

P93-139 - WELLSRING WOMEN'S CENTER

- REQUEST:
- A. Environmental Determination.
 - B. Mitigation Monitoring Plan.
 - C. Special Permit to allow the re-location of the Wellspring Women's Center, a social services center, from 3203 Broadway to this location at the NW corner of 34th Street & 2nd Avenue at Broadway, on 1.63+ developed acres, Zoned General Commercial (C2).

LOCATION: 3352 1st Avenue & 3346 1st Avenue
010-0312-007 & 014
(Northwest corner of 34th Street and 2nd Avenue @ Broadway)
Oak Park (South Sacramento)
Sacramento City Unified School District
Council District 5

APPLICANT:	Wellspring Women's Center/Nathan Construction, Inc. Bob Christenson, 381-0191 8401 Jackson Road, Sacramento CA 95826
OWNER:	Shirley Ashford, etal 555 University Avenue, Suite 260 Sacramento, CA 95825
PLANS BY:	E. M. Kado Associates 1661 Garden Highway, Sacramento, CA 95833
APPLIC. FILED:	9-22-93
STAFF CONTACT:	Don Lockhart, 264-7584

SUMMARY/RECOMMENDATION:

The applicant proposes to re-locate the Wellspring Women's Center, a social services center, from 3230 Broadway to this location, on 1.63+ developed acres. The proposed site is bounded by 1st Avenue on the north, 2nd Avenue & Broadway on the south and 34th Street on the east. Wellspring proposes to renovate and occupy an existing 5600

s.f. brick building along the northeast side of the site. The easterly one-third of the larger (32,375 s.f.) structure is proposed to be demolished and replaced with a wrought iron fenced, open area, along the corner of 34th St. and Broadway. The remainder of that building will be secured and painted. The applicant proposes to provide twenty-four on-site parking spaces. **Staff recommends approval of the project.** This recommendation is based on the project's consistency with the policies of the General Plan.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices
Community Plan Designation:	East Broadway Community Plan Area-Commercial
Existing Land Use of Site:	Vacant, abandoned Made-Rite meat packing plant
Existing Zoning of Site:	General Commercial; C-2
Surrounding Land Use and Zoning:	
North:	Multi-Family; R-2B
South:	General Commercial; C-2
East:	Thom's Cyclery; C-2
West:	New Jerusalem Baptist Church; C-2

<u>PROPOSED LAND USE:</u>	<u>Gross Acres</u>	<u>Net Acres</u>	<u>Density</u>
Total Property Area:	1.63±	1.59	N/A
Property Dimensions:	Irregular		
Parking Required:	To be determined by the Planning Commission		
Parking Proposed:	24 Spaces		
Staff Recommended Parking:	14 Spaces		
Topography:	Flat		
Street Improvements:	Existing		
Utilities:	Existing		

OTHER APPROVALS REQUIRED: In addition to the entitlement requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Lot Line Adjustment*	Planning Division (Zoning Administrator)
Design Review Approval*	Design Review/Preservation Board
Building Permit	Building Division
Business License (counseling center)	Revenue Division

Fire Permit (assembly of 50+ people) Fire Department

*Requires a public hearing

BACKGROUND INFORMATION:

The Wellspring Women's Center has been active in the Oak Park community since 1987 and has previously received approval of two Planning Commission Special Permits to operate a non-residential care facility, P87-376 at 3400 Broadway and P90-242 to relocate to 3230 Broadway. Wellspring has been in operation at the current location since October, 1989. This application is to permit the relocation to the former Made-Rite meat packing plant at 34th St. and Broadway. This site is proposed to be purchased by the Robert and Norma Morris Charitable Remainder Unitrust (Trust), pending approval of this Special Permit. The Trust will lease space to Wellspring.

Wellspring Women's Center Services:

The Wellspring Women's Center is operated under the provision of the Catholic church, through the auspices of the Sisters of Social Service/Works In New Directions program.

The full time staff consists of four people, one full time and one half-time Licensed Clinical Social Workers and one full time and one half time additional staff. Staffing needs are augmented by six to eight volunteers on a daily basis. The facility operates from 7:30 AM to 11:30 AM, Monday through Friday. Service is provided to a client base of up to 200 women and children per day. The counseling center is open exclusively to women and children. In addition to limited individual counseling services, Wellspring provides continental breakfast (donated by local businesses), a safe environment, meeting space, English-As-A-Second-Language classes, and a community gathering place for women and children in need. Staff recommends that any free meals or food continue to limited to the women and children receiving counseling.

The relocation of Wellspring to the Made-Rite site will enable Wellspring to benefit from a charitable proposition of the Robert and Norma Morris Trust. The Trust proposes to purchase and renovate the Made-Rite site for the use of Wellspring. The Trust views this property as an investment and accordingly seeks an adequate return on its investment.

The Trust recognizes that the renovation and use of the 5,600 s.f. building on this 1.75± acre site does not maximize the potential of the site. However, given the current economic climate in the area, there is no other proposed use for the site at this time. The ultimate goal of the Trust will be to sell the property for a profit, at which time it will be available for commercial development. The Trust has no

immediate plans to put the property up for sale, but it would entertain proposals for commercial development on the balance of the site. The Trust would be willing to consider any reasonable offer as long as the interest of the Wellspring is preserved. Any further commercial development would be subject to the standards of City Code regarding parking, landscaping, etc.

STAFF EVALUATION: Staff has the following comments:

A. **Policy Considerations**

The City General Plan establishes policies which deal with Quality of Life, (Sec. 1-30). It is the policy of the City to enhance and maintain the quality of life of its citizens by adhering to high standards for project and plan evaluation as they interact with the overall urban landscape. The proposal is consistent with the General Plan in that development of the site will be subject to the review and approval of the Design Review and Preservation Board.

Policies of Section 1 of the General Plan support efforts to address and correct problems of blight and decay, in the interest of the public's health, safety and general welfare, (Sec. 1-19→1-21). This proposal is consistent with the policies of the General Plan in that it will clean up this highly visible corner along Broadway, and in so doing may also stimulate additional investor confidence to the community. Additionally, the remainder of the site not devoted to Wellspring will provide opportunity for future growth and investment such as commercial or office development.

Among the goals of the General Plan Commerce and Industry Land Use Element is "the promotion of the re-use and revitalization of existing developed areas" (Goal B Sec. 4-1).

This proposal is consistent with the Neighborhood/Community Commercial and Office Areas policies of the Commerce and Industry Land Use Element of the General Plan in that it will revitalize the entire 1.6± acre site through investing in the rehabilitation of the existing structures, (Sec. 4-16→4-18). Additionally, the relocation of Wellspring to 34th Street from its current site will serve to free up potential retail space along the Broadway commercial corridor.

The Made-Rite site presently conveys an image of danger, blight and deterioration due to fire damage sustained in 1986. No investment activity has successfully been implemented on the site since that time. The damaged structures have been in disrepair and exposed to the elements for the past seven years. Such potential physical hazards and debilitating influences detract from the well-being of the neighborhood environment, and may contribute to the neighborhoods experiencing the adverse effects of the blighting influence. Blighted conditions and high vacancies may discourage new business from entering an area. City actions

should encourage re-use and revitalization in developed areas, (Goal A Sec. 4-16→4-17).

It is the policy of the City to actively expand employment opportunities for City residents, (Policy 3 Sec. 1-32). The project is consistent with the General Plan in that the intent of Wellspring is to build self-esteem for their clients. In turn the clients may then make positive contributions to the community through obtaining or enhancing their employment opportunities and gaining financial independence.

The project is in the SHRA Oak Park Redevelopment Project Area. It is the policy of the City to cooperate with the region's various public jurisdictions on matters of mutual interest including social and economic issues (Policy 9 Sec. 1-36). The project is consistent with the General Plan in that it will promote private investment to revitalize an SHRA designated catalyst site for economic development. The project is consistent with the following goals, policies and recommended actions of the 1991 SHRA Oak Park Five Year Revitalization Strategy dealing with economic development:

- 1) establishing key economic development catalyst sites along the Broadway corridor;
- 2) construct adequate parking facilities;
- 3) encourage and promote the employment of Oak Park residents;
- 4) support the Broadway Beautification Project.

The 1991 SHRA Strategy cited the Made-Rite buildings perceived high economic value and interest generated at that time and determined that private sources would undertake the acquisition and renovation of the site. It also noted the uniqueness of the site in it's being adaptable to a variety of uses.

B. Project Discussion/Zoning Requirements

1. Land Use Compatibility

The proposed project is consistent with the General Plan land use designation of Community/Neighborhood Commercial & Office. This designation is meant to provide lands for services for the daily needs of adjacent residential uses. Such uses may be located adjacent to residential areas without significant adverse impacts. Wellspring's primary focus is to provide counseling and support to the needy women and children of the adjacent Oak Park community.

The project site is zoned C-2. The proposed use of a non-residential, social service care facility is consistent with the C-2 zone, subject to the approval of a City Planning Commission Special Permit. The proposal is consistent with the surrounding land uses; a church to the west (C-2); multi-family housing to the north (R-2B); and vacant and commercial uses on the east and across Broadway

to the south (C-2).

2. Parking

The applicant proposes to renovate and occupy a 5600 s.f. structure along the 34th Street frontage and to provide 24 parking spaces on-site. The current operation provides for five off-site parking spaces, which has been adequate. The amount of parking required for the new location is to be determined by the Planning Commission. Staff has evaluated the anticipated parking demand to be generated by Wellspring. Staff believes that the demand for parking at the Made-Rite site can be adequately met with less than the proposed 24 spaces. Staff recommends that 14 spaces (w/one handicapped space) be provided on-site for the following reasons:

- 1) there is limited parking demand at the current location;
- 2) the Wellspring staff consists of two full time and two half time positions;
- 3) the site is well served by transit service for clients,(the proposed project is located along and near Regional Transit (RT) bus lines Routes 38 and 87.);
- 4) the 6-8 volunteer staff often carpool to Wellspring.

The applicant estimates approximately 75 visitors at the site at any one time. The majority of the clients of Wellspring will be from the surrounding neighborhood, so minimal vehicle trips are anticipated. The clients primarily walk or ride RT to Wellspring.

By reducing the number of parking spaces to 14, more of the site may be landscaped or otherwise rehabilitated in order to "soften" the edge of the site. This may then enhance the blending of the site with the busy sidewalk/pedestrian corridor along 34th Street.

The existing parcel configuration would cause the proposed parking area to be partially off-site, on a separate legal parcel. A condition of project approval will require that a Certificate of Compliance for a Lot Line Adjustment (LLA) be filed to locate all parking on-site. The applicant does not object to this condition. The LLA shall merge or reconfigure the parcels to accommodate all parking on-site.

In the event of a change in use, or future development of the site for C-2 commercial use, the parking standards of the Zoning Ordinance will be applied.

3. Building Design

The following summarizes the preliminary comments of the Design Review Board staff. The project is scheduled to be heard at the December 15, 1993 meeting of

the Design Review Board.

