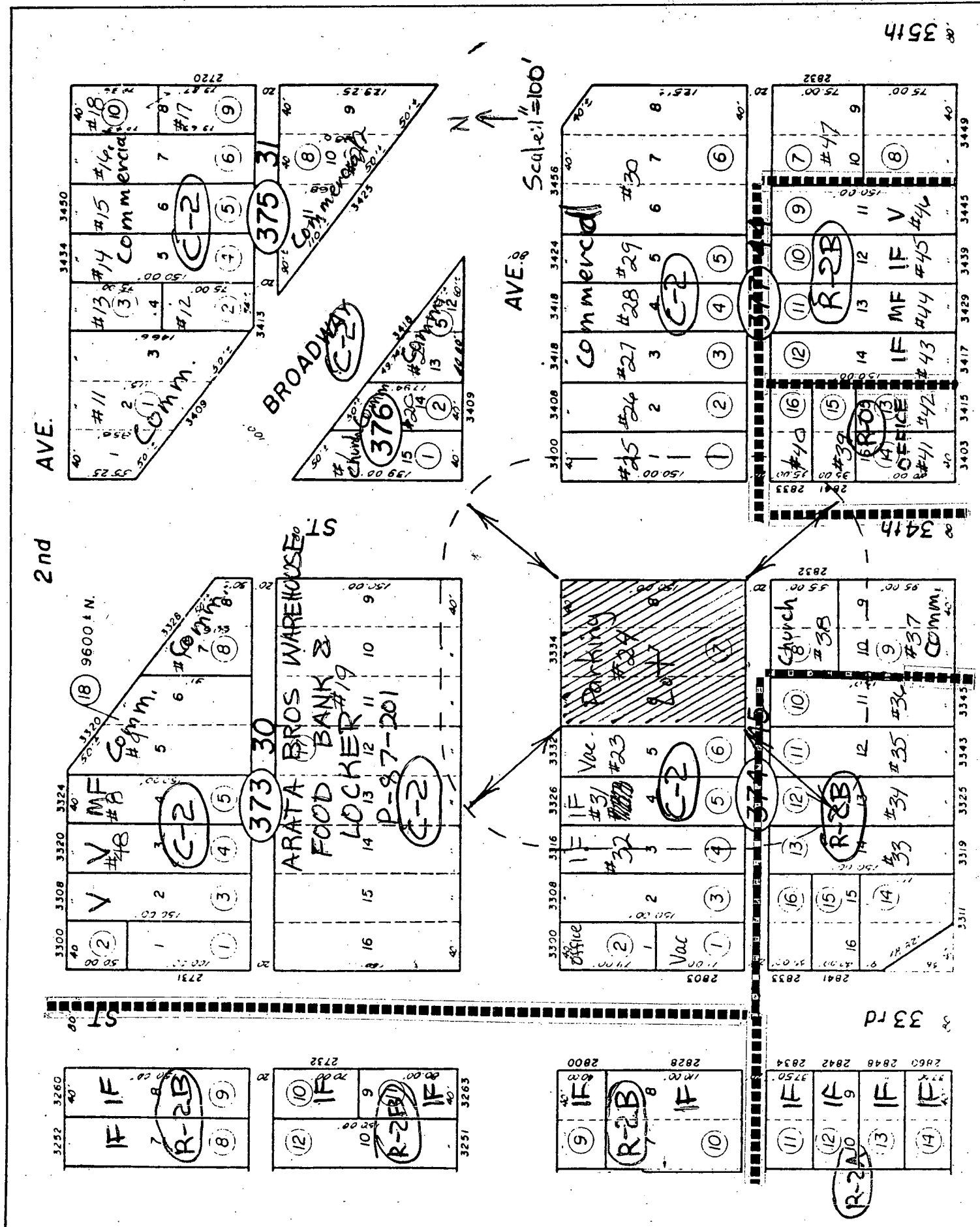
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PARKING LOT



LAND USE & ZONING MAP

P-87-376

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ATTACHMENT A

REQUESTED VARIANCE OF ALL PARKING REQUIREMENTS BASED ON PRIOR USE OF BUILDING

This building has been in continuous use since April 16, 1916 for meeting space for group activities (i.e. lodges, churches, public dancing and activities).

