

# CITY PLANNING COMMISSION

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

APPLICANT	Transitional Living and Comm. Support Inc., 1631 P Street, SAC., CA 95814		
OWNER	City of Sacramento, Redevelopment Agency -630 I Street, Sac., CA 95814		
PLANS BY	Transitional Living and Comm. Support Inc., 1631 P Street, Sac., CA 95814		
FILING DATE	11/6/87	ENVIR. DET.	11/20/87
ASSESSOR'S-PCL. NO.	.001-0061-026		
REPORT BY	DJH/vf		

- APPLICATION:**
- A. Negative Declaration
  - B. Special Permit to establish a temporary 576 sq. ft. office trailer for emergency support services for homeless mentally ill adults at an existing shelter for the homeless on 2.0+ developed acres in the Heavy Industrial (M-2) zone.

**LOCATION:** 470 Bannon Street

**PROJECT INFORMATION:** The applicant is requesting the necessary entitlements to establish a counseling and referral center-non-residential care facility.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Industrial
Existing Zoning of Site:	M-2
Existing Land Use of Site:	Volunteer's of America temporary residence

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Union Gospel Mission Shelter; M-2	Front:	-0-	NA
South: Railroad Tracks & Yard, Vacant; M-2	Side(Int):	-0-	NA
East : Truck Storage Electrical Contractor; M-2	Side(St):	-0-	NA
West : City Water Treatment Plant; M-2	Rear:	-0-	NA

Parking Required:	To be determined
Parking Provided:	14 spaces adjacent to trailer, two behind V.O.A building.
Property Dimensions:	450' x 200' Irregular
Property Area:	2.0+ acres
Square Footage of Building:	576 sq. ft. trailer
Height of Building:	1 Story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Metal
Roof Material:	Metal
Hours of Operation:	Monday through Friday, 9:00 a.m. to 4:00 p.m.
Total Number of Employees:	6 employees
Employees per shift:	2 to 6 employees
Clients served at one time:	12 clients
Clients served per day:	12 to 25 clients

Occupancy of Existing VOA Shelter: 66 Persons

PROJECT BACKGROUND: The applicant wishes to locate a modified care program currently operating at 312-20th Street serving the homeless mentally ill. Transitional Living and Community Support Inc., will be closing the former Poverty Resistance Center at 312 20th Street. The services and programs provided by T.L.C.S. include a variety of facilities and programs from counseling programs to providing shelter for the homeless mentally ill and community support services (Refer to Exhibit A for a description of all programs). The Emergency Support Services Outreach Office is proposed to be located at 470 Bannon Street providing office facilities for the counseling of homeless psychiatrically disabled men and women. This use is in addition to the program of providing temporary housing for persons on general assistance referred from County Welfare to the Volunteer of America shelter.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site contains 2.0+ developed acres in the Heavy Industrial (M-2) zone. The area is designated for industrial uses on the 1974 City General Plan. Adjacent land uses include the Sacramento River Water Treatment Plant to the west, truck terminal storage and an electrical contractors storage building and office to the east; vacant and single family with outdoor equipment storage to the south, and the Union Gospel Mission emergency shelter and feeding facility to the north. Union Gospel Mission on August 27, 1987, received Planning Commission approval to expand the existing 86 capacity men's shelter with the addition of 53 women and women with children (P87-174).

B. Site Plan and Elevations

The applicant proposes to locate a temporary office trailer of 576 sq. ft., outside dimensions of 12 ft. wide and 48 ft. in length, on a temporary pad foundation due south of the V.O.A. shelter building. The office trailer will only provide office services including counseling, referral, and daily personal services as needed for the homeless. The trailer will be leased while the applicant finds a permanent structure to operate the program. The City of Sacramento Redevelopment Agency owns the subject site. Agency staff will be preparing a detailed contract regarding the use of space at the facility (Refer to Exhibit G for a detailed description of the proposed trailer). Since the trailer is temporary, staff has no objection to the location. The trailer will be located on a lawn area adjacent to a parking lot. Electricity will be extended. No water or sewer service is planned to be extended to the trailer pad. A minimum of surface disruption will occur with placement of the trailer. Staff has not reviewed the final elevations of the trailer so the following comments are for inclusion as conditions of approval.

1. The trailer shall be secured to the ground in a manner approved by the City Building Inspection Division in accordance with commercial office trailers.

2. No exposed undercarriage of the trailer shall be visible. A metal or wood skirt shall surround the perimeter of the trailer concealing the foundation. The skirt shall be compatible with the elevation of the trailer.
3. The towing tongue of the trailer shall be removed after being moved on to the site.
4. All electrical extensions shall meet building code requirements.

The applicant will be using restrooms provided by the V.O.A. building with utilities extended from the building. Adequate illumination is provided at night by existing fixtures.

Upon cessation of use of the trailer site, staff recommends the applicant repair the site to present landscaping standards.

C. Parking

No additional parking is being proposed for the temporary office trailer. An existing 14 space parking area is provided for the V.O.A. shelter which will be shared. The clients served by T.L.C.S. generally do not own automobiles so no client parking impact is anticipated. The maximum number of employees which may be present are six in the trailer so a potential for six required spaces may be necessary. The V.O.A. program employs the services of three to four persons at any one time. If maximum employees for both uses drove individual vehicles, approximately 10 of the 14 available spaces would be used. Should parking become a factor in the future, the City, as owner of the property, would be able to take appropriate measures.

D. Compliance with Locational Criteria for Non-Residential Care Facilities

The applicant provided responses to the Locational Criteria for a Non-Residential Care Facility (refer to Exhibit E). Staff has reviewed the site and surveyed care facilities located within one mile of the site (Exhibits B, C and D). Although several shelters providing temporary food and housing for the homeless are located in the area (see Exhibit I), none of the programs provide services directly to the homeless with mental disabilities. Staff supports the proposed use at the site since it will be providing services to a resident population located in the area. Staff finds that the proposed use complies with the locational criteria and will not result in an over concentration of similar facilities in the area.

E. Agency Comments - Correspondence

Exhibit H includes correspondence received to date on the project. In addition, the following City Departments were forwarded copies of plans with no comments received at the time of report preparation:

City Traffic Engineer  
City Engineer

City Building Inspections  
City Fire Marshall's Office

The City Police Department commented, "We have no objections as long as there is no expansion of services resulting in more clients coming into the area."

The Discovery Park Business Association has been renamed the Richards Boulevard Trade Association. Their letter of November 11, 1987 indicates support of the project.

The Alkali Flat PAC states in their letter of November 6, 1987 that they support the proposed use subject to a six month review period. Staff believes six months is not an adequate time period to evaluate the programs compatibility with the area. The Commission has required 18 month time periods for other similar facilities.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator determined that the proposed project will not have an adverse impact on the environment and has prepared a negative declaration.

RECOMMENDATION: Staff recommends the Commission take the following actions.

- A. Ratify the Negative Declaration; and
- B. Approve the Special Permit subject to conditions and based upon findings of fact which follow:

Conditions - Special Permit

1. The trailer shall be secured to the ground in a manner approved by the City Building Inspection Division in accordance with commercial office trailers.
2. No exposed undercarriage of the trailer shall be visible. A skirt of material compatible with the exterior elevations of the trailer shall be constructed around the entire perimeter of the trailer.
3. The towing tongue of the trailer shall be removed and stored.
4. All electrical extensions shall meet building code requirements.
5. Upon removal of the trailer, the applicant shall repair any landscaping or surface disruptions to the same state as exists.
6. The term of this permit shall be limited to 18 months. Within 17 months from date of approval, the applicant shall report to the Planning Director in writing an evaluation of the effectiveness of the program and provide responses from the Alkali Flat PAC and Redevelopment Agency on the start up of the new program. Upon review and acceptance of the report by the Planning Director the special permit may be extended by the Commission.
7. If the facility is relocated, then a new special permit shall be