Staff is supportive of the proposed project. The character of the building being rehabilitated for use by Wellspring is being retained and its architectural detailing is incorporated into the design for the proposed entry gate.

A proposed wrought iron fence, with brick pilasters, will secure the lawn area at the corner of 2nd Avenue and 34th Street, where an existing building will be demolished. Although the proposed fencing is attractively designed, an appropriate visual interest or focus is not provided at that location by the project as now designed. Staff would suggest that the fencing along each street frontage stop short of the corner and be connected by an angled section that leaves a small unenclosed triangular area at the intersection. This would serve to visually soften the effect of the fencing at that highly visible street corner. The unfenced area could be enhanced with an attractive landscaped element and possibly be utilized for Wellspring's identification signage.

Staff assumes that the other remaining building on the site will be painted. The new lawn area will have trees placed beneficially along the east side of the building to soften the visual impact of that new exposure, however it may look. Certainly, staff wonders what the appearance of that currently hidden elevation will be. Some attention may be warranted in spite of the screening effect of the proposed trees. The 2nd Avenue-Broadway frontage of that building could also be enhanced for the betterment the project site. A more appropriate measure beyond a simple paint job on that wall could involve restuccoing the surface in small areas or in its entirety.

The appearance of the north wall of the building is much less a concern. The distance from 1st Avenue minimizes the visual impact of any visual deficiencies. Staff is more concerned with the expanse of existing paved area. In that there are existing residential neighbors across 1st Avenue that would continue to be exposed to the unsightliness of this long-standing condition, staff would suggest that the proposed new planter for the parking lot be extended along the entire 1st Avenue frontage and that some trees be planted in the paved area immediately behind the planter. So as not to cause the property owner possible future difficulty in developing that vacant area, there would be an understanding that removal of those trees would not be an issue with the City should a project proposal include their removal.

C. Locational Criteria

This is a proposal to relocate an existing facility, it will not result in an increase in the number of such uses in the area. Staff review of the project addressed several points regarding the proposed project location.

The following section summarizes the project's consistency with the City's locational criteria for establishing non-residential care facilities.

Client Access - The Wellspring facility is located within close proximity to the women and children of Oak Park. It is close to major transit routes, bicycle routes and reasonable, free access from all parts of the Oak Park community.

Supportive Services - Wellspring is located within an area which is reasonably close to medical, governmental, shopping, welfare and other services which may offer support to the client; and is near transit routes which provide access to such services.

Distribution of Services - There is no other facility in the area which provides a free continental breakfast for women and children. There are other food programs, but none which emphasize self-esteem building with a primary focus on self-worth and dignity of the person.

Facility Access - Wellspring is located in an accessible location for the women of Oak Park.

Neighborhood Disruption - Wellspring will not generate excessive noise or allow activities which would extend beyond the boundaries of the facility in such a manner as to impose upon the living space of neighbors. The hours of operation will be limited to 7:30 AM to 11:30 AM, Monday through Friday.

Parking - There is adequate area on-site to accommodate parking demand.

Size of Structure - The structure proposed to be renovated will be adequate in size for the activities of the proposed facility.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. The mitigation measures address the preservation of City street trees. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit E-1).

B. Public/Neighborhood/Business Association Comments

The project was circulated for review to the Oak Park Neighborhood Improvement Association, the SHRA Business Coordinator and the Oak Park Business Association. No comments have been received from these parties.

Staff has received numerous letters of support for the Wellspring proposal which cite the six and one-half plus years of positive contributions which Wellspring has made to the Oak Park community (Attachment C). These letters are categorized as follows:

○ Oak Park Businesses	6 letters
○ Oak Park Property owners/residents	61 letters
	40 petition signatures
○ Clients/guests	81 letters
○ Volunteers	13 letters
○ <u>General support</u>	<u>11 letters</u>
TOTAL	212 Support

The project was also circulated for review to the Oak Park Project Area Committee (PAC) of the Oak Park Redevelopment Project Area. The PAC Economic Development Subcommittee reviewed the project on several occasions and forwarded written comments on two occasions, (Attachment D). The Subcommittee opposed the project and passed a motion to recommend to the full PAC that it take a position opposing approval of the Wellspring Special Permit.

The Subcommittee does not appear to oppose Wellspring's services. The opposition is more focused on the potential under-utilization of the 1.7± acre Made-Rite site. The site was designated as a catalyst site in the SHRA 1991 Oak Park Revitalization Strategy. This designation was based upon the building's perceived high economic value. The Strategy cited the amount of interest generated previously regarding the site, and determined that private sources would undertake the acquisition and renovation of the site.

The Subcommittee was also concerned that this proposal may cause a concentration of social service agencies on the site. The Subcommittee felt that there are too many such organizations in Oak Park. This is a proposal to relocate an existing facility, and it would not result in an increase in number of such uses in the area.

The full PAC reviewed the project at the December 1, 1993 meeting. A motion was passed to support the proposal, (10 yes, 1 no).

Staff has also received one letter of opposition from a resident/business owner in the community. The opposition was concerned with issue of under-utilization of

the site due to the size and non-commercial nature of Wellspring.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. Applicable comments received have been included as either Mitigation Measures or conditions of the Special Permit.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the Special Permit. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

- A. Ratify the Negative Declaration
- B. Adopt the attached Resolution (Attachment E) approving the Mitigation Monitoring Plan.
- C. Adopt the attached Resolution (Attachment F) approving the Special Permit for the Wellspring Women's Center non-residential care facility in the General Commercial (C-2) zone.

Report Prepared By,

Report Reviewed By,



Don Lockhart, Assistant Planner



Barbara L. Wendt, Senior Planner

Attachments

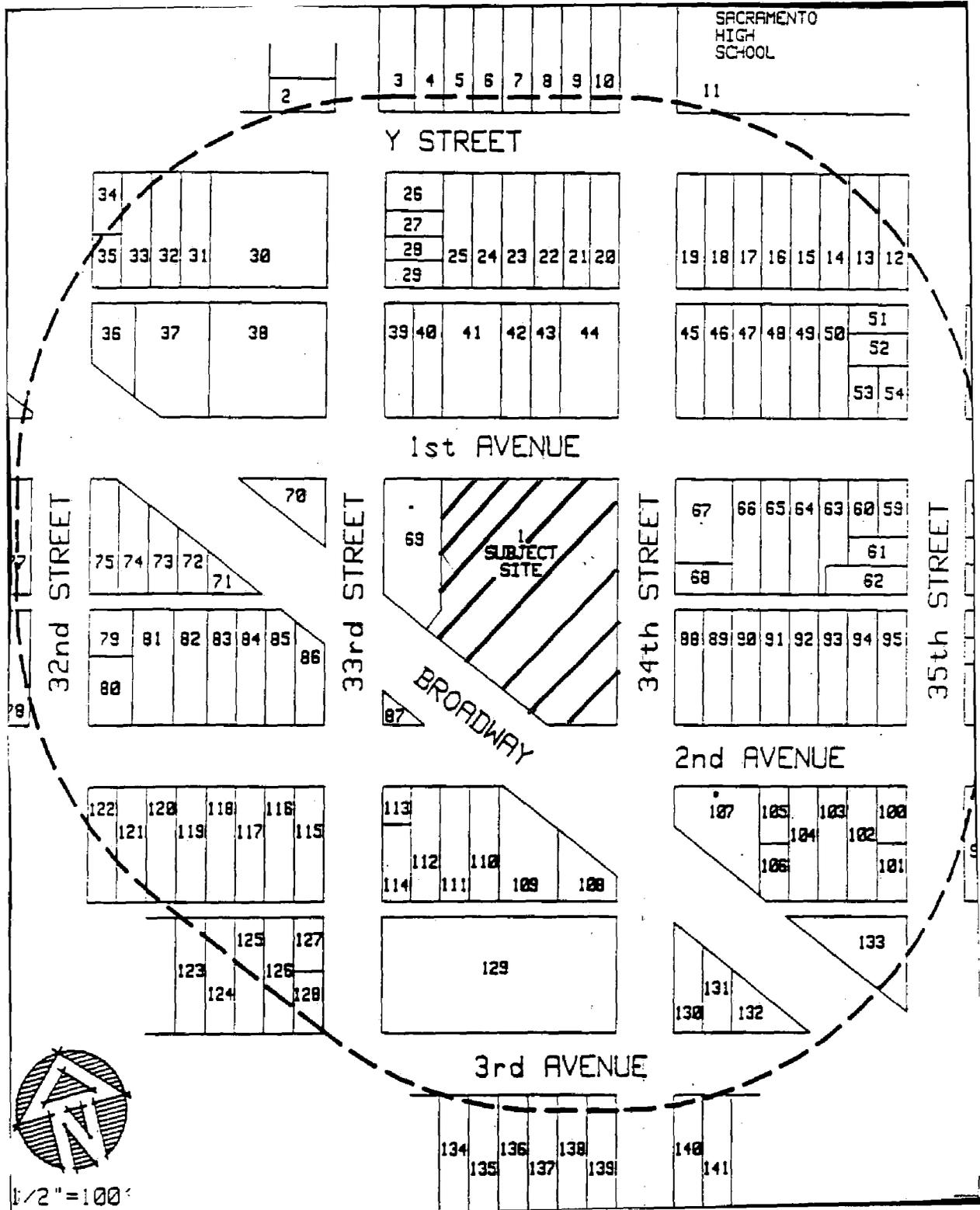
Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Written Submittals of Support
Attachment D	Written Submittals of Opposition
Attachment E	Resolution Approving Mitigation Monitoring Plan
Exhibit E-1	Mitigation Monitoring Plan
Attachment F	Resolution Approving Special Permit
Exhibit F-1	Site Plan