The OAK PARK ODDFELLOWS building (Parcel # APN 010-0376-001-0000), has had only two owners and has been in constant use as a large group meeting place since 1916. The nature of its use has not changed since 1916.

Throughout the 71 years of its continuous use as a large group meeting place there has never been a parking requirement for this building.

The historic OAK PARK ODDFELLOWS building was built with the proceeds of the ODDFELLOWS RESTAURANT which operated at the old STATE FAIR for over half a century. It was dedicated on April 26, 1916, as noted on the cornerstone in front of WELLSRING.

WWI historic photos show the property facade unchanged until now, other than cornices around the windows which were removed prior to WWII. The largest of the three large meeting halls, has a spring mounted ballroom floor for public dancing. Many local bands played for dances in this building during the past 71 years. This floor is one of the finest examples of this form of architecture to be found in the Sacramento area. This room was historically used for lodge meetings and other large meetings such as church group meetings, as well as parties and dances.

There are 24 US MAIL mailboxes in the foyer for the number of lodges which traditionally met here.

There has been no period of time during the past 71 years when this building has not been used, nor when it has not been used as a location for lodge, church, and public activities. It was being operated by the ODDFELLOWS when it was purchased by Metropolitan Community Church in August of 1974. At that time there were 2 churches and approximately 20 lodge groups using the building for meetings in the three large meeting halls which the building provides.

METROPOLITAN COMMUNITY CHURCH has met continuously since that time as outlined in APPENDIX B. There has never been an instance of any complaint about any church activity. The church is a very harmonious part of the OAK PARK neighborhood.

The Storefront area of the building housed MARCUS AUTO SUPPLY for over 30 years, until Mr. Markus semi-retired and moved out to concentrate his efforts on his K Street store. The Storefront was operated as a non-profit

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church store, selling religious items to congregants for one year. Subsequently, a five year lease was obtained by former City Councilman, Rev. Dan Thompson to operate a Deli. Rev. Thompson remodeled the store to meet City requirements to operate as a restaurant, and operated it until this year when he sold his remaining two years of lease time to WELLSRING.

The Main Meeting halls have continued to be used, as they have been used for the past 71 years to provide space for church and community non-profit activities. Most of the activity involves, but is not limited to, the gay and lesbian community.

A review of City records show that there has been no change of use of this building since 1916. It was placed in use before 1926, and there were no parking requirements at that time. In fact there are no records before that time, so there is no plan on record for the building. It has been in continuous and constant use and has never had a parking lot nor parking requirements for its 300 person meeting room capacity.

WE REQUEST A VARIENCE OF ALL PARKING REQUIREMENTS FOR THIS BUILDING BASED ON THE PRIOR USE OF THIS BUILDING.