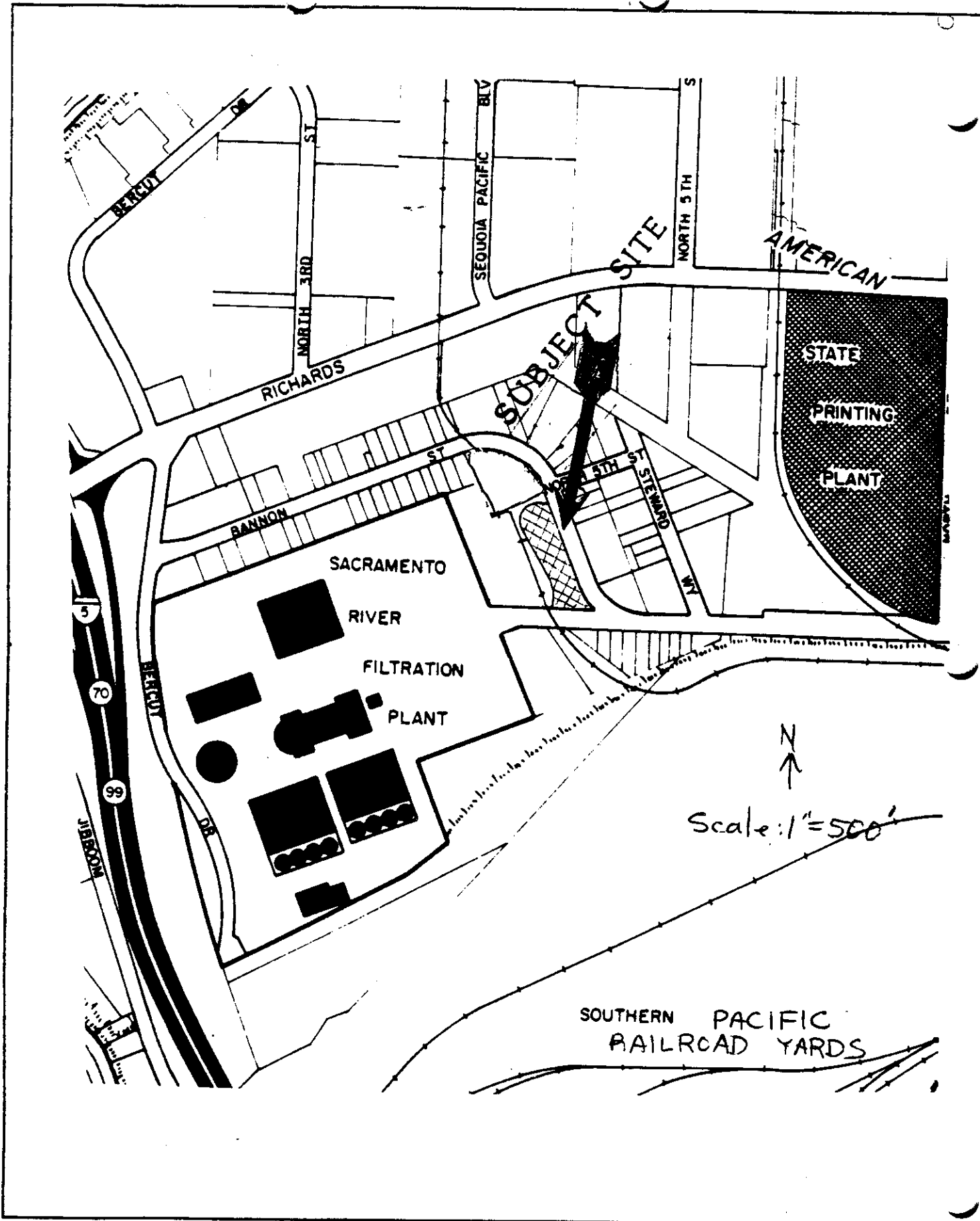
required.

Findings of Fact

1. The project is based upon sound principles of land use in that it complies with the locational criteria for care facilities in that:
  - a. it does not represent an over-concentration of similar facilities in the one mile radius since it is an expansion of an existing facility and provides services to the homeless mentally ill.
  - b. it will not result in the disruption of the neighborhood.
2. The proposed project, as conditioned, will not 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:

No additional itinerant persons will be added to the area.

3. The proposed project is consistent with the City's Interim Discretionary Land Use Policy in that the site is designated for industrial uses in the 1974 General Plan and non-residential care facilities are allowed in industrial zones subject to securing a special permit and showing compliance with the locational criteria for care facilities. The subject site substantially complies with the locational criteria.



