

CITY OF OAKLAND
COUNCIL AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
2003 NOV 18 2003

2003 NOV -6 PM 2:49

TO: Office of the City Manager
ATTN: Deborah Edgerly
FROM: Community & Economic Development Agency
DATE: November 18, 2003
RE: A PUBLIC HEARING AND ADOPTION OF RESOLUTION DENYING THE APPEAL AND AFFIRMING THE PLANNING COMMISSION APPROVAL OF A MAJOR CONDITIONAL USE PERMIT AND A MINOR VARIANCE (CMV03-207) FOR A CLEAN AND SOBER FACILITY AT 1144 12TH STREET.

SUMMARY

This project, a conversion of an existing duplex to a clean and sober facility for 10 residents, was originally approved by the City Planning Commission on September 3, 2003. On September 15, 2003, Ellen Wyrick-Parkinson filed an appeal of the Planning Commission's approval (Attachment A). The appellant raises three points in the appeal; namely that 1) the Planning Commission granted a Variance for parking requirements on the basis of availability of two permanent parking spaces at 1324 Adeline Street but there is no proof of availability of parking at that address; 2) That there is 325 feet between the proposed project and another group home allegedly located at 1125 Magnolia Street while the staff report stated it to be more than 500 feet; 3) That the area near Lowell Park is a problem area in terms of crime. Please see Key Issues and Impacts section, below, for an analysis of the points of the appeal.

The 3,610 square foot project parcel is located on 11th Street in West Oakland. The nearest cross street is Adeline Avenue. The site is zoned R-70 High-Density Residential zone and is developed with a 2,402 square foot Victorian duplex that appears to be in good condition. The surrounding area is developed with one and two story residential dwelling units with three churches within one block of the project site. Staff recommends that the City Council adopt the attached Resolution denying the appeal and affirming the Planning Commission's approval of a Major Conditional Use Permit and Variance (CMV03-207) for a clean and sober facility at 1144 12th Street.

FISCAL IMPACT

The project involves a private development, does not request or require public funds and has no fiscal impact on the City of Oakland. The appellant submitted the required appeal fees.

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BACKGROUND

This is a request by the applicant Christian Women Supporting Women (CWSW) to convert an existing 2,402 square foot, two-story Victorian duplex to a “clean and sober facility” (a service-enriched housing facility) for 10 residents. CWSW is a nonprofit organization designed to assist chemically dependent women who have experienced chronic relapses. CWSW requests to establish a Sunday to Saturday facility with **24-hour** staff supervision. To be eligible for the program, the women must have successfully demonstrated a commitment to recovery or have been referred by another agency having evidenced an acceptable period of sobriety. The facility endeavors to provide a non-profit, post-transitional housing program that provides a clean and sober living environment for women maintaining recovery from drug and/or alcohol abuse.

There will be **two** permanent employees, with one employee **on** site at all times. The residents will be all women. Total number of residents will be ten who will reside in a total of four bedrooms that range in size from 128 sq. ft. to 208 sq. ft. One staff member will reside on the second floor in a room that will double as Staff Room (126.5 sq. ft.) during day-time hours and bedroom during night hours. Common areas (710 sq. ft.) on the first floor include a living **room**, dining and kitchen area, a quiet room and a rear deck. Common areas (677 sq. ft.) on the second floor include a living area, dining and kitchen area, a quiet room, and a rear deck. CWSW will provide all furniture for the facility and charge residents rent in exchange for board and lodging.

All residents are expected either to work or attend school. The resident stay will be no more than one year. It is anticipated that children of residents may visit during the weekends (Friday evening to Sunday evening). These visits will be scheduled to prevent overcrowding. Counseling and case management services will be provided on-site for the residents and educational classes may be provided from time to time.

The project was reviewed initially by the Planning Commission on August 6, 2003. (Please refer to the Planning Commission Staff Report dated August 6, 2003 Attachment “B”). At the public hearing, the Commission considered the project, took public testimony and directed staff to further investigate whether similar facilities are located within 300 feet of the project site. One of the findings required by the Zoning regulations for approval of the project is that there are no Residential Care, Service-Enriched Permanent Housing, Transitional Housing, or Emergency Shelter Residential Activities located within 300 feet of each other.