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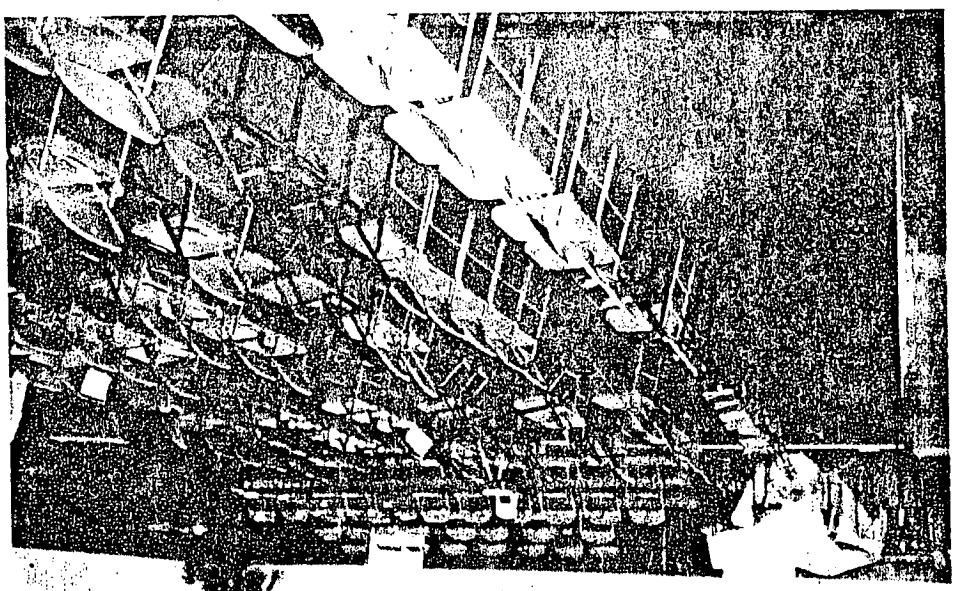
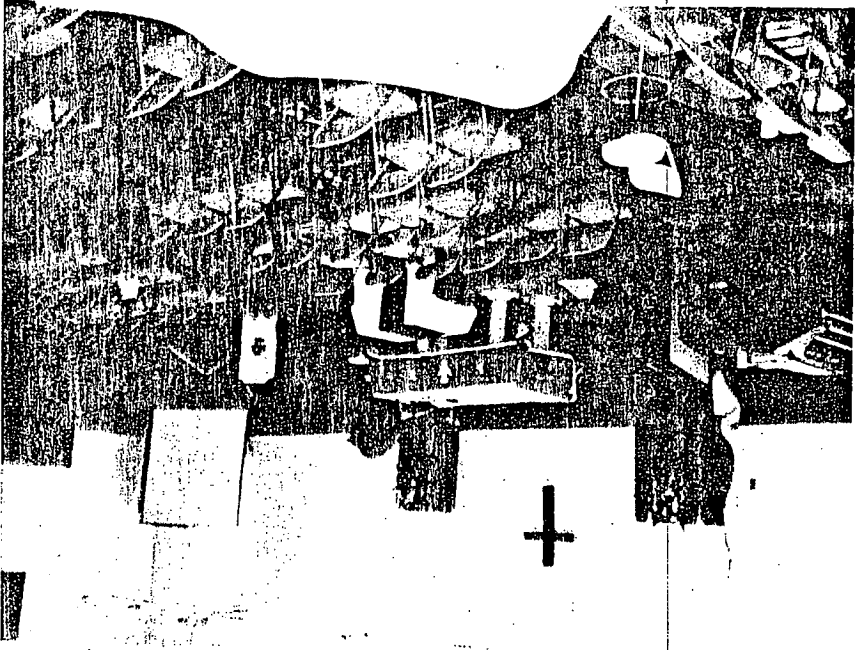
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EXHIBIT C INTERIOR OF CHURCH



68,10" X 41,8"

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UPPER LEVEL

METROPOLITAN Community Church Sanctuary
(Main Meeting Hall)