ATTACHMENT A

ITEM #
PAGE 11

P93-139

DECEMBER 9, 1993



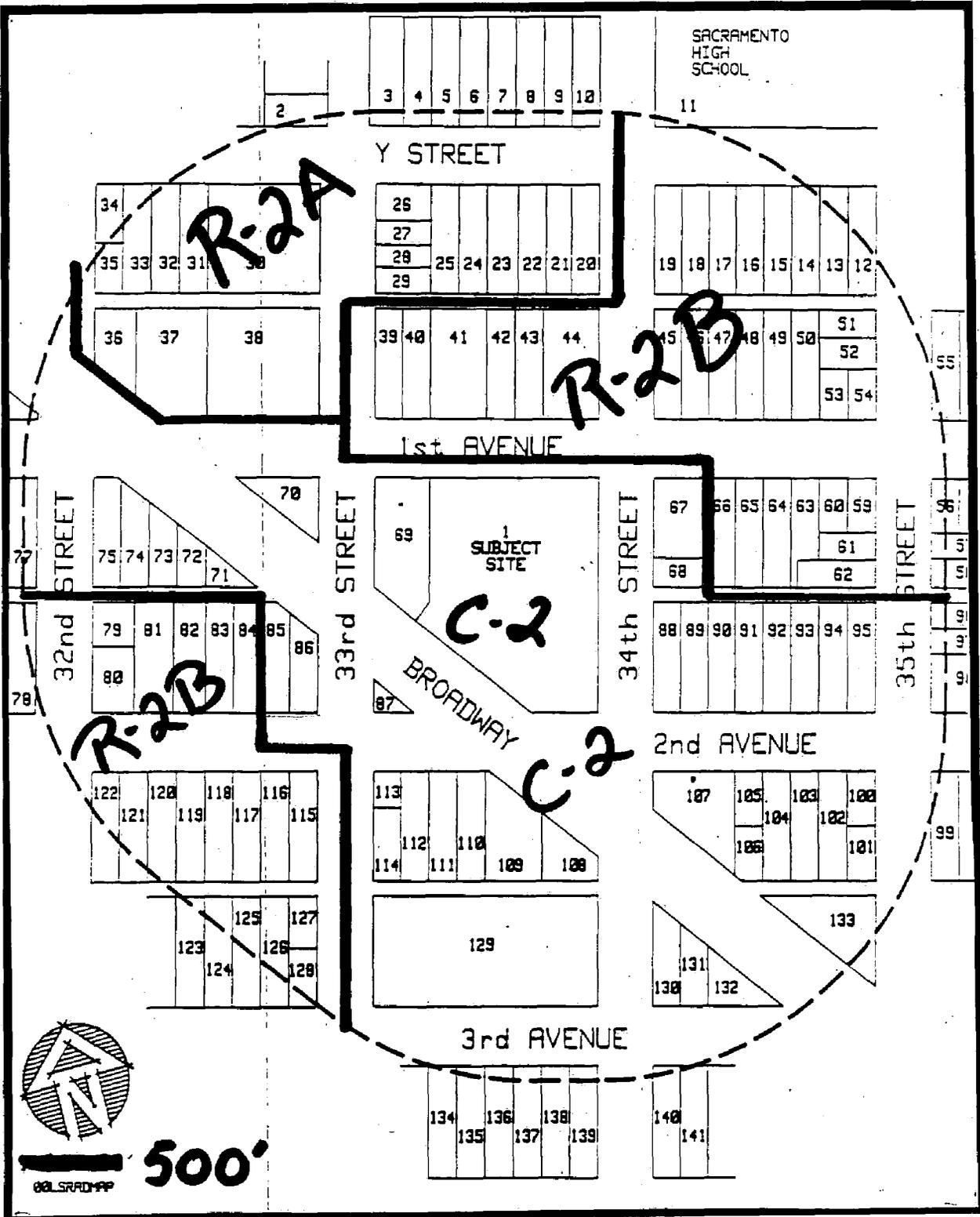
VICINITY MAP

ATTACHMENT B

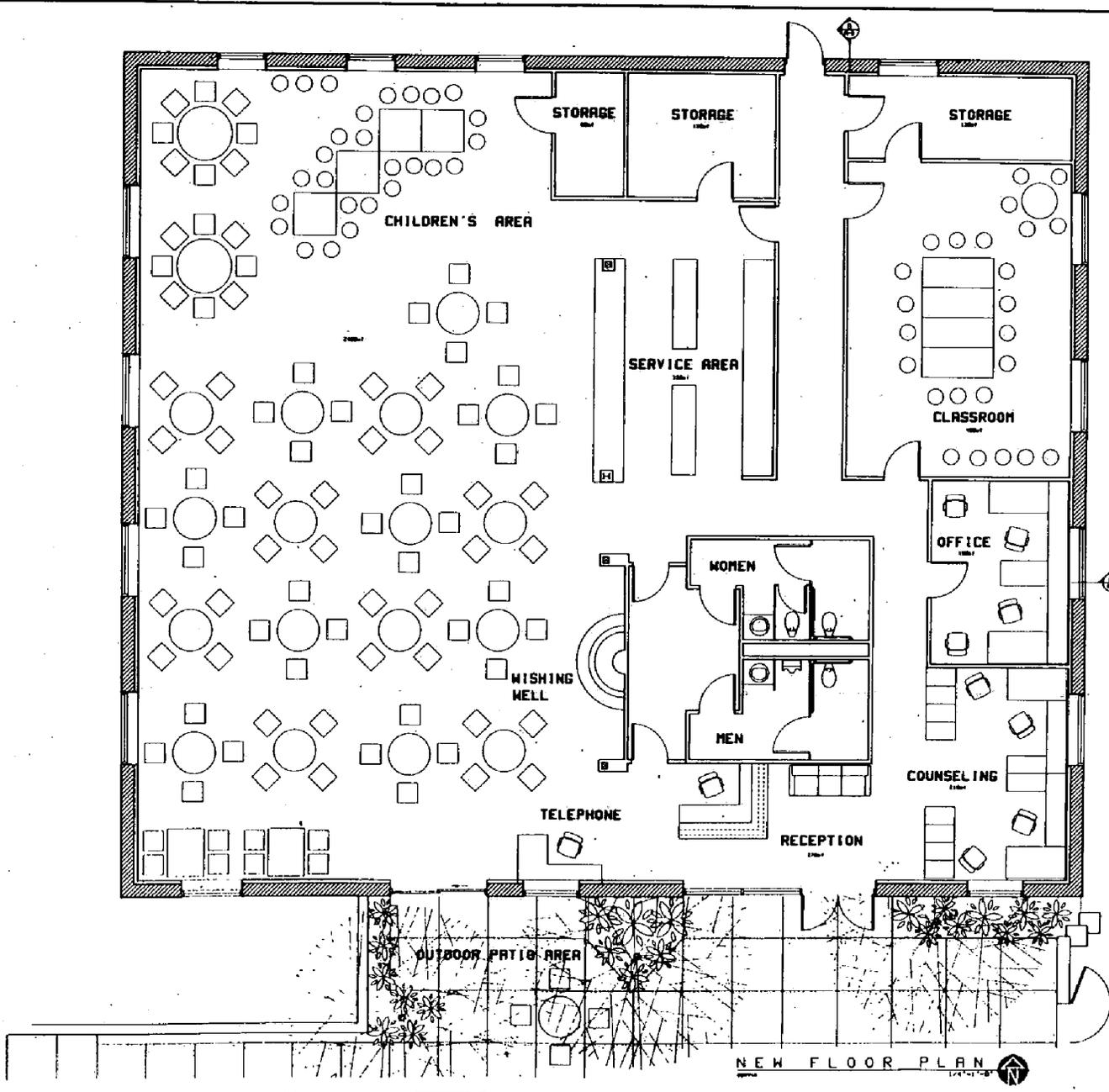
P93-139

DECEMBER 9, 1993

ITEM #
PAGE 12



LAND USE AND ZONING MAP



NEW FLOOR PLAN

C.A. Webb
 ASSOCIATES - INC.
 ARCHITECTS
 1000 QUINCY HIGHWAY
 SACRAMENTO, CALIFORNIA 95833
 (916) 437-1001

PROJECT NO. C-1000

DESIGNED BY
 CHECKED BY
 CONSULTANT

DATE

SCALE

WELLSRING
 WOMENS CENTER

 34TH STREET
 SACRAMENTO,
 CALIFORNIA
 95817

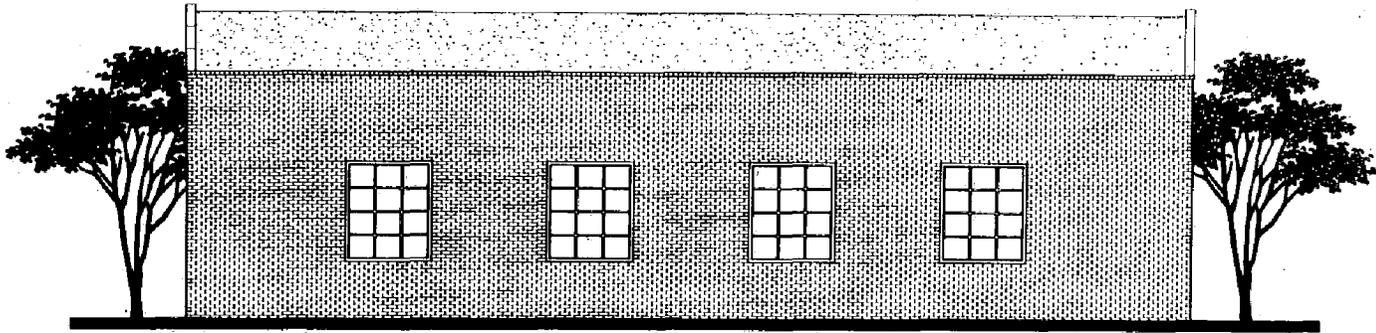
PROJECT

NEW FLOOR PLAN

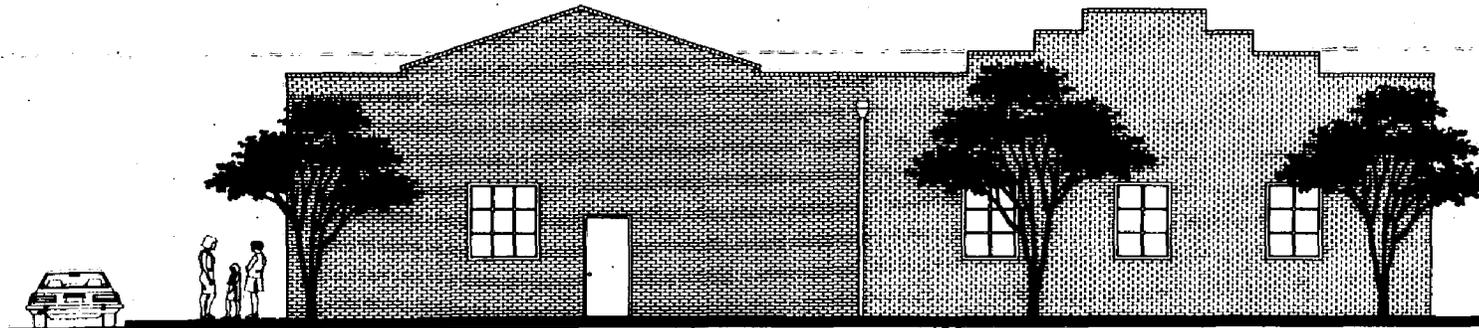
DATE

SHEET NO. 511000
 SHEET
 SCHEMATIC

A-2



WEST ELEVATION
1/24/91-8'



NORTH ELEVATION
1/24/91-8'