**VICINITY MAP**

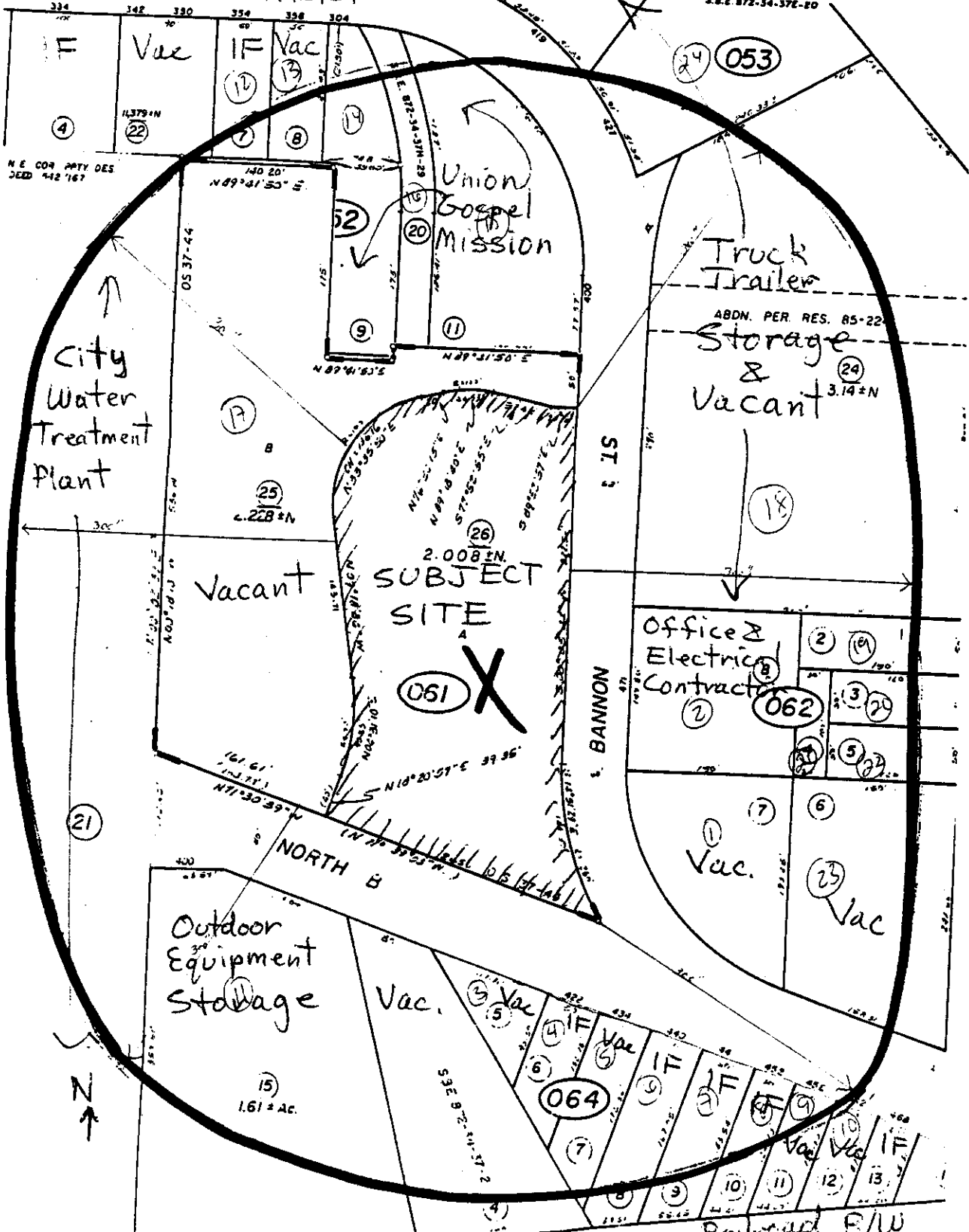
P-88-004

12-17-87

item 22

# BANNON STREET

S.E. 872-34-376-80



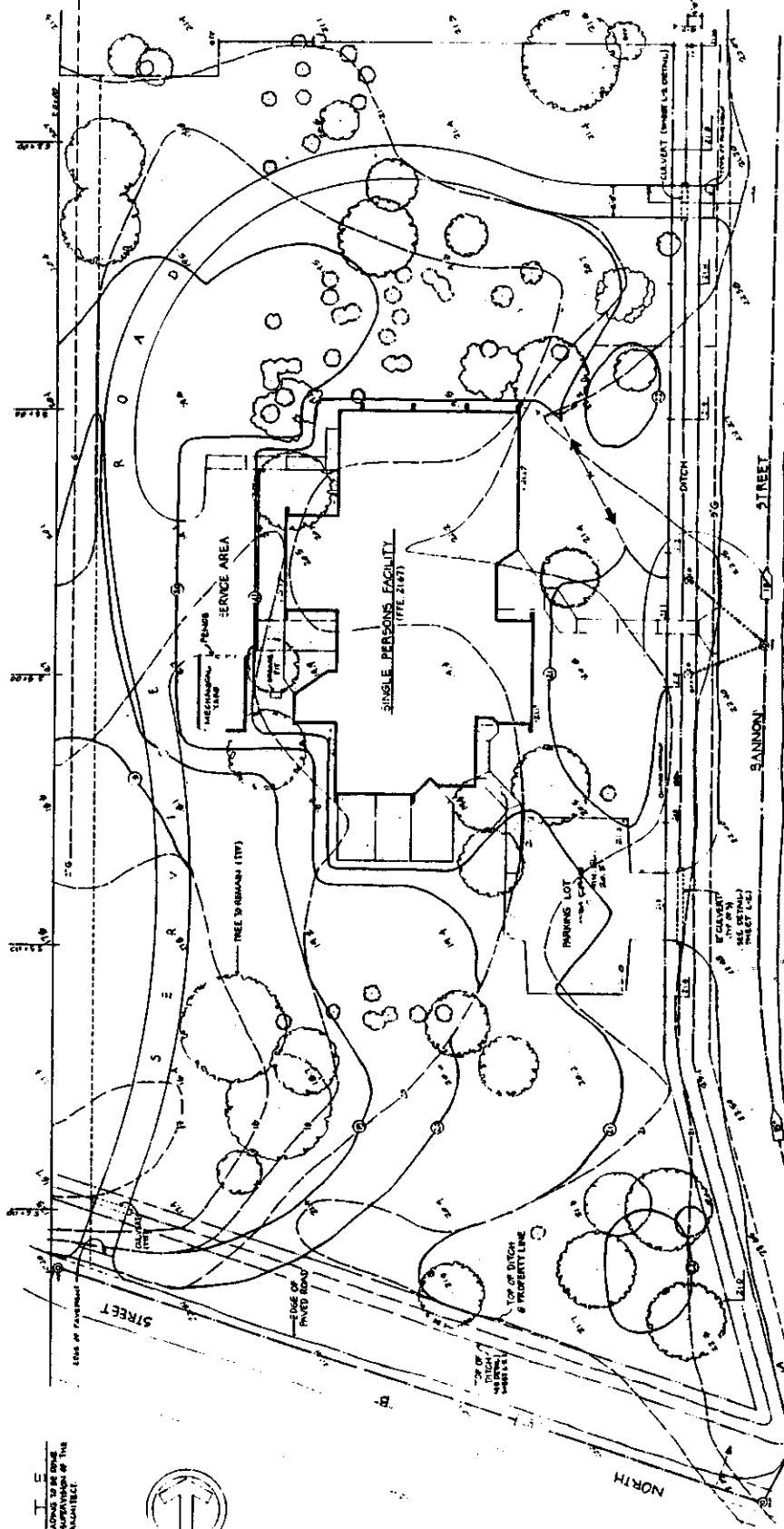
Zoning - M-2 Entire Page

# LAND USE & ZONING MAP





# LANDSCAPE PLAN



- NOTES:
1. ANY CHANGES AND/OR REMOVALS OF PLANTINGS AND/OR STRUCTURES AND THE PLAN SHOULD BE REFERRED TO THE STREET DEPARTMENT, SANNON DISTRICT & SANNON PARKS & RECREATION DEPT.
  2. ALL THE GRADING TO BE DONE UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT.

DATE: 12-17-87  
 SHEET: 11  
 OF 16

SINGLE PERSONS FACILITY  
 GRADING PLAN

CITY OF SACRAMENTO  
 DEPARTMENT OF RECREATION AND PARKS

NO.	DESCRIPTION	DATE BY	SCALE

DRAWN BY: S. J. GARDNER  
 DESIGNED BY: LANDSCAPE ARCHITECT  
 DATE: \_\_\_\_\_  
 FIELD BOOK: \_\_\_\_\_

P-88-004

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item 22

NOTICE: THIS PLAN IS THE PROPERTY OF THE CITY OF SACRAMENTO AND IS LOANED TO YOU BY THE CITY OF SACRAMENTO. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF SACRAMENTO.





**TRANSITIONAL LIVING &  
COMMUNITY SUPPORT**

1631 P Street  
Sacramento, CA 95814  
916.441.0123

EXHIBIT A

P88004

~~P88005~~

November 16, 1987

Mr. Will Weitman, Senior Planner  
City of Sacramento  
City Planning Division  
1231 I Street, Room 200  
Sacramento, CA 95814

Dear Will:

Enclosed please find an application and criteria outline for our Emergency Support Services Outreach office (ESS) to be located at 470 Bannon Street.

As you are aware, our ESS Team assists in procuring food and lodging while providing support services to homeless psychiatrically disabled men and women. Support services include assistance in securing SSI and/or General Assistance, where appropriate; networking other resources, including employment and mental health services; finding low cost housing, clothes and referrals to food closets. The ESS Team has been providing these services for the past three years to the homeless mentally ill population of Sacramento in concert with other providers. Although there continues to be many challenges, we are committed to providing critical services to the homeless mentally ill. I am confident this application will meet with approval from the Commission.

If I can answer any questions, please call me.

Kindest regards,

*Debby Senna*

Debby Senna  
Executive Director

DS/js

Enclosures

THIS AGENCY IS  
SUPPORTED BY

Promoting successful  
community living for people  
with psychiatric disabilities.

P-88-004

12-17-87

Sacramento Area

*item 22*

Transitional Living and Community Support, Inc., a private, non-profit social rehabilitation agency in Sacramento County offering advocacy services and expanded living opportunities for people with a psychiatric disability.

### TRANSITIONAL AND LONGER TERM SERVICES:

#### Cooperative Group Living Program

Three houses in the Rosemont-Rancho Cordova area. Each house is a place where staff and residents participate in creating cooperative life together. The counselor assists residents in developing living skills and meeting the demands of group living. Cooperative Group Living is for those who want and need a supportive community in which to develop self esteem and living skills needed for independence. Each house varies in independence and degree of staff support. In addition, all the houses provide an opportunity for clients to learn about holistic health.

#### Community Cooperatives

A Community Cooperative consists of a network of affordable housing wherein individuals pool their financial and personal resources toward the stresses of living independently in the 1980's. Menu planning and cooking, house and grounds maintenance, as well as problem-solving and decision-making by all Community Cooperative members creates the success of this component of TLCS services.

#### Community Support Services (CSS)

For clients living in the community with program support services. TLCS staff provide assistance in developing living skills, and referral to other services. Community Support Services (CSS) is for those who need and want minimal but ongoing support in order to live well in the community.

#### Young Adult Program (YAP)

An apartment living experience for young adults aged 18-24 with support services. The YAP Counselor maintains regular contact with residents and works with them in developing community living skills, including managing crisis. YAP is for those young adults who need and want independent living skills training and transitional support in order to be able to care for themselves in the community.

### EMERGENCY SERVICES FOR HOMELESS PEOPLE WITH A MENTAL HEALTH HISTORY:

#### Emergency Support Services

At our outreach office, located at 312 20th Street, we work with homeless mentally ill. Staff provide assessment as to level of support needed related to housing, food, mental health and medical needs. During the time that staff work with emergency housing clients, they make other linkages -- to develop a stable income source, more permanent housing, work or case management services. We focus primarily on those persons awaiting discharge from the Sacramento Mental Health Center with no place to go and no income source.

THIS AGENCY IS  
SUPPORTED BY

#### Carol's Place

Carol's Place is a short-term residential facility for the homeless mentally ill. It provides a safe, hospitable alternative to the shelters for adults (age 18 and over). It is designed for those who have a history of mental illness or who would be at risk of psychiatric hospitalization if they were not in a stable, protected environment. Clients are referred from Emergency Support Services, Mental Health Centers, and the shelters.

**Palmer/Bell Cooperatives**

Palmer and Bell Cooperatives are two apartment buildings which offer clients an opportunity to live in shared, low-cost housing while they await a stable income (typically SSI) and secure more permanent housing in the community. Clients can stay for approximately three months and must be able to live fairly independently and share chores and responsibilities. Clients are referred to the Co-ops from Carol's Place.