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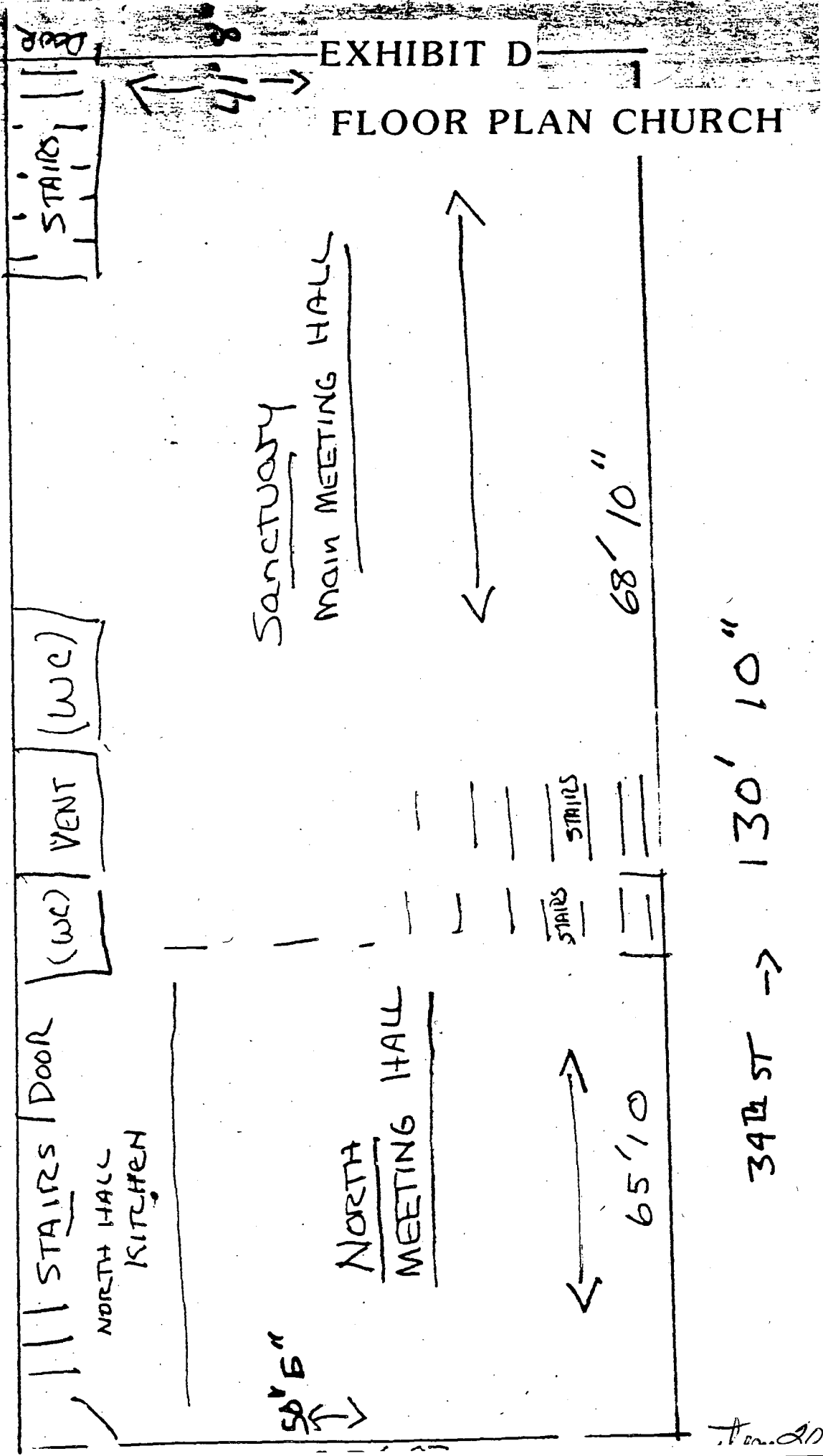
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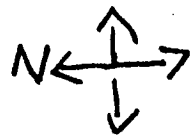
Total Bldg - Approx 13,100 sq. Ft.
PARCEL # APN 010-0376-001-0000 3rd
AVE