**E.M. Radio
associates - aia, inc.**
architecture
planning
interiors



1001 garden highway
sacramento,
california 95822
(916) 821-1881

DATE: _____

DESIGNED BY: _____
CHECKED BY: _____

CONTRACT NO.: _____

PROJECT NO.: _____

**WELLSPRING
WOMENS CENTER**

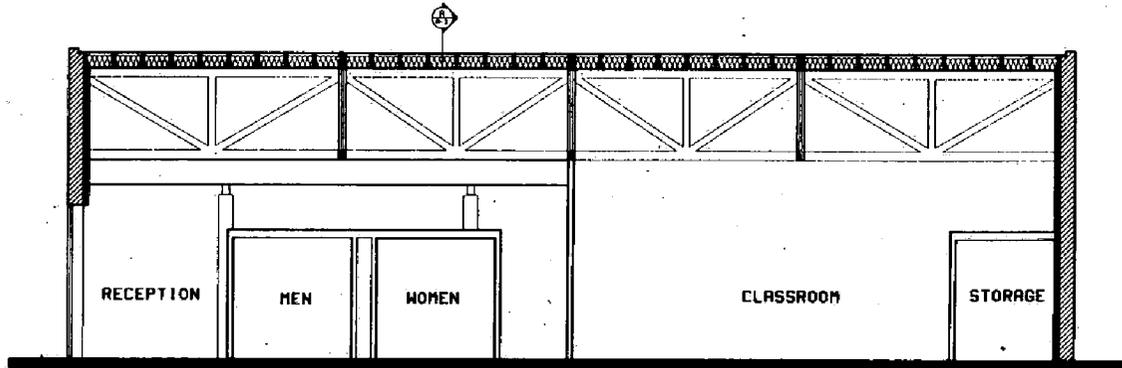
34TH STREET
SACRAMENTO,
CALIFORNIA
95817

**WEST & NORTH
EXTERIOR
ELEVATIONS**

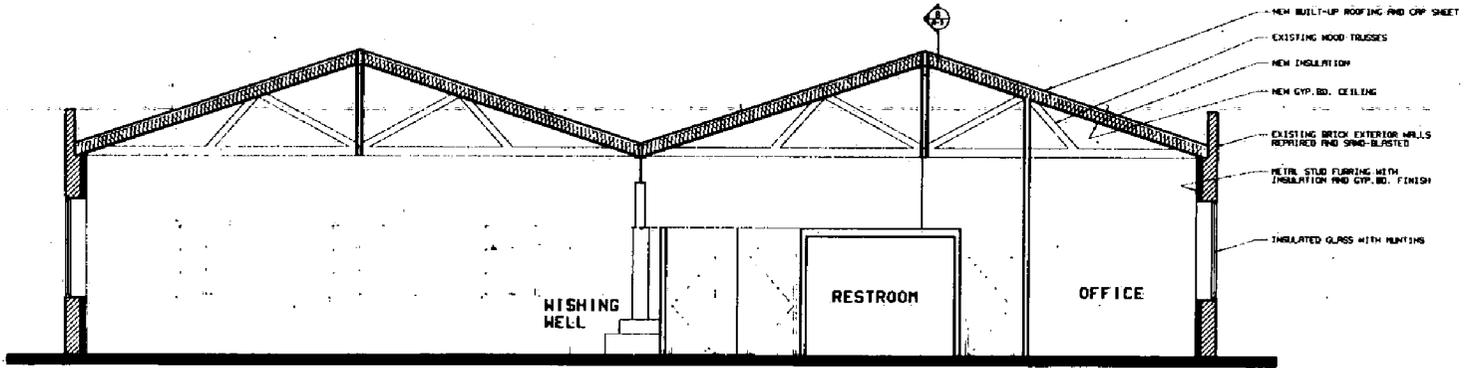
DATE: _____
BY: _____

PROJECT NO.: 231000
DATE: 10-18-91 (1:1)

A-5



SECTION B
1/4" = 1'-0"



SECTION A
1/4" = 1'-0"

E.M. Bado
associates-aa, inc.
 architects
 planning
 interiors



1001 GARDEN HIGHWAY
 SACRAMENTO,
 CALIFORNIA 95817

PHONE 821-1001

DATE: _____

SCALE: _____

PROJECT NO.: _____

DATE: _____

SCALE: _____

WELLSPRING WOMENS CENTER

34TH STREET
 SACRAMENTO,
 CALIFORNIA
 95817

EAST & SOUTH
 EXTERIOR
 ELEVATIONS

DATE: _____

SCALE: _____

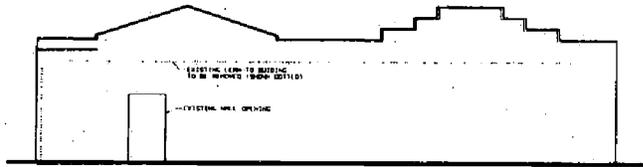
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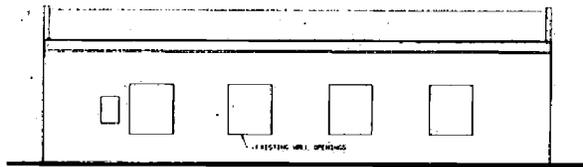
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A-3

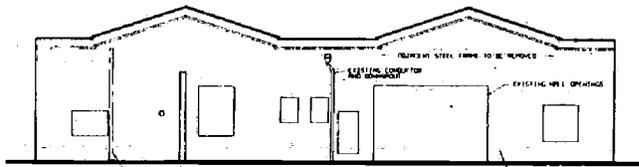
SCALE: _____



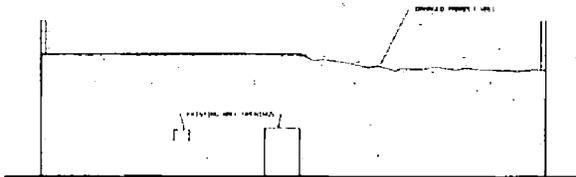
NORTH ELEVATION
1/8" = 1' - 0"



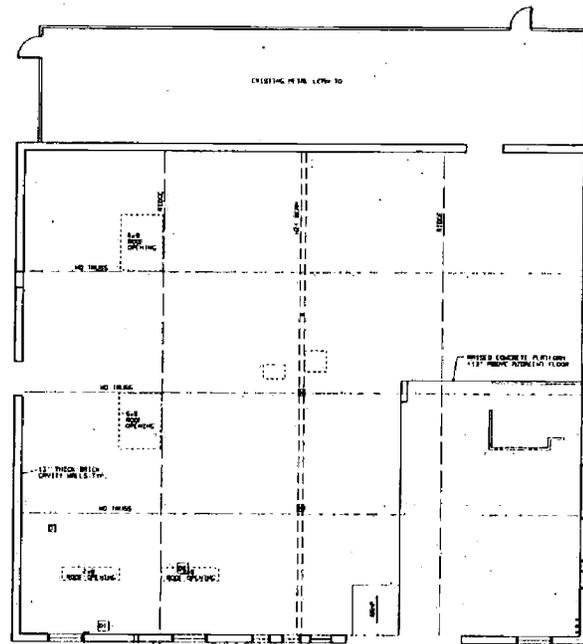
EAST ELEVATION
1/8" = 1' - 0"



SOUTH ELEVATION
1/8" = 1' - 0"



WEST ELEVATION
1/8" = 1' - 0"



EXISTING FLOOR PLAN
1/8" = 1' - 0"

E.M. Haddo
associates - aia, inc.
architecture
planning
interiors



1001 garden highway
sacramento,
california 95833
(916) 871-1001

DATE: _____

DESIGNED BY: _____

CHECKED BY: _____

CONTRACT NO.: _____

PROJECT: _____

WELLSPRING WOMENS CENTER

34TH STREET
SACRAMENTO,
CALIFORNIA
95817

EXISTING FLOOR PLAN
EXISTING ELEVATIONS

DATE: _____

NO. 21 1971
NO. 21 1971

PROJECT NO. 941600
DATE 12/18/71

A-6

ATTACHMENT E

A.M. Golden Accountancy Corporation

Certified Public Accountants

Financial and Business Consultants

4858 Mercury Street, Suite 211

San Diego, CA 92111

(619) 569-0200

Fax (619) 569-4272

CITY OF SACRAMENTO
CITY PLANNING DEPARTMENT

SEP 21 1993

RECEIVED

September 8, 1993

Mr. Don Lockhart
City of Sacramento
Planning Department
1231 I Street Suite 200
Sacramento, CA 95814

Re: Robert and Norma Morris Charitable Remainder Unitrust
Acquisition of property located at Broadway and 34th Street.

Gentlemen:

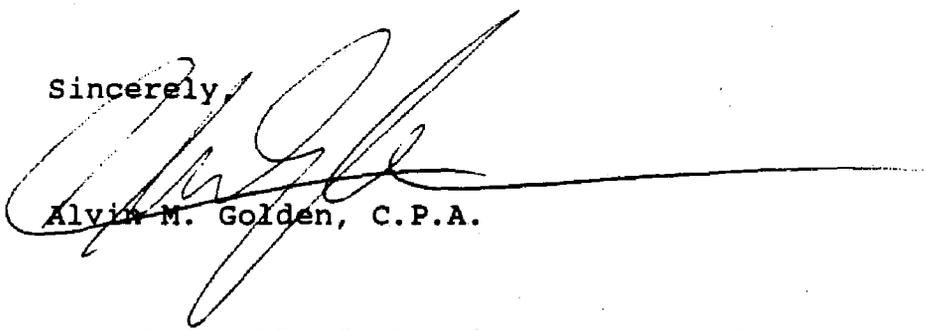
As you are aware, the Robert and Norma Morris Charitable Remainder Unitrust is currently in escrow to purchase the former Made-Rite property located at Broadway and 34th Street. The trust views this property as an investment and accordingly seeks an adequate return on its investments. However, the trust is also charitable and would like to provide the Wellsprings Women's Center with a facility. It appears to the trust that the existing 6,000 square foot building on the northeast corner of the property could be renovated to accommodate Wellsprings Women's Center. An application will soon be submitted to the Planning Department for a special permit to allow this use. Close of escrow is contingent upon approval being granted in a reasonable period of time.

The trust recognizes that a 6,000 square foot building on a 1.75 acre site does not maximize the potential of the site. However, given the current economic situation, there does not seem to be any other viable use at this time. The ultimate goal of the trust will be to sell the property for a profit, thereby making it available for further commercial development. However, in the meantime it is a ideal site for the Wellsprings Women's Centers use. The trust has no immediate plans to put the property up for sale, but it would certainly entertain proposals for commercial development to co-exist on the site with the Wellsprings Women's Center. The trust would be willing to consider any reasonable offer as long as Wellsprings interest is preserved.

(Page 2-Lockhart)

It is our hope that this proposal will benefit the entire Oak Park Community and the Wellsprings Women's Center. We look forward to working with the City and the Community in an effort to benefit all.

Sincerely,



Alvin M. Golden, C.P.A.

- cc: Art Ballard, President, Oak Park Business Association
- Jim Hare, Sacramento Housing and Redevelopment Agency
- Deborah Ortiz, Sacramento City Council
- Bob Christenson
- Robert & Norma Morris
- Reverend John H. Howard

OAK PARK MARKET
3300 12th Ave
Sacramento, CA 95817-3545

November 12, 1993

City of Sacramento
Planning and Development Department
1231 - I Street
Sacramento, CA 95814

Dear Ladies and Gentlemen:

I am requesting that you grant a special use permit to Wellspring Women's Center for their new location at 34th St. and Broadway.

We have personally contributed to their program and believe in their good works for the Oak Park Community.

Please approve their special use permit.