**SSI Advocacy Services**

Our SSI Advocates provide all levels of assistance related to the SSI/SSA benefit programs, from the initial application process to questions or problems that might arise following the allowance of benefits. We provide services to homeless mental health clients in Sacramento County.

**Community Support Services (CSS) Homeless**

TLCS staff provide services to homeless clients living in the community needing more intensive support for brief periods (up to three months), but not requiring case management services through Sacramento County. Clients are referred from Emergency Support Services.

**INFORMATION GROUP**

There is an information group at 1631 P Street, 11:00 am every Wednesday. These groups are for clients and the community, and discuss our programs, answer questions you may have regarding placement or services. Applications for program placement can be filled out at that time.

Form 413  
(8/87)

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>
--------------------------------------	----------------------------------	---------------------------

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.

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

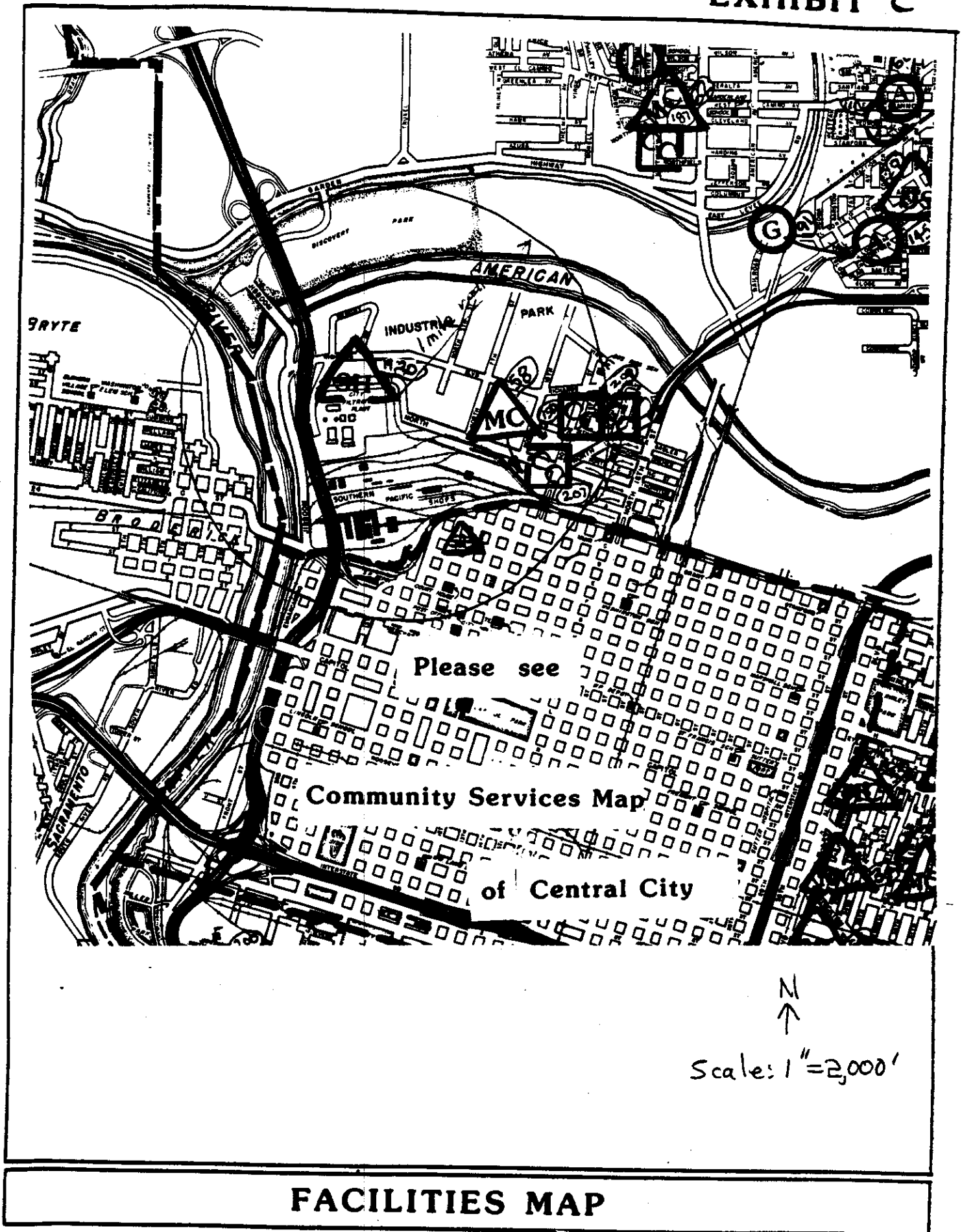
ATTEST:

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

M-612



EXHIBIT C



FACILITIES MAP

EXHIBIT

Table 1  
Listing of Care Facilities - (P88-004)  
One-Mile Radius 470 Bannon Street

Specialized Housing Facility - SHCode Key

SH-19

SH-20

→ *Union Gospel Mission, 400 Bannon Street*  
 Volunteers of America  
 Emergency Shelter  
 470 Bannon Street

SH-2

Adult Rehabilitation Center  
 520 9th Street  
 (Operated by Salvation Army)

Medical or Counseling Facilities - MCCode Key

MC-58

Salvation Army  
 Emergency Lodge and Feeding  
 1200 North B Street

Child Care Centers - CCCode Key

CC-150

Dos Rio Child Development Center  
 361 Mint Street  
 Ages 2-10, ambulatory only  
 Capacity= 29

CC-207

Salvation Army Day Care Center  
 1200 North B Street  
 Ages 2-5, ambulatory  
 Capacity= 70