UPPER LEVEL



Jan. 20

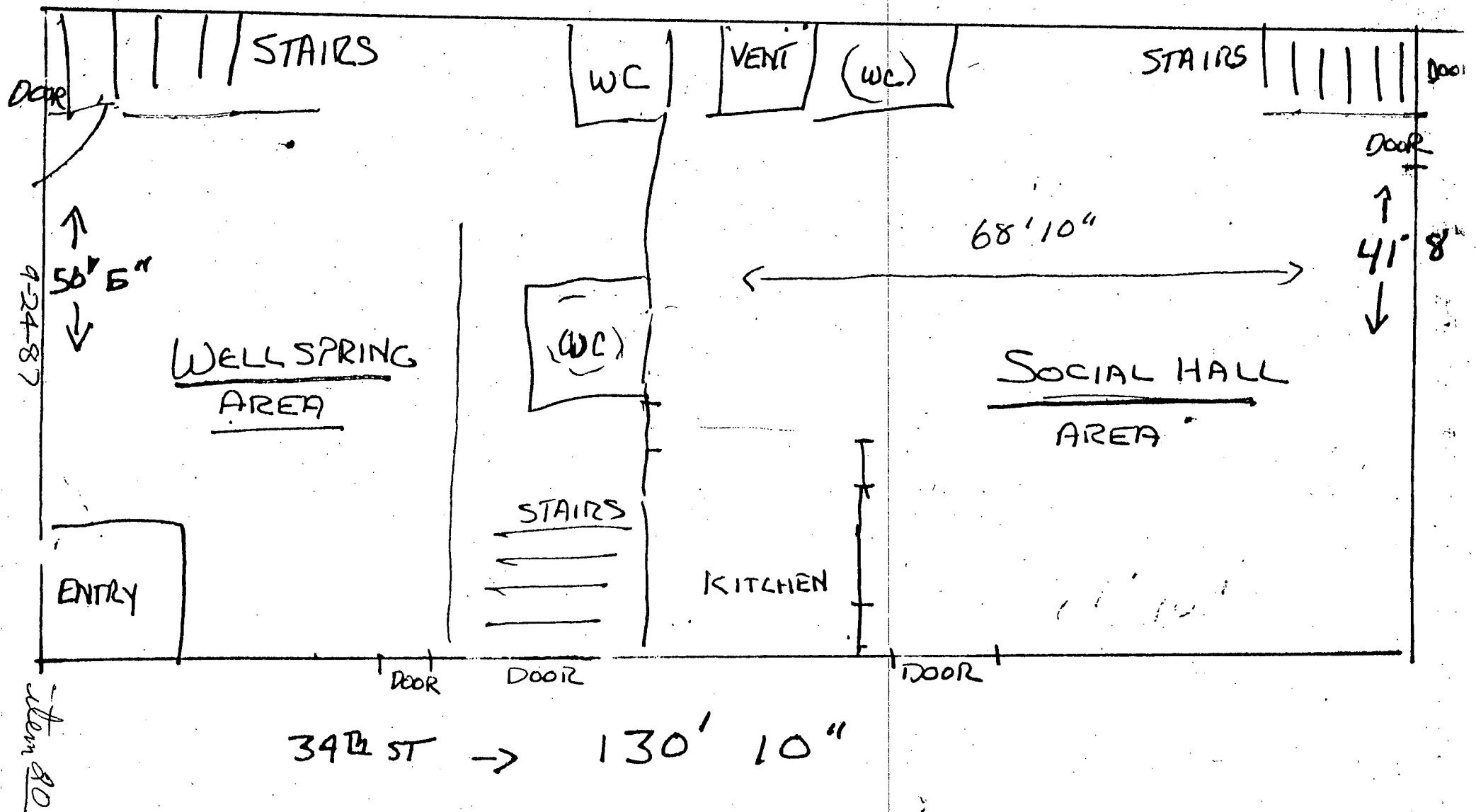
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BROADWAY



Total Bldg - APPROX 13,100 sq Ft
Parcel # APN 010-0376-001-0000

3rd
AVE

LOWER LEVEL



5) ANY OTHER SCHEDULED USE OF BUILDING, ie CLASSES, SEMINARS, COUNSELING. SPECIFY TYPE OF ACTIVITY, AND NUMBER OF PEOPLE.

The use of the building mirrors the use of any other major church in the Sacramento area. It is now, as it has been for the past 71 years, used day and evening for seven days a week.

There are frequent classes, seminars, weddings, services of blessing, funerals, memorial services, singles groups, couples groups, parties, receptions, dances, AA meetings, and a complete non-profit counseling service provided by our Pastor Freda Smith under the direction of Dr. Somerville and the Psychology Department of California State University. An AIDS support group meets in the building.

The building has, during the past 13 years of our ownership, housed the activities of approximately 500 people per month. It is a major focal point of the gay and lesbian community in Sacramento. During that period of time, the building has been constantly upgraded and there has never been any complaints about our church.

We are proud of this neighborhood and feel a part of it.

Although the building is in constant use, there are rarely over 50 people in the building at any one time.

The exception is during our Sunday Worship Services, where approximately 200 people are distributed throughout the three services. Our major worship service is at 10:45am, the same time as the major worship services of the other churches in our vicinity.

6) CONGREGATION -- HOW MANY SEATED?