Sincerely yours,


Gin Louie

THE HAIR DOCTOR
2660 33rd Street
Sacramento, CA 95817

November 12, 1993

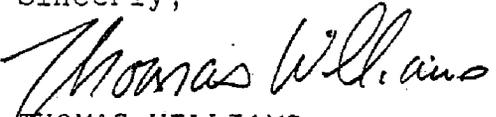
City Planning Division
Planning and Development Department
City of Sacramento
1231 I Street
Sacramento, CA 95814

Dear Ladies and Gentlemen:

I am writing to support the special use permit for Wellspring Women's Center at 34th St. and Broadway.

My business is located next door to Wellspring. They do a lot of good work for women and children in our community. They also are good neighbors.

Please approve Wellspring Women's Center's request for a special use permit.

Sincerely,

THOMAS WILLIAMS
Owner-Hairstylist

BOZEMAN & SON'S GLASS
451-2063

COMMERCIAL · RESIDENTIAL · SCREENS
MIRRORS · REPLACEMENTS · SLIDING DOORS

3226 BROADWAY · SACRAMENTO, CALIF.

November 12, 1993

City Planning Division
Planning and Development Department
City of Sacramento
1231 - I Street
Sacramento, CA 95814

Dear Sirs:

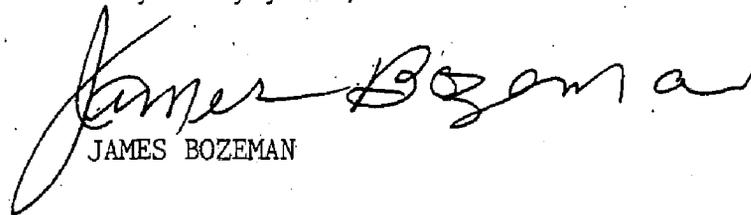
I am writing to request that you approve the request of Wellspring Women's Center for a special use permit for their new location at 34th St. and Broadway.

Bozeman & Son's Glass is located right next door to Wellsprings' present location. I have been their landlord for over three years. The Women's Center has been an excellent tenant.

Wellspring has contributed significantly to the community in helping to bring about positive changes in the lives of those served in Oak Park.

Please grant Wellspring Women's Center the special use permit they have requested for 34th Street and Broadway.

Very truly yours,


JAMES BOZEMAN

Schwinn Bicycles
Parts, Repairs, Accessories



Service, Parts, Accessories
All Makes

November 12, 1993

City Planning Division
Planning and Development Department
City of Sacramento
1231 - I Street
Sacramento, CA 95814

Dear Ladies and Gentlemen:

This is in support of Wellspring Women's Center's request for use permit at 34th Street and Broadway. Thom's Cyclery is one of the oldest businesses in Oak Park. We are located directly across 34th Street from the proposed new location of the Women's Center. Please grant Wellspring's request for a use permit.

Sincerely,

Verland W. Thom

ms an 9/21

Verland W. Thom

ona d. Thom

BROADWAY  **PHARMACY**

3330 BROADWAY
SACRAMENTO, CA 95817
(916) 452-8021

RECEIVED
NOV 08 1993
Ans'd

November 4, 1993

Planning and Development Department
City Planning Division
City of Sacramento
1231 - I Street
Sacramento, CA 95817

Ladies and Gentlemen:

I am C.E."Andy"Anderson, the business owner and pharmacist for Broadway Pharmacy.

I am writing this letter to request that you grant Wellspring Women's Center a Special Use Permit.

I recognize the work of Wellspring Women's Center as a commendable service to the Oak Park community residents and businesses.

Sincerely,


C.E. "ANDY" ANDERSON

CITY OF SACRAMENTO
CITY PLANNING DIVISION

NOV 8 '1993

RECEIVED

(410)



Sister Claire Graham, S.S.S.
Sister Catherine Connell, L.C.S.W.

To: City Planning Dept

November 5, 1993

We, the undersigned request that you grant Wellspring Womens Center a Special Use Permit

<u>Name</u>	<u>Address</u>	<u>Renter / Owner</u>
Barbara Jean Cuneo	3250 4th Ave	L
Dr. Richard Charles Jomiti	3250 4th Ave	X
Tom Sampter	2833 33rd Street	X
Fanning McAlone	2842 3320 st	x to own
Spindley Foundation	3333 4 ave	Rent (20415)
George M. Lutz	3360 4th Ave (MENDING)	Business
Emmie Robinson	3429 4th Ave	Business
James Williams	2915 35th St	Business
Christy Stall	2845-35th St	Business owner
Paula Nantz	2841 - 34th St	Rent
Jimmy R. Blackwood	2950 34th St	RENT
Donna Blaine	2957 34th St	Rent
Jim Rebeck	2945-30th St	Rent
Shirley Crenshaw	2732 3rd St	Renter

051211



Sister Claire Graham, S.S.S.
Sister Catherine Connell, L.C.S.W.

November 9, 1993

Dear Don,

Enclosed you will find lists signed by some residents - renters and owners in Oak Park and some businesses. These names were

gathered by one of our Wellspring guests, a resident of Oak Park, who wanted to know what she could do to support us.

I believe it is rather impressive.

We anticipate more to follow.

Sincerely,

Sister Catherine Connell
L.C.S.W.

NOV 12 1993

NOV 12 1993



Sister Claire Graham, S.S.S.
Sister Catherine Connell, L.C.S.W.

30

1121995

November 5, 1993

To: City Planning Dept.

We, the undersigned request that you grant Wellspring Women's Center a Special Use Permit

<u>Name</u>	<u>Address</u>	<u>Renter/Owner</u>
Noel Brenner	3311 4th Ave. Sac.	owner
Elizabeth McPeak	3258 Marshall Way Sac	Rent
Laura Reeder	3233 Marshall way	rent
Robert Dineen	3225 Marshall way #A	Ten-
Marie Pude	3200 Marshall way	Owner
Lolita Howard	2973 32nd St	RENT to owner
Edna Turner	2977-32nd St	owner
Christine McIntosh	2981-32nd St	Rent - 12 yrs
Rudolph Martinez	2976 32nd St	owner
James Rodriguez	2954 32nd St	owner
Linda Anderson	2936-32nd St	Rent
William Gibson	3150 4th Ave	Rent
Walter Wenzel	3219 4th Ave	own
Lynn Tu	3243 4th Ave	own
William Gibson	3242 4th Ave	Rent



Sister Claire Graham, S.S.S.
Sister Catherine Connell, L.C.S.W.

11/2/73

November 2, 1973

In the undersigned request that the City Planning Commission grant a Special Use Permit to Wellspring Women's Center

<u>Name</u>	<u>Address</u>	<u>Renter / Owner</u>
Tom Spangenberg	2845 34th St #2	Renter
Don Wilson	3939 34th St	Renter
Mike / Tom	3653 4th Ave.	Owner
Patricia R. [unclear]	3807 4th Ave	Owner
Margaret Washington	3871 4th Avenue	Owner
Sperry [unclear]	3916 4th Ave	RENT
DON Decker	3918 " "	RENT
[unclear]	4020-4th ave	Owner
Deanne [unclear]	3987-HAW.	Owner
[unclear]	2925 LASCIADA	Owner
[unclear]	457-7904 WAY	Owner
[unclear]	[unclear]	[unclear]

SUBMITTED: 61 LETTERS (RESIDENTS/BUSINESSES)

November 3, 1993

Planning and Development Department
1231 "I" Street
Sacramento, CA 95814

RECEIVED

NOV 0 9 1993

Ans'd

CITY OF SACRAMENTO
CITY PLANNING DEPARTMENT

NOV 9 1993

RECEIVED

Ladies and Gentlemen,

This is a letter of support that Wellspring Women's Center be granted the Special Use Permit.

Wellspring Women's Center has been an agency in existence in Oak Park for the past 6 1/2 years. It is directed by two Catholic Sisters and a strong core of caring volunteers. Wellspring provides many services to the people of our community: some of which include referrals, advocacy services, crisis intervention, self esteem building and English as a second language classes as well as citizenship classes.

As owners and residents of Oak Park, we have seen and believe in the good works this agency is providing.

Please grant Wellspring Women's Center a Special Use Permit.

Sincerely,

Edward R. Shelly
2741 34th St.
Sac. Ca. 95817

SUBMITTED: 81 LETTERS (GUESTS)

CITY OF SACRAMENTO
CITY PLANNING DIVISION

NOV 12 1993

Sacramento, California
October 29, 1993

RECEIVED

Planning and Development Department
1231 I. Street
Sacramento, California

Attention: PLANNING DIVISION

Dear Members:

I am a member of the Oak Park Community. My
address is 4803 10th Ave.

I go regularly to Wellspring Women's Center and
want to support their efforts to obtain a Special
Use Permit.

Wellspring is a valuable asset to the Oak Park
neighborhood and I support it 100%.

Sincerely,

Maria Velazquez

SUBMITTED: 13 LETTERS (VOLUNTEERS)

NOV 12 1993

RECEIVED

Sacramento, California
November 1, 1993

Planning and Development Dept.
1231 I. Street
Sacramento, California

Attention: Planning Division

Dear Members:

I am a volunteer worker for Wellspring Women's Center.

My address is 4401 Stonehedge Way
Sacramento Ca 95823

It is my desire to support their efforts to obtain a
SPECIAL USE PERMIT.

Wellspring is a valuable asset to the Oak Park neighborhood
and I support it 100%.

Sincerely,

(Mrs.) Nancy Gilchrist

RECEIVED

NOV 22 1958

CITY OF BOSTON
OFFICE OF THE COMMISSIONER



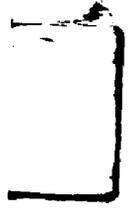
James G. ...
1545 Franklin St.
Boston, MA 02116

I am a member of the Board of Directors
for the ...
and ...
the ...

Dear Member

FE. Oct. 9 95 PM
Waltham

Planning & Development Dept.
1231 I St
Waltham, MA



Wilma M. Wagner
3149 U Street
Sacramento, California 95817

November 19, 1993

CITY OF SACRAMENTO
NOV 21 1993

City Planning Division
Planning and Development Department
City of Sacramento
1231 - I Street
Sacramento, CA 95814

Gentlemen:

This is to request that you please give favorable consideration to the approval of the special use permit desired for the proposed new location of Wellspring Women's Center.

Although I'm not a parishioner at Immaculate Conception Church---just a long-time resident of the general area--I heartily endorse I.C.'s backing of Wellspring. It is such a worthwhile project that it deserves the support of all residents.

Additionally, the old Made-Rite Meat Company property has been an eyesore for 'way too long already! It does seem that the City should do whatever it can to help convert it to a useful purpose--particularly in a case like this, where the expense is to be borne by a charitable trust, and the cause is so worthy.

Sincerely,

Wilma M. Wagner
(Mrs. Lambert A. Wagner)

Account # 95817

3436 40th St.
New York, N.Y.

1818
10/10

I am requesting the city approve
a special use permit to locate
the Voluntary Women's Center
to move to a larger and improved
area (34th + Broadway).