CC-209

SETA, Dos Rios Head Start  
 321 Eliza  
 Ages 2-17, ambulatory  
 Capacity= 20

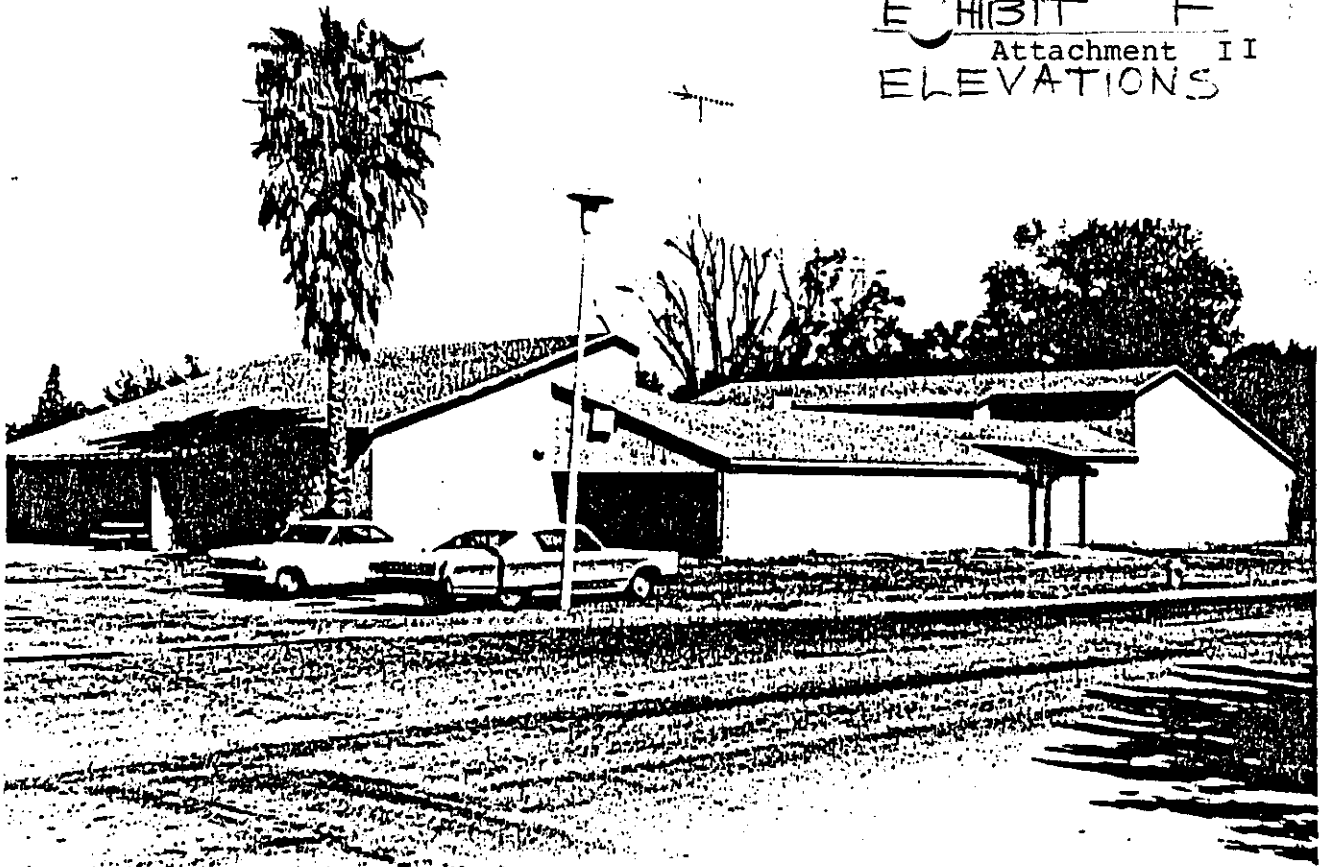
Attachment 1

CRITERIA - NON-RESIDENTIAL CARE FACILITY

1. Client Access- The TLCS Emergency Support Services Outreach Office (ESS) will operate out of a commercial coach on the grounds of the Volunteers of America Emergency Shelter located at 470 Bannon Street, Sacramento, California, 95814. This area is currently frequented by the homeless and the homeless mentally ill due to two major facilities: Volunteers of America Emergency Shelter and the Union Gospel Mission. It is accessible to clients via the major transit route (Line 15 and Light Rail) and has reasonable freeway access (Interstate Highway 5).
2. Supportive Services- The ESS commercial coach will be located reasonably close to the Saint Benedict's Medical Clinic, Union Gospel Mission, Volunteers of America Shelter, Salvation Army Shelter and Food Closet, and two grocery convenience stores. All these services provide access and support to clients served by ESS.
3. Not applicable.
4. Distribution of Services- The ESS office is the only service in Sacramento City and County offering services to the homeless mentally ill.
5. Facility Access- As stated in #1.
6. Concentration- There is one other residential care facility in the area serving homeless adults, the Union Gospel Mission. The ESS program will specifically serve homeless mentally ill adults.
7. Neighborhood Disruption- The ESS office will not generate excessive noise or disrupt the neighborhood in any fashion. TLCS conducted meetings with The Alkalai Flat Pac Association, Richards Boulevard Trade Association and Councilman Dave Shore to discuss the proposed mobile office. All parties involved fully endorse and support the ESS office.
8. Parking- There are two parking lots on the grounds (14 spaces). The majority of our clients do not have cars, so parking is not a problem from our perspective.
9. Size of Structure- The ESS commercial coach is capable of accommodating up to twelve people. The adjacent VOA building will provide restrooms for both clients and staff (40 feet from the office). The commercial coach will be accessible to the handicapped. There is adequate outdoor space for client use.

P88004  
~~P88005~~

EXHIBIT F  
Attachment II  
ELEVATIONS

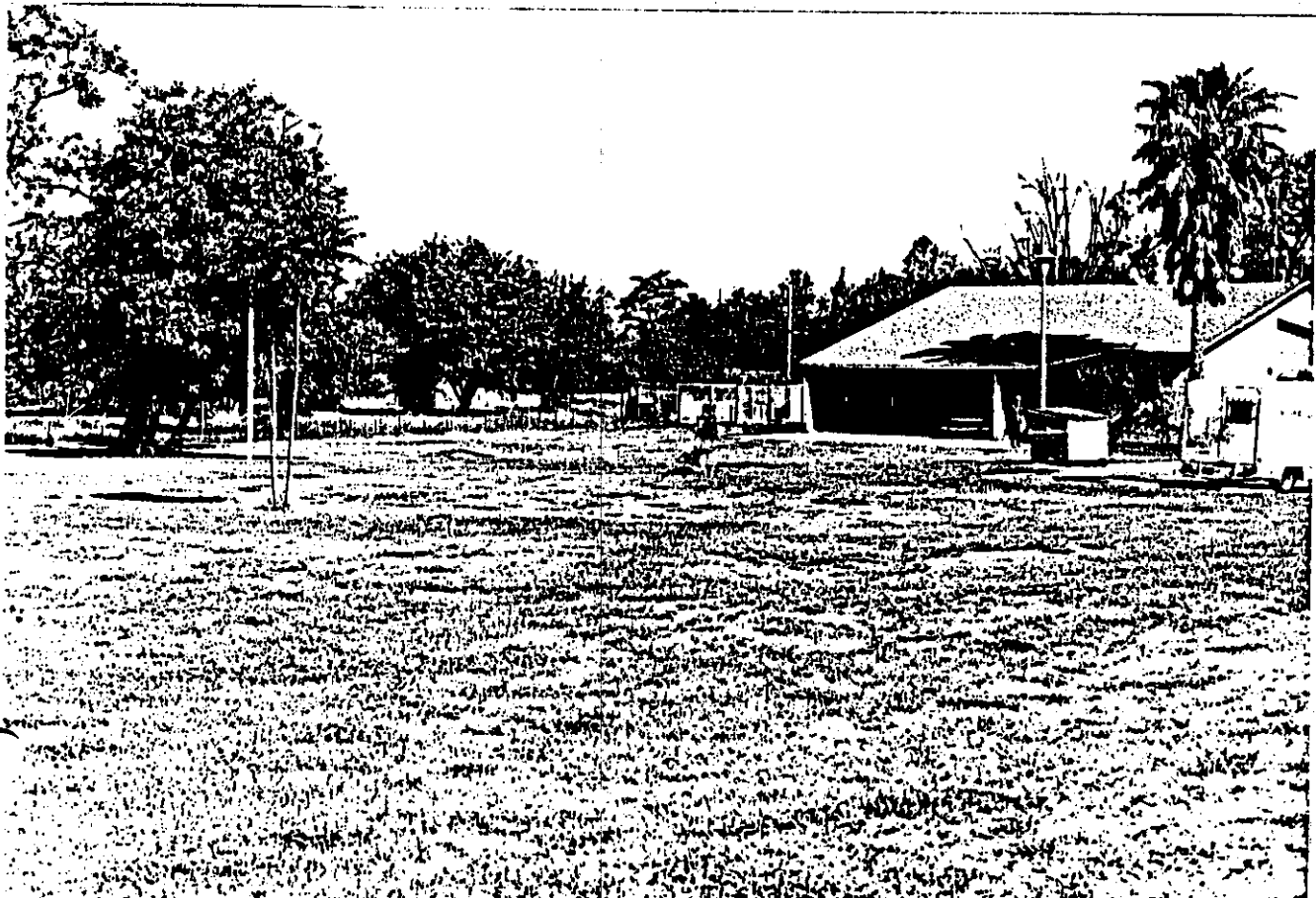
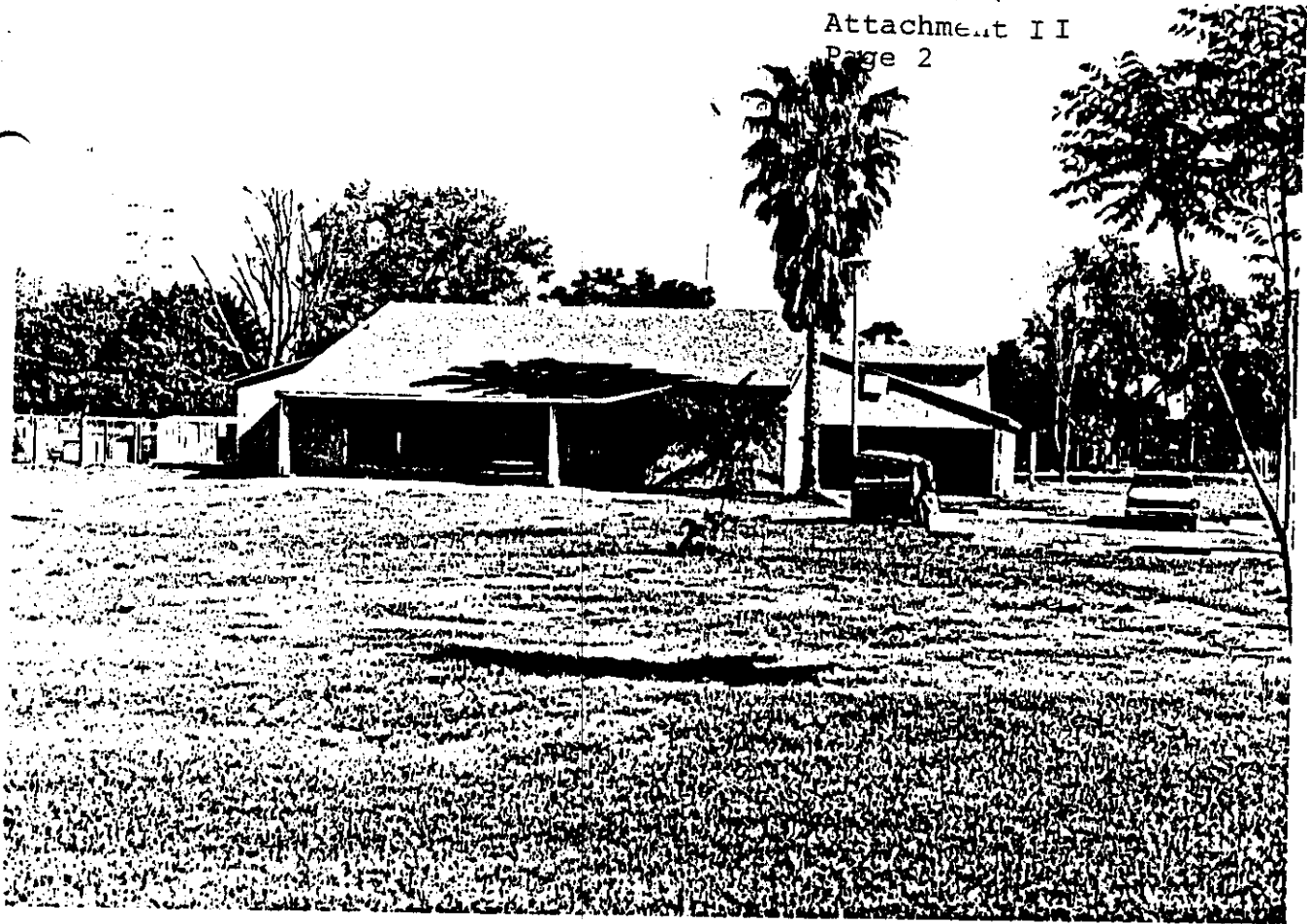