Our Sanctuary has approximately 200 chairs to seat the men, women, and children who attend.

7) PARKING - ANY EXISTING ARRANGEMENTS?

Parking in the MASTER MOTOR PARTS (34th & Broadway) parking lot has been arranged for our Sunday worship services, and for evening activities --during the time the store is closed. There had been arrangements made with MATSUI FLORISTS for the same period of time before the lot was sold. There is very little day time parking. Many members of our community live in the downtown area and travel by bus. There are two major bus stops within 100 feet of the building.

EXHIBIT G LOCATIONAL CRITERIA

Applicant: Please submit responses to these criteria as part of your Special Permit application.—
If a particular criteria is not applicable, please indicate that and the reason why.

RESOLUTION NO. 3

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

March 23, 1982

LOCATIONAL CRITERIA FOR ESTABLISHING
NON-RESIDENTIAL CARE OR RESIDENTIAL
CARE FACILITIES (M-612)

WHEREAS, the following listing represents criteria which the City of Sacramento encourages Non-residential Care and Residential Care Facility operators to consider in selecting their proposed site. City Planning Department staff will utilize this criteria listing in evaluating the merits of an operator's application for a Special Permit; and

WHEREAS, in addition to this listing of criteria, the City also strongly suggests that an operator meet with the City Planning Department staff to jointly evaluate their preliminary listing of potential sites for the purpose of identifying the opportunities and constraints of each potential location. It is also strongly suggested that an operator explain the type of programs and activities proposed to residents and businesspersons located within a two block radius of the proposed facility site prior to formal submittal of the Special Permit application. Such an explanation may be through written materials, direct contacts, and/or neighborhood meetings;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the following locational criteria will be applicable to proposals for establishing new Non-residential or Residential Care Facilities:

<u>Non-residential Care Facility</u>	<u>Residential Care Facility</u>	<u>Regional Criteria*</u>
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X

1. Client Access—The proposed facility should be either located within close proximity to where a majority of its' targeted client population resides; or close to major transit routes, bicycle routes, and reasonable freeway access from all parts of the service area.

* Where conflicts between conformance with regional versus site criteria occur, site criteria shall be controlling. A region is generally defined as the boundaries of a Community Planning Area.

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Non-residential
Care Facility

Residential
Care Facility

Regional Criteria*

X

X

2. Supportive Services-The proposed facility should be located within an area which is reasonably close to medical, governmental, shopping, and other services which support clients or near transit routes which provide access to such services.

X

3. Employment Opportunities-The proposed facility should be located within an area that can provide job opportunities for clients.

X

X

4. Distribution of Services-When siting within a residential area, the proposed facility should be located in an area where the same type of service is not already offered.

X

X

5. Facility Access-The proposed facility should be located in an accessible location if it provides a unique type of service for the region.

Non-residential
Care Facility

Residential
Care Facility

Site Criteria

X

X

6. Concentration-The proposed facility should not be sited within a residential neighborhood which already contains a number of Non-residential Care or Residential Care facilities.

* Where conflicts between conformance with regional versus site criteria occur, site criteria shall be controlling. A region is generally defined as the boundaries of a Community Planning Area.

Non-residential
Care Facility

Residential
Care Facility

Site Criteria

X

7. Neighborhood Disruption-Within residential areas, activities which generate excessive noise or which extend beyond the boundaries of the facility's site in such a manner as to impose upon the living space of neighbors should be avoided.

X

X

8. Parking-Adequate off-street parking should be provided for staff, clients, and visitors based on the type of service, the number of clients served per day, the scheduling of services, the level of staff required, and the number of non-client visitors anticipated. Within residential areas, facilities should not create traffic or parking problems that could result in a nuisance.

X

X

9. Size of Structure-The proposed structure should be capable of accommodating the anticipated number of clients given the type of services and operating schedule proposed. The structure should be accessible for the handicapped. Within residential areas, the size of new or remodeled facilities should be compatible with adjacent structures. Adequate outdoor areas for client use should be provided on the facility grounds.