At the September 3, 2003 Planning Commission Hearing, staff provided the requested information and recommended approval of the project as all appropriate findings, including the 300 feet restriction on over concentration, could be made (Please refer to the Planning Commission Staff Report dated September 3, 2003 Attachment “C”). The Planning Commission approved the project adding a condition that a Compliance and Operational Status Report for the facility be submitted to and reviewed by the Planning Commission six and twelve months after the date of approval.

KEY ISSUES AND IMPACTS

Staff finds that appeal does not raise any substantial issues that would prevent the Council to make the applicable findings necessary for approval of this project. As conditioned, staff believes that the proposed use is appropriate and recommends that the City Council uphold the project and deny the appeal.

The following analysis provides basis for which the project approval was appealed. The appellant's letter is attached (see Attachment "A"). The basis of the appeal as contained in the appeal letter is shown in bold text. A staff response follows each point.

1. That the Planning Commission granted Variance for parking on the basis of availability of two permanent parking spaces at 1324 Adeline Street but there is no proof that the owner has the authority to assign these spaces. Further, Oak Center Neighborhood Association did not receive any information on the parking agreement.

Staff Response: Staff report prepared for the August 6, 2003 Planning Commission public hearing included as Attachment I, a letter from Robert Clark, Board Secretary, The Oak Center Cultural Center, Inc, that indicated an agreement by the Board to designate two parking spaces for the use by Christian Women Supporting Women (the applicant). The Oak Center Cultural Center, Inc is the owner of record for the property where parking is located. Oak Center Neighborhood Association is not a party to the agreement and is not required to be advised.

2. That there is 325 feet between proposed project and another group home allegedly located at 1125 Magnolia Street while the staff report stated it to be more than 500 feet.

Staff Response: Section 17.102.212 (B) requires that "no Residential Care, Service-Enriched Permanent Housing, Transitional Housing, or Emergency Shelter Residential Activity shall be located closer than 300 feet away from any other such Activity or Facility." At the August 6th Planning Commission hearing, it was alleged that a group home existed at 1125/1129 Magnolia (corner lot on Magnolia Street and 12th Street). At the September 3rd hearing, staff reported to the Planning Commission that property was located more 500 feet away from the project parcel. Staff used the City's Geographic Information Systems (GIS) Database to calculate the distance between the two properties. If the distance is calculated as one would walk, the measurement comes to 552 feet and if it is calculated as "the crow flies" then the measurement comes to 462 feet.

The appellant states that using Alameda County Assessor's maps "it is their belief that it is more like 325 feet between the two group homes". The appellant's calculation excludes the width of Adeline Street (80 feet), Magnolia Street (60 feet) and 12th Street (80 feet) and therefore arrives at a number smaller than 500 feet. Even by appellant's calculation (that does not include the street widths necessary to arrive at an accurate estimate), the distance between the project site

and the location of the alleged group home is 325 feet. This distance is adequate to make the finding required by Section 17.102.212 (B) of the Zoning regulation.

Further, it may be noted that there is no record of the issuance of a Conditional Use Permit necessary for operation of a Residential Care, Service-Enriched Permanent Housing, Transitional Housing, or Emergency Shelter Residential Activity at 1125/1129 Magnolia Street. The Code Compliance staff is currently investigating this corner property. As of writing of this report, no evidence to support that such an operation taking place at this site has been found. If any evidence of violation is noted, then the property owner would be cited and required to remedy the violation.

3. The appellant states that the area near Lowell Park is a problem area in terms of crime and provides crime statistics for the area.

Staff Response: The appellant provides no explanation or evidence to support the cause-effect relationship between the proposed use and the existing crime in the area. Staff has no reason to believe that operation of a clean and sober facility would negatively impact crime in the neighborhood. Conversely, staff also has no reason to believe that the existing crime in the area would negatively impact the operation of the proposed facility.

NEW DEVELOPMENT SINCE THE PLANNING COMMISSION APPROVAL

The applicant has informed staff that Oak Center Cultural Center can no longer honor their parking agreement. Subsequently, the applicant has procured two parking spaces across the Cultural Center at 1136 14th Street (also identified as 1400 Adeline Street). This modification in project proposal increases the distance between the project site and provision of off-site parking from 390 feet to 430 feet. Staff believes that the variance to allow designation of two parking spaces located more than 300 feet away with no common ownership of property on which parking is provided can be approved, as the increase in distance is marginal and residents of the facility are prohibited by the conditions of approval from having cars. See Attachment B for justification for variance outlined in the August 6th staff report.