I am a resident of Oak Park, a
member of Democratic Community
Party. The Voluntary Women's
Center has been a "Success" for
many of the disadvantaged of my
neighborhood.

City Planning Dept.

15 November 1993

Nov. 16, 1993

City Planning Div.
Zoning & Resolving Dept.
City of Des Moines
Des Moines

Dear Parishioner at Home -

Kate Conception Church and would like to request that the City of

Des Moines approve a special use

permit for "Kilopung" proposed

located at 34th Street & Broadway.

I'm a member of this community

you will have my interest and

consideration in City and civic well-

fare.

Very truly yours,

Norma Dancy
8326 C St NW
Des Moines

Massachusetts, No 95819 1545

5020 - Talcott - Conn
The Eng. Works of J. P. Felt

There are four your correspondents

it is something they bring me.

located at 34th Street and Broadway.
applied for permit for temporary purposes

to occupy. We are that you approach a
company I know and we are familiar with

the one member of the Massachusetts

the member of the City of New York

1953

48

Dear Mr. [unclear] -

I am sorry to hear of the
unfortunate accident and regret
that you were injured and
that you are unable to
attend to your business.
I hope you will be able to
return to your work soon.
I am, Sir, very respectfully,
Yours truly,
J. M. [unclear]

CITY
123
49

November 22, 1993

City Planning Commission
1231 I St.
Sacramento CA 95834

Dear Members,

As President of the Board of Directors of Wellspring Women's Center, I urge your vote of approval for A Special Use Permit for the property located on 34th St. and Broadway.

Wellspring is a drop-in center for poor women and children in the Oak Park Community. Wellspring provides a warm and hospitable environment where the guests feel secure, can receive a bite to eat and drink along with counseling and other educational and social services, if desired. Wellspring has been present in Oak Park for six years and is staffed by the Sisters of Social Service and volunteers. The Center operates solely with donations. No public money is involved.

With the approximately 300 guests who visit Wellspring each day, our present building (located across the street from the property we wish to occupy) cannot adequately fulfill the goals of the program. The owners of the building where we are seeking the Use Permit saw this need and acquired the property with Wellspring primarily in mind. Rebuilding at this location will have a positive affect on the area, will undoubtedly help to attract new business; and at the same time reflect the caring and social concern of the Oak Park community.

Thank you for your consideration of this request.

Sincerely,



Bonney Keema, President
Wellspring Board of Directors



IMMACULATE CONCEPTION PARISH

November 5, 1993

CITY OF SACRAMENTO
CITY PLANNING DIVISION

NOV 9 1993

RECEIVED

City Planning Division
Planning and Development Department
City of Sacramento
1231 - I Street
Sacramento, CA 95814

Re: Special Use Permit for Wellspring Women's Center

Dear Ladies and Gentlemen:

I am writing in support of Wellspring Women's Center's request for a special use permit at 34th Street and Broadway. Immaculate Conception Church and School are located across Broadway from Wellspring. Immaculate Conception Parish has served Oak Park since 1909. We are well aware that Wellspring provides warm and friendly services needed by women and children in our neighborhood.

Because of economic restraints, the city and the county governments are unable to provide many of the services that should be provided to those in need. Many city and county officials say they would be doing much more if they had the funding to do so.

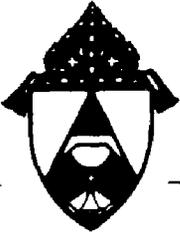
Wellspring is funded entirely by donations. Wellspring is able to provide services that neither the city nor the county can provide at this time.

Please approve the special use permit so Wellspring can improve its service to women and children who reside in our neighborhood.

Sincerely yours,

Fr. James Sheets
Pastor

3263 First Avenue, Sacramento, CA 95817 • 916-452-6866 • FAX 916-452-3879



**THE DIOCESE OF SACRAMENTO
PASTORAL CENTER**

"LOVE GOD. LOVE ONE ANOTHER"

CITY OF SACRAMENTO
CITY CLERK'S OFFICE

NOV 12 1995

RECEIVED
FAX (916) 446-6990

51

1119 K STREET • MAILING ADDRESS: P.O. BOX 1706, SACRAMENTO, CALIFORNIA 95812-1706 • 916/443-1996

November 8, 1993

City Planning Commission
1231 I Street
Sacramento, CA 95814

Attention: Mr. Don Lockhart

Dear Mr. Lockhart:

The purpose of this letter is to write on behalf of the Wellspring Women's Center in Sacramento, who wish to relocate their program to the MadeRite property at 34th Street and Broadway.

The Wellspring Women's Center provides much needed services to the disadvantaged women and children of the neighborhood by giving them a safe place to gather for companionship and to gain a sense of belonging and self-respect.

The staff at the Center would like to request a special use permit from the City of Sacramento to make it possible to continue their much needed ministry in this new location. Their presence in the present vacant building will enhance the area since it is their plan to renovate a third of the property for use by the Wellspring Women's Center.

The consideration that you and the Commission members are able to give to this request will be greatly appreciated.

Sincerely,

+ *Francis A. Quinn*

Francis A. Quinn
Bishop of Sacramento

Dennis H. Buscher
4625 Bilby Road
Elk Grove, Ca. 95758
916 684-2158 Home
916 369-4110 Work

RECEIVED
NOV 9 1993
Ans d

November 8, 1993

CITY OF SACRAMENTO
CITY PLANNING DIVISION

Planning & Development Department
1231 I Street
Sacramento, California 95814

NOV 9 1993

RECEIVED

Ladies & Gentlemen,

This is a letter supporting the granting of a Special Use Permit to Wellspring Women's Center.

It is well known that dollar for dollar, volunteer organizations are able to provide more to the community through volunteer and donated time than are governmental agencies. Wellspring Women's Center has been an agency in existence in Oak Park for the past 6 1/2 years. It has a strong core of caring volunteers.

Wellspring provides many needed services to the people of the Oak Park community, such as:

- One to one listening and referral for problems
- Advocacy services
- Crisis intervention
- Self esteem building
- English as a second language classes
- Citizenship classes.

It is important that these services be provided in a friendly and trusting atmosphere at the local neighborhood/community level. This atmosphere is not achievable through governmental bureaucracy.

Please grant Wellspring Women's Center a Special Use Permit.

Sincerely,



R.J. LaPerriere, MD

4020 Ramel Way
Sacramento, CA 95864

Wed, Nov 10, 1993

Planning and Development Department
1231 I Street
Sacramento, CA 95814

Attention: Planning Division

Dear Members:

I have been involved with Wellspring Women's Center for several years, the last two years as a member of the Advisory Board. I have seen first hand the tremendous positive impact that Wellspring has had on the lives of many Oak Park Residents and feel that it is vital to the people which it is serving, and also to the Oak Park area.

I strongly support their efforts to obtain a Special Use Permit and do greatly appreciate your consideration of this matter.

Sincerely yours,


Bob LaPerriere

**OAK PARK PROJECT AREA COMMITTEE
ECONOMIC DEVELOPMENT SUBCOMMITTEE**

Minutes of November 18, 1993

Members Present: Art Ballard, Harrison Crump, Harry Kline, Fred Millar, Ray White

Members Absent: Mike Eckerman, Richard Lucero, Derrell Roberts, Willie Watts

Community members present: Rich and Suzy Vogler, Al Riolo

Staff Present: Jim Hare, Ron Fender (Parks Dept.)

The meeting was called to order at 6:45 by Fred Millar.

1. McClatchy Park fund balance: Recommended Park Improvements

Ron Fender, City Parks Department Maintenance Superintendent, presented the budget remaining from the McClatchy Park Renaissance Project. A total of \$52,261 is available. The Parks Department has identified three projects to take advantage of these funds: 1) a new wrought iron fence around the swimming pool, 2) resurfacing of the basketball court, and 3) reseeding lawn areas under the trees.

Discussion turned to maintenance and capital improvement needs for the baseball diamond. Harrison Crump brought up a list of capital improvement needs including a closed in dugout, a scoring box behind home plate, building up the home plate area, caulking the foul lines, and a box to lock up safety equipment. He also discussed the damage caused by cars parking on the field and the need for regular maintenance of ("skinning") the infield.

Ron Fender committed to a meeting with Mr. Crump to develop an improvement project for the baseball field. He will also contact the Parks Department safety patrol and the soccer league to control cars parking on the field.

A motion (Ballard/Kline) to table the item for 30 days, and to include a budget for ball field improvements in the list of projects, was passed on a unanimous voice vote.

2. Special permit application to allow the relocation of Wellspring Women's Center to the Made-rite property at 34th Street and Broadway.

Staff advised the committee that the project is scheduled to go to the Planning Commission on December 9th.

Post-It™ brand fax transmittal memo 7671	# of pages ▶ 3
[Redacted] Hare	
[Redacted]	
[Redacted]	

55

**5 SIMPLE REASONS WHY
WE OPPOSE THE SPECIAL USE PERMIT FOR
THE MADE-RITE PROPERTY AT
34TH STREET AND BROADWAY**

1. UNDER-UTILIZATION OF PROPERTY

Only a 5,600 sq.ft. building on 1.62 acres
(Old made-rite building was 35,000 sq.ft.)

2. WRONG ZONE USE

Zoned C-2 for commercial use and not for social service.
(This area already has a high concentration of social services and there are many other Oak Park sites zoned and available for social service use)

3. NOT USED AS A CATALYST SITE

No new jobs and No economic development will occur on-site or be promoted to adjacent sites.
(Identified in the Oak Park "five year revitalization strategy" as one of four key catalyst sites for economic development)

4. BEING REMOVED FROM TAX ROLLS

Property being bought by Robert & Norma Morris Charitable Remainder Unitrust that has an non-tax / non-profit status.

5. ABSENTEE LANDLORD

Management of site by A.M. Accountancy Agency, 4858 Mercury St. Suite 211, San Diego, CA 92111
Phone (619) 569-0200

Sincerely,

Wai Ling (Suzy) Vogler
Spectacular Cuts
3123 Broadway

Richard Vogler P.E.
A TEEM Electrical Engineering
3121 Broadway

**Oak Park PAC
Economic Development Subcommittee
November 18, 1993**

Arguments opposing the project were presented by Richard and Suzy Vogler and are attached to these minutes. Al Riolo spoke of adhering to the Five-Year Revitalization Strategy, which identifies the property as one of five commercial development catalyst sites. He asked the committee to recommend that SHRA purchase the site. Art Ballard spoke in support of the project, saying that while not an ideal project, it represented an physical improvement to the site and freed up the Bozeman property for retail use.

A motion (White/Crump) to recommend to the full PAC that it take a position opposing the Wellspring special use application, passed on the following vote:

AYES: Crump, Kline, White
NOES: Ballard
ABSTAIN: Millar

The chair asked Mr. Vogler and Mr. Riolo to present their arguments against the project at the December 1 PAC meeting. He asked Mr. Ballard to speak in favor of the project at that meeting.