Non-residential
Care Facility

X

Residential
Care Facility

X

Site Criteria

10. Compatibility of Site Design-
Within residential areas, the
exterior of a facility should be
preserved in its' appearance as
a residential structure to
conform with the surrounding
neighborhood. The placement of
off-street parking, exterior
lighting, signage (including
size), and landscaping should
also be compatible with adjacent
structures.

MAYOR

ATTEST:

CITY CLERK

M-612

P-87-376 003188

9-24-87

item 20

Immediate neighborhood boundaries

One mile radius

EXHIBIT H FACILITY MAP



P-87-376

003208

9-24-87

Handwritten signature



June 22, 1987

EXHIBIT I
CORRESPONDANCE-WELLSPRING

Sister Claire Graham, S.S.S.
Sister Catherine Connell, S.S.S.

CITY PLANNING DIVISION

JUN 23 1987

RECEIVED

City Planning Commission
Sacramento, California

We are writing on behalf of Wellspring Women's Center, 3400 Broadway. To introduce ourselves, we are Sisters of Social Service, a Catholic Community of Religious women. Some months ago we began to negotiate for the lease on the existing building at 3400 Broadway. Due to numerous delays related to the previous lease holder and owners of the building, we were unable to open our restaurant. When we were able to obtain the lease, we assumed that there would not be any need to seek a special permit. If we were aware of that situation we most certainly would have followed through with other requirements.

We are associated with I.C.C.S. only for the purpose of tax exempt status and the prohibitive cost of liability insurance. Wellspring Women's Center has a separate administrative structure under co-leadership of Sister Claire Graham, S.S.S. and Sister Catherine Connell, S.S.S., L.C.S.W. We will be directly supervising a team of trained volunteers.

Wellspring Women's Center is to be a restaurant serving breakfast to women and children in the surrounding Oak Park community. The time of the breakfast, 7:00 AM to 11:00 AM, will be Tuesday through Saturday. We anticipate serving a maximum number of 40 persons at any given time in compliance with the existing permit. We have assured the owners of the building that there will be no lines or people loitering around the building.

Our shared vision in providing this service to women and children is twofold: (1) to provide an atmosphere that will mirror their own dignity and worth; (2) and to begin their day with a nutritious meal. Our vision evolves from a joint background of religious dedication, professional social work training and long term personal and professional commitment to the Oak Park Community.

This is a brief overview of our program. Both of us are available to meet with the Commission or any individual members for clarifying, answering specific questions or providing more in depth information presented in this letter.

Once again may we assure you, it was never our understanding that we would need to seek a special permit since we were assuming the lease of an existing restaurant.

Sister Catherine Connell - Sister Claire Graham

3400 Broadway, Sacramento, California 95817

P-87-376

9-24-87

item 22



Sister Claire Graham, S.S.S.
Sister Catherine Connell, S.S.S.

In Keeping With The Pride And Caring Of A Revitalizing
Oak Park, The Sisters Of Social Service Are Opening:

Wellspring Women's Center

3400 Broadway
454-9688
7:00 A.M. - 11:00 A.M.

Wellspring is a place for women and their children to be
treated with dignity to the true neighborly hospitality of
Oak Park

- an attractive warm place that anyone would want to visit
- a place that provides a welcoming smile and an offer of something to eat and drink while visiting
- a place that brings out the best for its special guests; tablecloths, napkins, flowers, soft music and, of course, us

Wellspring Women's Center is the result of an encounter with a woman - dirty, beaten, unkempt, who needed not only nourishment, but to be treated with dignity and respect when it was difficult to provide her own self-respect. It will provide the knowledge and feel of Christ's love with the Benedictine manner of hospitality. Wellspring wants women to come to love themselves and realize they have choices, not only through words, but in the reality of their surroundings.

3400 Broadway, Sacramento, California 95817

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9-24-87

the 20



Sister Claire Graham, S.S.S.
Sister Catherine Connell, S.S.S.

FACT SHEET

Name:

Wellspring Women's Center takes its name from John 4, where Jesus spoke to someone unacceptable to her community:

- "a despised Samaritan"
- a woman
- someone five times married

He asked the woman for water from the well and gave to her - conversation, respect, dignity, and hope. Wellspring will do the same.