See Attachment D for the permission of property owner 1136 14th Street to designate two parking spaces as well as the plans for the existing 13-car parking lot. This property is zoned C-10/S-20 (Local Retail Commercial Zone/Historic Preservation District Combining Zone) and is developed with a two story structure with approximately 2000 sq. ft convenience store on the first floor and two apartments on the second floor. Per Sections 17.116.060 and 17.116.080 of Planning Code, the residential uses trigger a requirement for one parking space while the commercial use less than 3000 sq. ft. does not generate parking requirement. Therefore, the existing uses will have adequate parking spaces even after designation of two parking spaces for the clean and sober facility.

In order to reflect the new development regarding provision of parking spaces, Condition of Approval Number 11 regarding recordation of the parking agreement between owner(s)

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providing parking spaces and the owner of project site is recommended to be revised (See Attachment C for September 3rd Planning Commission Report). The change in the condition is included in the Resolution and as well as in revised recommended conditions of approval in Attachment E.

SUSTAINABLE OPPORTUNITIES

- Economic: The project will expand the available housing inventory in the City of Oakland and returns an existing underutilized facility to a viable use.
- Environmental: The project has been found to be exempt under Section 15301 "Modifications to Existing Structures" of the State of California Environmental Quality Act (CEQA).
- Social Equity: The project benefits the community by offering **support** services to at risk women in the community to continue and solidify their recovery and become productive members of society. The conditions and requirements set forth in the Use Permit will address neighbors' concerns about appropriate operation of the facility and provide for a formal review by the Planning Commission.

DISABILITY AND SENIOR CITIZEN ACCESS

The Building Division of the Community and Economic Development Agency will require the project to conform to the Americans With Disability Act in all provisions to ensure equal access to this facility.

STAFF RECOMMENDATION AND RATIONALE

Staff recommends that the City Council uphold the Planning Commission approval and deny the appeal. 1) The Planning Commission's decision was based on its thorough review of all pertinent aspects of the project. 2) The change in provision of off-site parking spaces is a non-material change to the project approved by the Planning Commission.

ALTERNATIVE CITY COUNCIL ACTIONS

The City Council also has several other options in addition to the one provided in the recommendation above.

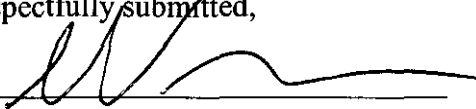
1. The City Council could uphold the appeal and reverse the Planning Commission decision, denying the project.
2. The appeal could be denied, but with additional conditions imposed.
3. The item could be continued pending new information or further clarification of conditions.

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ACTION REQUESTED OF THE CITY COUNCIL

1. Affirm staffs environmental determination.
2. Adopt Resolution denying the appeal and affirming the Planning Commission's approval of a Major Conditional Use Permit and Variance (CMV03-207) for a clean and sober facility at 1144 12th Street.

Respectfully submitted,



CLAUDIA CAPPIO
Development Director
Community & Economic Development Agency

Prepared by:
Miroo Desai Brewer, Planner III
Planning & Zoning

Approved and Forwarded to the City Council:



DEBORAH EDGERLY
Office of the City Manager

ATTACHMENTS:

- A. Appellant's letter of September 15, 2003
- B. Planning Commission Staff Report of August 6, 2003
- C. Planning Commission Staff Report of September 3, 2003
- D. Parking Agreement and Parking Lot Plans
- E. Recommended Findings and Conditions of Approval

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FILED
OFFICE OF THE CITY CLERK
OAKLAND

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OAKLAND CITY COUNCIL



RESOLUTION No. _____ C.M.S.

INTRODUCED BY COUNCILMEMBER _____

RESOLUTION DENYING THE APPEAL AND AFFIRMING THE PLANNING COMMISSION APPROVAL OF A MAJOR CONDITIONAL USE PERMIT AND A MINOR VARIANCE (CMV03-207) FOR A CLEAN AND SOBER FACILITY AT 1144 12TH STREET, OAKLAND.