3. Design Review: 3408, 3410, 3412 3rd Avenue.

A motion (Ballard/White) to approve the project as presented was approved on a unanimous voice vote.

4. Status report on Oak Park Economic Development projects

Broadway and Stockton: George Ray, Lucky representative, has told staff that the \$20,000 increase to the good faith deposit has been approved. The Agency will receive the funds as soon as a document amending the purchase offer has been approved by Lucky attorneys and signed by Lucky and the Agency. The document has been faxed to Lucky for their approval.

Woodruff Hotel/Guild Theater: Staff is close to having a staff report and owner participation agreement approved within the Agency. When approved internally and by the property owner, the report and agreement will be presented to the PAC. Staff's goal is the December 16 Economic Development Subcommittee meeting.

MLK, Jr. and Broadway: The property owner has signed agreements with Phillips Petroleum regarding cost-sharing for toxic cleanup of the site. The Agency is proceeding with a contract to demolish the buildings on the site.

Oak Park Microloan Program: The Agency's Legal Department has yet to rule on the eligibility of the program to receive tax increment funding. A ruling is expected prior to the next subcommittee meeting.

MEMORANDUM

CITY OF SACRAMENTO
PLANNING & DEVELOPMENT
CURRENT PLANNING DIVISION
1231 "I" Street, Room 200
Sacramento, CA 95814

1993

DATE: November 4, 1993
TO: Don Lockhart, City Planning
FROM: Jim Hare, SHRA
SUBJECT: Wellspring Women's Center Special Permit Application

At its November 3 general meeting the Oak Park PAC approved its Economic Development Subcommittee report, which included the following comment on the above-referenced project:

- o The project is not a ideal use, but should be supported because it is a improvement of the site and may pave the way for further improvements.
- o The building frontage along Broadway should be painted with graffiti resistant paint. A mural on that frontage is not desirable.
- o The entire site should be landscaped to soften the impact of leaving a major building and part of the parking lot undeveloped.
- o The entire site should be redeveloped. Commercial use should be incorporated along Broadway.
- o There are too many social service organizations in Oak Park.
- o The Wellspring operation causes the streets and sidewalks to be littered.
- o The property owner may claim a property tax exemption, and thus not contribute to city services provided to Oak Park.
- o Existing businesses may leave Oak Park if Wellspring moves its operation to the Made-rite property.
- o Allowing a social service use on the site is a major deviation from the Oak Park Five Year Revitalization strategy, and should cause a review of that entire plan.

The PAC has requested that the project be included as an action item on its November 18 Economic Development Subcommittee.

Please keep me informed well in advance of any upcoming public hearing dates for this project.

cc: PAC members

CITY OF SACRAMENTO
CITY PLANNING DIVISION

NOV 1993

Post-It™ hand fax transmittal memo 7671 # of pages 1

To	Don Lockhart	From	Jim Hare
Co.	Planning	Co.	SHRA
Dept.		Phone #	440-1322
Fax #	264-7046	Fax #	

October 19, 1993

Don Lockhart
Sacramento City Planning Department
1231 "I" Street, Room 200
Sacramento, CA 95814

CITY OF SACRAMENTO
CITY PLANNING DIVISION

OCT 20 1993

Subject: Maderite Development
Broadway and 2nd Avenue

RECEIVED

Regarding: Special Use Permit

Dear Don,

I have a business A TEEM Electrical Engineering and my wife has a business Spectacular Cuts at 3123 Broadway. We also have our residence at 3201 "Y" Street. Our business and residence is two blocks from the Maderite site at Broadway and 2nd Ave. We have resided here for two and a half years.

We moved and invested in this neighborhood because we saw the potential of the run down business community between Alhambra and Stockton on Broadway being brought back with commercial activity similar to what occurred on Alhambra and Stockton Boulevards. We actively support Oak Park revitalization and participate in PAC meetings.

We attended the PAC economic development meeting where Nathan Construction presented plans on that the Maderite site. Essentially it showed a 5,000 square foot building with Well Spring as a tenant occupying a 1.6 acre site. The proposed purchaser is a San Diego based nonprofit organization.

This letter is to express our strong opposition to this proposed use.

First of all, this site is a key commercial site with a large parking area. The proposed building and use is a gross under-utilization of the property. Revitalization of adjacent properties would not be forwarded by this development. No Oak Park business would gain by this proposed use.

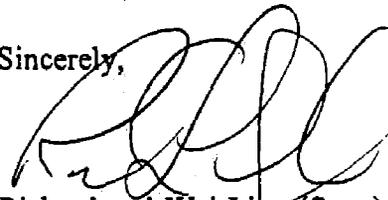
Secondly, the removal of this property from the tax base by being purchased by a non-profit group is another key issue. Many of the adjacent buildings already have gone to social service organizations with non-profit status. Having to pay \$4,000 a year property tax on our property, we feel it is an undue burden for us to continually pay property taxes when all these other groups are except. Nowhere in Sacramento is there a higher concentration of non-profit groups as there are on the Broadway corridor.

Third, it difficult enough to try to run a business in Oak Park given the lack of community infrastructure, high crime rate and high concentration of residents on government subsistence. For the City to sit back and not make a commitment to bringing economic development to the Oak Park Broadway corridor will only encourage businesses like ours to give up and relocate to better areas.

We have a group of businessmen and investors that would like to develop the Maderite site and possibly the adjacent Fishback building. If the City would allow us time and SHRA assistance in finding a Vocational School tenant such as for Nursing and Dental Assistant our group can engineer, finance, and rehab the necessary facilities. Well Spring could be a tenant in this larger scale commercial development.

We would be willing to sit down and discuss this project at your convenience. We have already sat down with the Sisters at Well Spring to present our position and concerns. We support the work Well Spring is doing in our community and hope they stay to continue this excellent work. What we oppose is the under-utilization and improper use proposed for the key Maderite commercial site. Ourselves and fifty other people we've talked to living in this neighborhood all agree that NO special use permit should be granted. We will provide a petition if necessary to state our position.

Sincerely,



Richard and Wai Ling (Suzy) Vogler
Phone 457-8144

November 30, 1993

Sacramento City Planning Commission Members
Atten: Suzanne Glemstad
Secretary to the Planning Commission
1231 I Street, Room 200
Sacramento, CA 95814

Reference: Special Use Permit/Wellspring Women's Center/Oak Park

Dear Members:

I am a volunteer at Wellspring Women's Center in Oak Park, and would like to ask for your vote in favor of granting the Center a Special Use Permit in order to allow for its move to a new and improved facility.

Since I have been volunteering I have been impressed by the manner in which the facility is operated. The Sisters of Social Work and their staff of dedicated volunteers provide services, support, and a kind word to women and children in the Oak Park area. They do this in an orderly manner in a calm and supportive setting.

Wellspring is definitely an asset to the Oak Park neighborhood. It serves a very diverse racial and ethnic cross section of the community. Women from throughout the neighborhood appreciate the availability of this supportive and inviting place.

I hope you will approve the Special Use Permit.