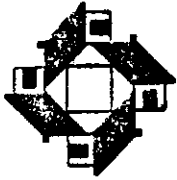
Existing facility Volunteers of America  
Bannon Street Shelter

P-88-004

12-17-87

Item 22





**TRANSITIONAL LIVING &  
COMMUNITY SUPPORT**

1631 P Street  
Sacramento, CA 95814  
916.441.0123

November 16, 1987

EXHIBIT G

P88004

~~P88005~~

CITY PLANNING DEPARTMENT

NOV 16 1987

RECEIVED

**MEMORANDUM**

TO: Planning Division Staff

FROM: Paul Powell, Ed.S., C.R.C., Associate Director, TLCS *PP*

RE: Floor Plans, Proposed ESS Outreach Office

Please find enclosed the following materials for your review: reduced site plan for the proposed ESS office; copy of photo of Scotsman Commercial Coach exterior; Scotsman construction detail; sizing breakdown; and general specifications.

We will be entering into a lease agreement with Scotsman on a commercial coach pending Planning Department approval. We will also submit detailed floor plans for our particular coach along with the required architectural drawings (including information on coach footing, entryways, etc.) in the near future.

Thank you.

THIS AGENCY IS  
SUPPORTED BY

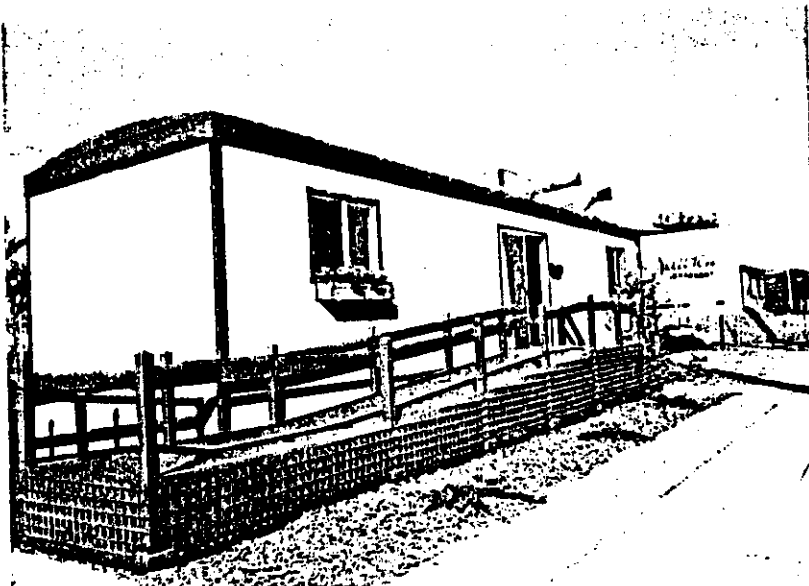
Promoting successful  
community living for people  
with psychiatric disabilities.

P-88-004

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*item 22*  
Sacramento Area





This climate controlled unit serves as an on-site construction/sales office.



Units can be landscaped, and supplied with customer-specified interiors.

## USES

- General offices
- Field offices
- Classrooms
- Laboratories
- Clinics
- Banks
- Bunkhouses
- Luncheonettes
- Libraries
- Club houses
- Sales offices
- Display rooms
- Government buildings
- Restrooms

P-88-004

12-17-87

Scotsman's mobile space . . .  
Where and when you want it  
arranged the way you need it.

Scotsman's experience enables us to provide you with exactly the space you're looking for where and when you want it, and arranged the way you need it. For more than 40 years, we've met a wide variety of business, industry and government requirements for additional space. Our scope is complete: from economical standard offices to fully equipped portable specialty units.

Scotsman's flexibility affords you several more advantages. Select the lease or lease-purchase plan that best suits your budget. Choose from many different configurations, with interior accessories ranging from simple benches to fully furnished restroom units. A Scotsman representative will work with you to determine your exact requirements.

Scotsman's quality is the one area where we won't compromise. We are responsible for maintaining and servicing the mobile offices we build. We build them to last. All our units meet or exceed all applicable regulations, codes and OSHA requirements.

Scotsman's service really sets us apart from the others. Proper set-up and prompt warranty support are *item 22* the foundations on which our reputation rests. Count on us. We'll be there when you need us.



30 GA GALV STEEL ROOF

J" STRIP

.010 STEEL "GOLD"  
TOP TRIM OR 2x1/2 R/S

.010 STEEL "CORNUAL  
WHITE" VERTICAL OR 7/4//  
36" X 46 1/8 WINDOW "SLIPER"

.010 STEEL "GOLD"  
BOTTOM TRIM

SINGLE OR TANDEM FINNING WHEELS

36" X 80 METAL DOOR

2x3 STUDS ON 8 WIDE UNITS

2x4 STUDS ON 10 & 12 WIDE UNITS

R-11 INSULATION

METAL STRAPS

8" OR 10" STEEL "I" BEAM CHASSIS

VINYL FLOOR TILE

PLYWOOD SUBFLOOR 5/8"