WHEREAS, the applicant, Jacqueline Wooley (Christian Women Supporting Women), filed an application on May 14, 2003 to convert an existing duplex into a clean and sober facility (a service enriched housing facility) at the property located at 1144 12th Street; and

WHEREAS, The City Planning Commission took testimony and considered the matter at its meeting held August 6, 2003. Action on the matter was deferred to the September 3, 2003 City Planning Commission Meeting to allow staff to obtain further clarification. The City Planning Commission took testimony and considered the matter at its meeting held on September 3, 2003. At the conclusion of the public hearing held for the matter, the commission deliberated the matter, and voted. The project was approved, 5-2; and

WHEREAS prior to acting on the matter, the Planning Commission added a condition of approval as Condition Number 14 to read as follows: The Planning staff shall provide a Compliance and Operational Status Report of the facility to the Planning Commission at a scheduled public hearing six months and twelve months after the approval date.

WHEREAS on September 15, 2003, an appeal of the Planning Commission's approval and a statement setting forth the basis of the appeal was received; and

WHEREAS, after giving due notice to the Appellant, the Applicant, all interested parties and the public, the Appeal came before the City Council for a public hearing on November 18, 2003; and

WHEREAS, the Appellant, the Applicant, supporters of the application, those opposed to the application and interested neutral parties were given ample opportunity to participate in the public hearing by submittal of oral and/or written comments; and

WHEREAS, the public hearing on the Appeal was closed by the City Council on November 18, 2003;

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Now, Therefore, Be It

RESOLVED: The requirements of the California Environmental Quality Act (CEQA) of 1970, as prescribed by the Secretary of Resources, and the City of Oakland's environmental review requirements, have been satisfied, and, in accordance the adoption of this resolution is exempt from CEQA under Section 15301 "Modifications to Existing Structures" of the State CEQA Guidelines.

FURTHER RESOLVED: That, the City Council, having heard, considered and weighed all the evidence in the record presented on behalf of all parties and being fully informed of the Application, the City Planning Commission's decision, and the Appeal, finds that the Appellant has **not** shown, by reliance on evidence already contained in the record before the City Planning Commission that the City Planning Commission's decision was made in error, that there was **an** abuse of discretion by the Commission or that the Commission's decision was not supported by substantial evidence in the record based on the November 18, 2003, City Council Agenda Report (attached as Exhibit "A"), September 3, 2003 Staff Report to the City Planning Commission (as set forth in Attachment C of Exhibit "A"), and August 6, 2003 Staff Report to the City Planning Commission (as set forth in Attachment B of Exhibit "A"), and hereby incorporated by reference as if fully set forth herein. Accordingly, the Appeal is denied, the Planning Commission's CEQA findings and decision are upheld, and the Project is approved (the Major Conditional Use Permit and Minor Variance), subject to the findings and conditions of approval contained in Attachment E to Exhibit "A" in the Staff Report for this item prepared for the City Council meeting of November 18, 2003.

FURTHER RESOLVED: That, in support of the City Council's decision to approve the Project, the City Council affirms and adopts the September 3, 2003 Staff Report to the City Planning Commission (including without limitation the discussion, findings, conclusions and conditions of approval) (as set forth in Attachment C of Exhibit "A") as well as the November 18, 2003, City Council Agenda Report, attached hereto as Exhibit "A," (including without limitation the discussion, findings, and conclusions) except where otherwise expressly stated in this Resolution.

FURTHER RESOLVED: That, the Condition of Approval Number 11 outlined in September 3, 2003 Staff Report to the City Planning Commission (as set forth in Attachment C of Exhibit "A") be revised to read as the following: Per Section 17.116.180, the owner or owners of 1144 12th Street and owner of owners of 1136 14th Street shall prepare and execute to the satisfaction of the City Attorney and file with the Alameda County Recorder, an agreement guaranteeing that two parking spaces at 1136 14th Street will be designated for Clean and Sober Facility located at 1144 12th Street for the duration of operation of the facility.

FURTHER RESOLVED: That, the City Council finds and determines that this Resolution complies with CEQA and the Environmental Review Officer is directed to cause to be filed a Notice of Exemption with the appropriate agencies.

FURTHER RESOLVED: That, the record before this Council relating to this application and appeal includes, without limitation, the following:

1. the application, including all accompanying maps and papers;
2. all plans submitted by the Applicant and his representatives;
3. the notice of appeal and all accompanying statements and materials;
4. all final staff reports, final decision letters and other final documentation and information produced by or on behalf of the City, including without limitation and all related/supporting final materials, and all final notices relating to the application and attendant hearings;
5. all oral and written evidence received by the City Planning Commission and City Council during the public hearings on the application and appeal; and all written evidence received by relevant City Staff before and during the public hearings on the application and appeal;
6. all matters of common knowledge and all official enactments and acts of the City, including, without limitation (a) the General Plan; (b) Oakland Municipal Code (c) Oakland Planning Code; (d) other applicable City policies and regulations; and, (e) all applicable state and federal laws, rules and regulations.