Who Will Serve: Women and Children of the Surrounding Oak Park Community

What: Nutritional Beginning for The Day

When: Tuesday - Saturday, 7:00 A.M. - 11:00 A.M.

Where: 3400 Broadway

How: Attractive, Lovely Facility with Tablecloths Napkins, Flowers - The Special Touches

Why: To Let All Women Feel Some Dignity

Who Provides: Sisters of Social Service, with Sister Claire Graham and Sister Catherine Connell as Co-Directors

Goals:

- * Primary: 1) Nutritional Beginning for Day in Attractive Surroundings
(99/100 Will Have This)
- Secondary: 2) Provide Information for Services Available if Women Want the Information
(Some Will Want)

Financial Support:

Endowments, Pledges, Donations from Anyone to Wellspring or the Sisters of Social Service at 3400 Broadway

Service Support:

Spiritual, Visionary and Emotional Support

Renovation Work- Architectural Design, Carpentry, Painting, Program Consulting, Publicity, Fundraising, Organizational Consulting

Facility - Food Donations, Volunteers To Serve, Clean-up, Maintain All Items, Paperwork

3400 Broadway, Sacramento, California 95817

P-87-376

9-24-87

Item 80

We the resident of Oak Park are in support of Wellspring Women's Center, located at 3400 Broadway.

	NAME	ADDRESS	PHONE
1	Robert Blue	3456 3rd Ave.	
2	Fred Testell	3938 West Pacific Ave.	95820
3	Tommy Cook	6832 Lindbrookway	
4	WILBEAT STEWART	3517 10 Ave.	
5	Celine Howard	57 N. Mascot Ave	
6	Joe Randle	3456 3 AVE APT 21	95817
7	William Huffell	3201 W ST #4	95817
8	David Hubbard	3201 2nd Ave.	
9	Juanita Henderson	2724 42nd ST	95817
10	Capelle Barber		456-1602
11	Charles C' Craig	3519 3rd ave.	
12	Chas Seese	3222 2nd Ave	
13	Wilnet L. Robinson	4042-43RD ST., Sac Ca.	
14	Tony Bellel	3456 3rd Ave	
15	Kat Kulescaz	3456 Bdwy	
16	David Kulescaz	3456 Bdwy	
17	Mario R. Vargas	3922 43rd ST	
18	Pearl Lugo	3922 43rd st	
19	Fred Thompson	3974 12th ave	
20			
21	Joy Aguirre	3261-24 ave.	
22	Lourna Johnson	41039 HPR#2	
23	LATONYA JOHNSON	41034 HR#2	
24	Whee D'Arbise	3562 4th Ave, Sac. Ca.	95817
25	KARY BRUSH	3420 5th Ave Sac. CA	95817

August 12, 1987

We the residents of Oak Park are in support of Wellespring Women's Center, located at 3400 Broadway.

NAME	ADDRESS	PHONE
1. Alida Martinez	4625 Lantana Ave	427-2538
2. Hortencia Bradford	5710 35th St	424 1571
3. Lorraine Robinson	3429 th Ave	4556535
4. Ms Lee	2950 La Solicitud	
5. Danny Hazz	5125 47 th Ave	429-0908
6. Danny Mantey	2743 2nd Ave	731-5838
7. Mildred [unclear]	3201 W St #4	
8. Stanford Cleveland	3456 3 rd Ave	
9. Audrey F. Kennedy	3867 8 th Ave	451-4396 ✓
10. Bernice Peyton	2910 35th St	457-0737
11. Cynthia Paris	4554 14 th Ave # B	
12. Therese Coleman		
13. Robert F. [unclear]	None (3)	
14. [unclear]	None (1)	
15. Michael Call	3324 38 th St	
16. Bob Nelson	HOMELESS RESIDENT OF OAK PARK	
17. Robert Blue		
18. [unclear]		
19. Barbara Ogden	4547 53rd St	
20. Judith Lutter	4514 Roosevelt Ave	95820 454-3177
21. Vee Buffington	4014 Colonial Way	95817 455-3487

CITY PLANNING DIVISION

SEP 10 1987

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