MOISTURE BARRIER

20 LB ROOF LOAD  
15 LB WIND LOAD  
50 LB FLOOR LOAD

Scotman

TYPICAL CONSTRUCTION DETAIL

APPROVED BOW STRING TRUSS

OPTIONAL FIBERGLASS SUPPLY DUCT  
1/2" ACOUSTIC CEILING BOARD

1/4" WOOD GRAINED PANELING

R-19 INSULATION  
PLYWOOD

R-11 INSULATION

STD HITCH ASSY W/ JACK

2x6 FLOOR JOIST SYSTEM

# SCOTSMAN

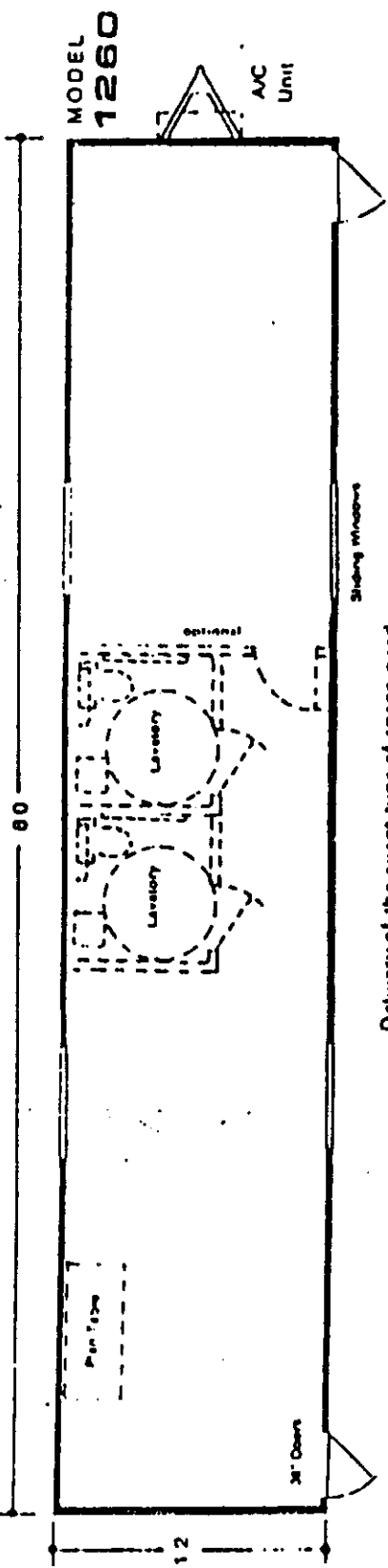
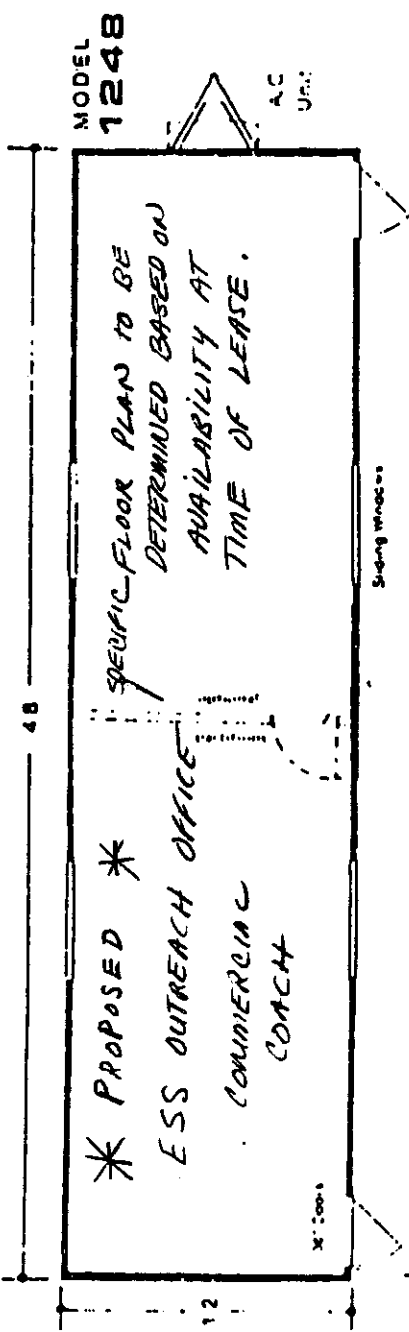
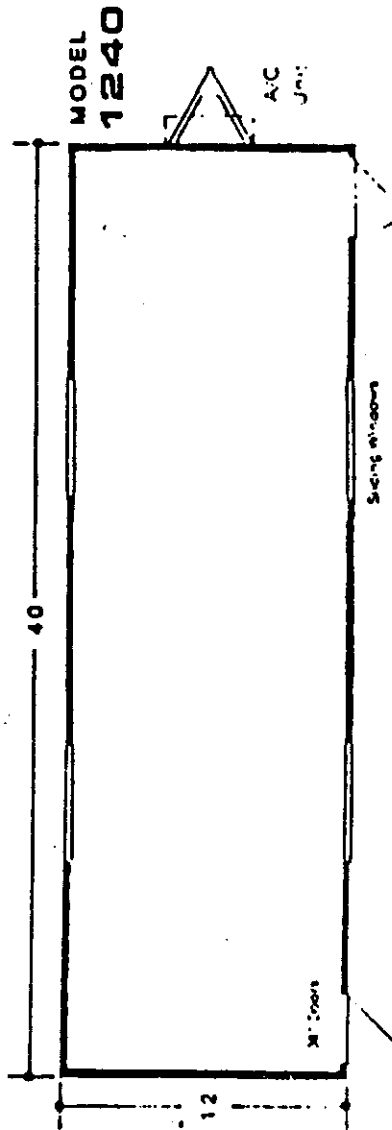
## STANDARD 12' WIDE OFFICE UNITS

DOTTED LINES INDICATE  
OPTIONAL EQUIPMENT  
AVAILABLE IN ANY MODEL

Other sizes available on request  
designed in accordance  
with your requirements

### Uses...

- General Offices
- Field Offices
- Classrooms
- Laboratories
- Clinics
- Club Houses
- Salesrooms
- Display Rooms



SCALE: 1/8" = 1'



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



November 16, 1987

Debby Senna, Director  
TRANSITIONAL LIVING AND  
COMMUNITY SUPPORT  
1631 P Street  
Sacramento, CA 95814

Dear Debby,

Thank you for arranging our meeting of October 21, 1987. Attending that meeting were Councilman David Shore, Tim Quintero of the Alkali Flat PAC; members of the Richards Boulevard business community; Bill Edgar, John Molloy and me from SHRA; as well as Leo McFarland with members of his staff; and you and your staff.

Consensus was reached on the following points:

1. Your Emergency Support Service Outreach program may prove to be very beneficial for the clients who already frequent the area as well as the business community who find too few resources for these same clients.
2. The Volunteers of America are welcoming your presence on the same site location at 470 Bannon Street.
3. SHRA, acting as agent for the City of Sacramento, is willing to write a lease, upon approval of the Sacramento Housing and Redevelopment Commission, for one dollar per year for TLCS to locate a temporary building on that site.
4. Alkali Flat is sufficiently satisfied that the location of your program on that site will not further impact their neighborhood.

My intent is to submit a staff report on behalf of SHRA, recommending the above use for the December 7th Sacramento Housing and Redevelopment Commission meeting.

Sincerely yours,

STEPHEN WHITNEY-WISE  
Coordinator of Homeless Programs

SWW:mif  
2410WPP2(113)

44-1378

12-17-87

item 22



OFFICE OF THE  
CITY COUNCIL

DAVID M. SHORE  
COUNCILMEMBER  
DISTRICT ONE

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
ROOM 205  
915 I STREET  
SACRAMENTO, CA  
95814-2672

916-449-2199

November 18, 1987

Debby Senna, Executive Director  
Transitional Living and Community Support  
1631 "P" Street  
Sacramento, CA 95814

Dear Debby:

I just wanted to let you know how much I appreciate the cooperation and hard work you have displayed in working with the City to solve the problems of the homeless and mentally ill.

It is very encouraging to see you and your organization sit down with different people in this community to work on solutions. I really appreciate your efforts in reaching out to people who live in various neighborhoods that would be sharing in the solutions of the mentally ill. Your efforts in working with neighborhood residents and merchants are to be commended.

Also, I want to let you know that I think your proposal for an outreach team at the Volunteers of America site is a good one. I think it is something that will work very well. You have the full cooperation of my office in this endeavor.

If I can be of further help, please let me know.

Sincerely,

DAVID M. SHORE  
Councilmember, District 1

DMS/myw

November 11, 1987

Ms. Debby Senna  
Executive Director  
Transitional Living &  
Community Support  
1631 P St.  
Sacramento, CA 95814

Dear Debby:

The Richards Blvd. Trade Association Board of Directors wanted to let you know that we unanimously support the relocation of your emergency services outreach program.

We would also like to thank you for coming to the general Association meeting on Nov. 10, 1987, to speak before our group. It would appear that with your continuing efforts to help the transient population in this area, both the property owners and the transients themselves will be much the better for it.

We look forward to working with you and your staff in the future and the best of luck to you in your goals.

Sincerely,

*Tom MacMillan*

Tom MacMillan  
President  
Richards Blvd. Trade Association

P-88-004

12-17-87

item 22



## ALKALI FLAT PROJECT AREA COMMITTEE

530 - 12TH STREET • SACRAMENTO, CALIFORNIA 95814 • (916) 446-6111

TO: Ms. Debby Senna, Executive Director, Transitional Living and Community Support Inc.