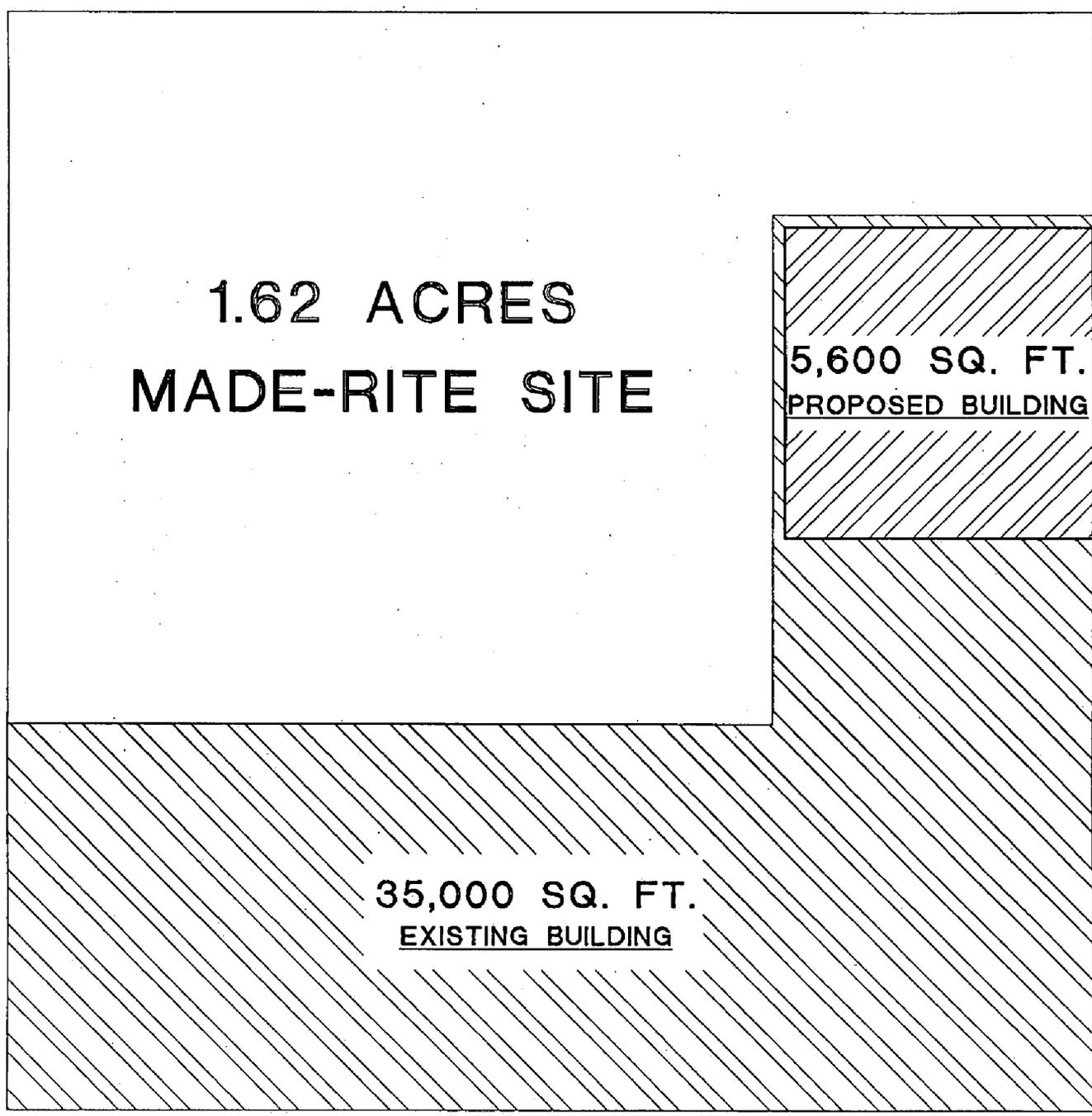
Sincerely,



Margaret L. Carretta
5020 Hidden Creek Lane
Fair Oaks, CA 95628

THE KEY ISSUE IS

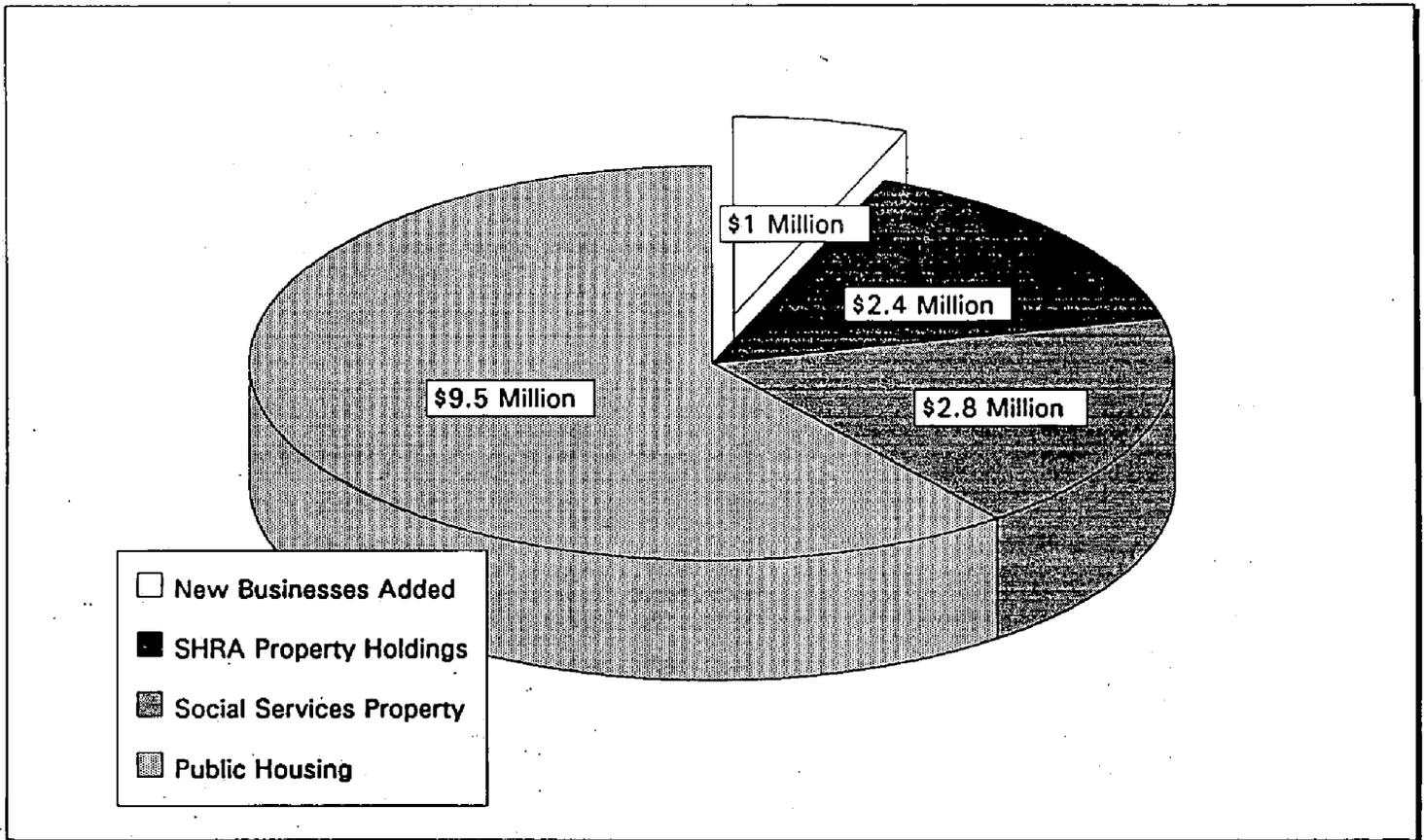
SHOULD ANY
SOCIAL SERVICE ORGANIZATION
BE GRANTED A SPECIAL PERMIT
TO USE THE MADE-RITE SITE
FOR SOCIAL PROGRAMS
IN PLACE OF
COMMERCIAL
BUSINESS DEVELOPMENT?



UNDER-UTILIZATION
OF PROPERTY

Estimated Property Tax Net Loss and Gains

For the 21 Year Redevelopment Period



- New Businesses Added
- SHRA Property Holdings
- Social Services Property
- Public Housing

	Millions
Public Housing	
4th Avenue	1
Vista Arms	1.5
V and W	1
35th Street	2
4 Avenue	1
30 misc. sites	3
Total	9.5
Prop. Tax	\$190,000 LOST!

	Millions
SHRA Property Holdings	
Stockton and Broadway	1
5th Avenue	0.8
M.L.K. and Broadway	0.5
30 parcels	0.9
Misc. sites	0.1
Total	3.3
Prop. Tax	\$66,000 LOST!

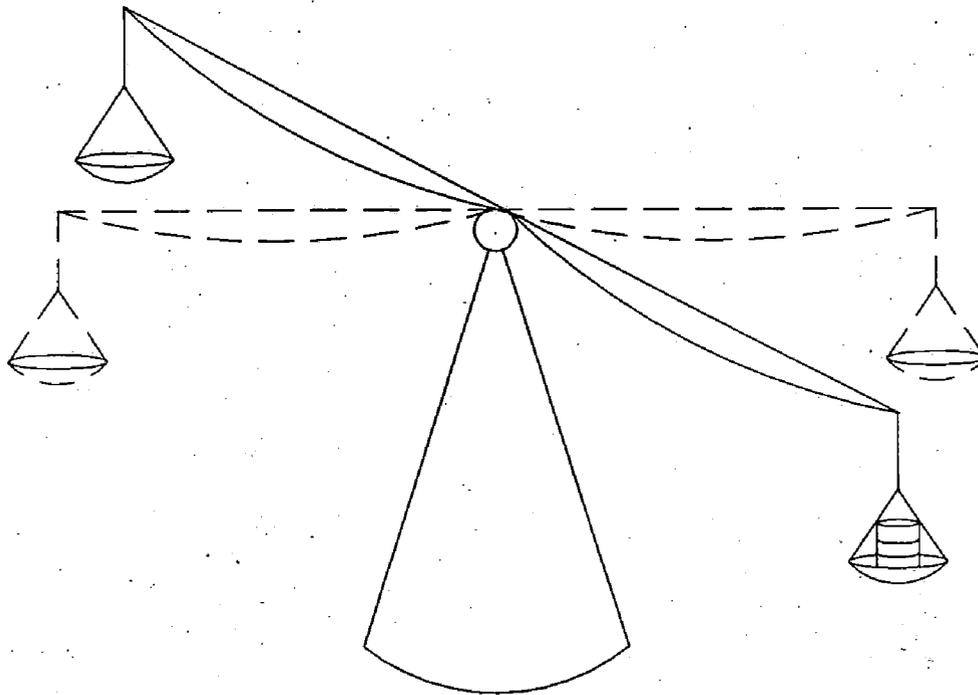
	Millions
Social Services Property	
Sacramento Food Bank	0.5
Salvation Army	0.5
Goodwill	0.2
WCIC	0.3
New Jerusalem	0.3
Methodist	0.5
Misc. sites	0.5
Total	2.8
Prop. Tax	\$56,000 LOST!

	Millions
New Businesses Added	
Kentucky Fried Chicken	0.5
Cheaper	0.5
Total	1
Prop. Tax	\$20,000 GAIN!

Amount SPENT on Property Tax:	\$312,000
Amount GAINED from Property Tax:	\$20,000

OAK PARK
BUSINESS DISTRICT

HAS BEEN DESIGNATED
ECONOMIC DEVELOPMENT
ZONE FOR 21 YEARS
NO MONEY HAS BEEN
INVESTED ON ANY OF THE
KEY BUSINESS SITES



DOWNTOWN MALL

3 YEAR
62 MILLION DOLLAR
PROJECT

SACRAMENTO ZOO

15 YEAR
32.5 MILLION DOLLAR
PROJECT

DOWNTOWN SOUTHERN
PACIFIC RAILYARD

30 YEAR
300 MILLION DOLLAR
PROJECT

CATALYST SITE
ECONOMIC BALANCE

64

ABSENTEE LANDLORD

OAK PARK BUSINESS

AND HOME OWNERS

WORK HARD

AND

INVEST

TO IMPROVE

OAK PARK'S IMAGE

WHILE THIS

SAN DIEGO TRUST

INTENT

IS TO HOLD THE MADE-RITE SITE

AS INVESTMENT PROPERTY

68

**5 SIMPLE REASONS WHY
WE OPPOSE THE SPECIAL USE PERMIT FOR
THE MADE-RITE PROPERTY AT
34TH STREET AND BROADWAY**

1. UNDER-UTILIZATION OF PROPERTY

Only a 5,600 sq.ft. building on 1.62 acres
(Old made-rite building was 35,000 sq.ft.)

2. WRONG ZONE USE

Zoned C-2 for commercial use and not for social service.
(This area already has a high concentration of social services and there are many other Oak Park sites zoned and available for social service use)

3. NOT USED AS A CATALYST SITE

No new jobs and No economic development will occur on-site or be promoted to adjacent sites.
(Identified in the Oak Park "five year revitalization strategy" as one of four key catalyst sites for economic development)

4. BEING REMOVED FROM TAX ROLLS

Property being bought by Robert & Norma Morris Charitable Remainder Unitrust that has an non-tax / non-profit status.

5. ABSENTEE LANDLORD

Management of site by A.M. Accountancy Agency, 4858 Mercury St. Suite 211, San Diego, CA 92111
Phone (619) 569-0200

Sincerely,

Wai Ling (Suzy) Vogler
Spectacular Cuts
3123 Broadway

Richard Vogler P.E.
A TEEM Electrical Engineering
3121 Broadway

We agree with the 5 simple reasons⁶⁷ listed to oppose the granting of the "special use permit."

NAME

ADDRESS

Wai Ling Vogler	3121 Broadway
Mary Garcia	2540 - 34 th Street
Jandra Orenta	3953 Y-street
Paula Baum	3951 - Y-street
Jeslin Lettwood	3951 Y-street near
Liz Bruno	3950 Y-street
Michelle McGregor	3161 Y St
Harold C. Moore	" "
Noël Brenner	3311 4th Ave Sac-
Steve Martin	3151 Y Street
Angela M. Vasquez	2141 - 34 th St
George L. Vasquez	2141 - 34 th St
Nancy Hogsett	4000 Sherman Way
Markus Federoff	3400 - 3rd Ave.
Guy C. Mayne	3124, 26, 28, 30 Broadway
James Dzuma	3226 Broadway
Longdon Guff	2951 - 22nd St Apt D 1A
Alvin Miller	3309 15th Ave apt #E

We agree with the 5 simple reasons listed to oppose the granting of the "special use permit."

NAME

ADDRESS

R. M. Bell

3123 Broadway

Patricia Bell

3233 Y St Sac Ca

SE BAWER

2425 32nd St SAC 95817

Laurey Bawer

2425 32nd St Sac CA 95817

Jack Krone

3201 "Y" Street Sac CA 95817