FROM: Tim Quintero, Director, Alkali Flat Project Area Committee

SUBJECT: Relocation of Emergency Outreach Services to the Homeless Mentally Ill Program

DATE: November 6, 1987

The Alkali Flat Project Area Committee at its meeting of November 4, 1987 voted to support the planned relocation of the Emergency Outreach Services to the Homeless Mentally Ill Program from 312 20th Street to the Bannon Street Homeless Shelter location.

The Alkali Flat PAC also recommends that a six month review process be implemented for the subject program to evaluate the effectiveness of the services provided to the homeless mentally population in the Alkali Flat and Bannon Street areas.

Debby, I wish to express my sincere appreciation to you and to Mr. Jose Kirchner for your excellent presentation to the PAC of your program's goals and objectives. I wish you success at the new location and I offer my assistance in resolving any problems you may encounter during the implementation of your much needed program.

Sincerely,

Tim Quintero, Director  
Alkali Flat PAC

cc: David Shore, Councilman, City of Sacramento

P-88-004

12-17-87

item 22

RECEIVED OCT 30 1987

28 October 1987

Debby Senna  
Transitional Living and Community Support Center  
1631 P Street  
Sacramento CA 95814

Dear Ms. Senna,

I have discussed our meeting of last week with other members of the Washington Park Neighborhood Improvement Group. As you know, we, as well as many other Downtown residents, are opposed to the wholesale dumping of social services in and around our neighborhoods. Opposition to these services developed as it became apparent to us that too many of them were of a 'something for nothing' nature. This operating philosophy did, in fact, serve as a magnet for people who accept no responsibility for their own well-being. The presence of these people on our streets has had a negative effect on our quality of life. Operators of these 'something for nothing' programs have only been confrontational when criticized.

You can imagine our pleasant surprise when you explained that you operated your services with the goal of making recipients responsible for themselves and their actions. We also were pleased to hear that you felt that a program not only had to serve its target group, but also had a responsibility to the neighborhood in which it was located. While we are not saying we want every social service which comes down the pike to be located Downtown, we certainly can now feel comfortable about discussing our accepting our fair share of programs with people like you.

From what we understand, your intention is to shut down the Poverty Resistance Center on C Street, the reason being that it was basically a 'warehousing' program. Your plan to affiliate with the Bannon Street facility will not have anything to do with increasing the number of people who frequent it, but rather, you want to provide a certain number of counselors there to direct current users into programs that will help get them off the streets. Are we correct?

If our understanding of your goals is correct, we wish you success in your approach both in providing social services and in blazing new trails in which social service agencies work with, instead of battle against, neighborhoods to get these programs established. In your discussions with us, you indicated you would keep us briefed on your plans, particularly as they affect our neighborhood. We look forward to this information.

Sincerely,

  
Paul Tsamtsis

Washington Park Neighborhood Improvement Group  
1630 F Street  
Sacramento CA 95814

P-88-004

12-17-87

item 22

RECEIVED NOV 9 1987



**COUNTY OF SACRAMENTO**  
DEPARTMENT OF SOCIAL SERVICES

700 H STREET  
ROOM 6650  
SACRAMENTO, CA 95814

PHONE (916) 440-

November 5, 1987

**DENNIS B. HART**  
*director*

**PENELOPE CLARKE**  
*deputy director*  
*public assistance*  
&  
*administration*

**EVELYN L. JOSLIN**  
*deputy director*  
*social services*

Ms. Debbie Senna  
Transitional Living and Community Support, Inc.  
1631 P Street  
Sacramento, CA 95814

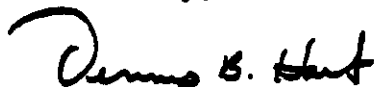
Dear Ms. Senna:

Transitional Living and Community Support, Inc. (TLCS), provides brief services for mentally disordered adults in the City of Sacramento. These brief services may include housing, food, shelter or general advocacy in gaining medical/psychiatric treatment or assisting with General Assistance and Supplemental Security Income applications. A large number of mentally ill adults in the City of Sacramento are indigent. Without the assistance of TLCS outreach workers, many of the current clients would be homeless, untreated, and underserved, thus constituting a risk for costly, acute psychiatric hospitalization.

Our Adult Protective Services Bureau of the Sacramento County Department of Social Services has made many referrals to TLCS for mentally disordered adults who have either been abused or are at risk for abuse. We support any of TLCS' effort in seeking funding which will expand or enhance the provision of services to clients.

Our Department wishes you continued success with your program.

Sincerely,

  
DENNIS B. HART  
Director

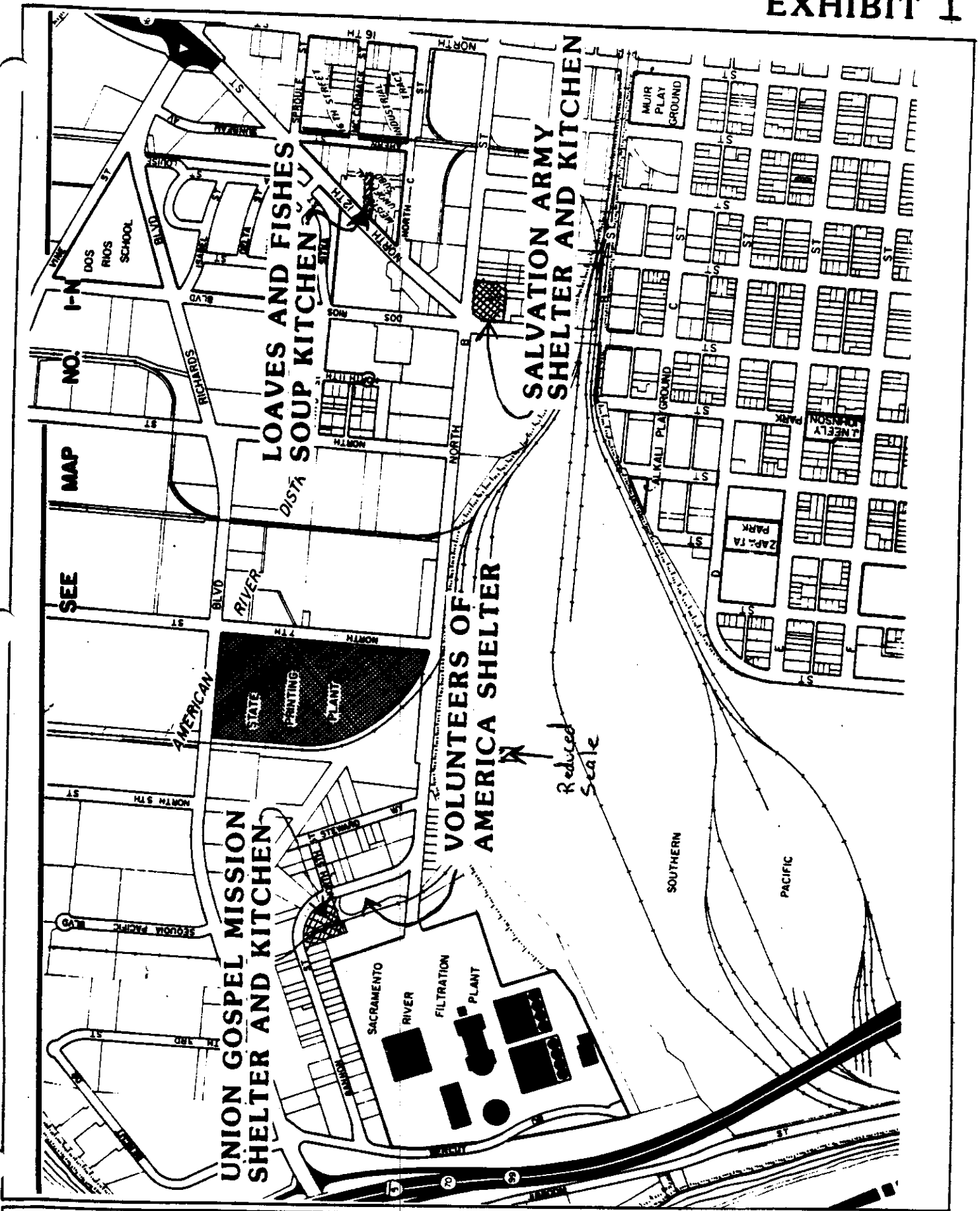
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12-17-87

*item 22*





**SHELTER AND SOUP KITCHEN LOCATIONS**