FURTHER RESOLVED: That, the custodians and locations of the documents or other materials which constitute the record of proceedings upon which the City Council's decision is based are respectively: (a) Community & Economic Development Agency, Planning & Zoning Division, 250 Frank H. Ogawa Plaza, 3rd Floor, Oakland CA.; and (b) Office of the City Clerk, 1 Frank H. Ogawa Plaza, 1st floor, Oakland, CA.

FURTHER RESOLVED: That, the recitals contained in this Resolution are true and correct and are an integral part of the City Council's decision.

In Council, Oakland, California, _____, 2003

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, NADEL, QUAN, REID, WAN, AND
PRESIDENT DE LA FUENTE

NOES-

ABSENT-
ABSTENTION-

ATTEST: _____
CEDA FLOYD
City Clerk and Clerk of the
Council of the City of
Oakland, California

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ORA/COUNCIL
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CITY OF OAKLAND

REQUEST FOR APPEAL OF DECISION TO PLANNING COMMISSION OR CITY COUNCIL

(REVISED 8/14/02)

PROJECT INFORMATION

Case No. of Appealed Project: LMV03-207

Project Address of Appealed Project: 1447 12th Street Oakland

APPELLANT INFORMATION:

Printed Name: Ellen Wynick-Parkinson Phone Number: 510-935-2290

Mailing Address: 1420 Mariposa St Alternate Contact Number:

City/Zip Code Oakland CA 94607 Representing: Oak Center Neighborhood Assn

An appeal is hereby submitted on:

[] AN ADMINISTRATIVE DECISION (TO THE CITY PLANNING COMMISSION)

YOU MUST INDICATE ALL THAT APPLY:

- [] Approving an application for an Administrative Project
[] Denying an application for an Administrative Project
P Administrative Determination or Interpretation by the Zoning Administrator
[] Other (please specify)

Pursuant to the Oakland Municipal and Planning Codes listed below:

- [] Administrative Determination or Interpretation (OPC Sec. 17.132.020)
[] Determination of General Plan Conformity (OPC Sec. 17.01.080)
[] Design Review (OPC Sec. 17.136.080)
[] Small Project Design Review (OPC Sec. 17.136.130)
[] Minor Conditional Use Permit (OPC Sec. 17.134.060)
[X] Minor Variance (OPC Sec. 17.148.060)
[] Tentative Parcel Map (OMC Section 16304.100)
[] Certain Environmental Determinations (OPC Sec. 17.158.220)
[] Creek Protection Permit (OMC Sec. 13.16.450)
[] Hearing Officer's revocation/impose or amend conditions (OPC Secs. 15.152.150 & 15.156.160)
[] Other (please specify)

[] A DECISION OF THE CITY PLANNING COMMISSION (TO THE CITY COUNCIL) [X] Granting an application to: OR [] Denying an application to:

See Attached

(continued on reverse)

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A DECISION OF THE CITY PLANNING COMMISSION (TO THE CITY COUNCIL)

YOU MUST INDICATE ALL THAT APPLY.

Pursuant to the **Oakland Municipal and Planning Codes** listed below:

- Major Conditional Use Permit (OPC Sec. 17.134.070)
- Major Variance (OPC Sec. 17.148.070)
- Design Review (OPC Sec. 17.136.090)
- Tentative Map (OMC Sec. 16.32.090)
- Planned Unit Development (OPC Sec. 17.140.070)
- Environmental Impact Report Certification (OPC Sec. 17.158.220F)
- Rezoning, Landmark Designation, Development Control Map, Law Change (OPC Sec. 17.144.070)
- Revocation/impose or amend conditions (OPC Sec. 17.152.160)
- Revocation of Deemed Approved Status (OPC Sec. 17.156.170)
- Other (please specify) Crime

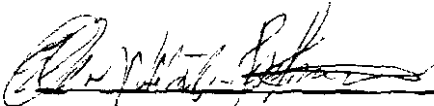
An appeal in accordance with the sections of the **Oakland Municipal and Planning Codes** listed above shall state specifically wherein it is claimed there was an error or abuse of discretion by the **Zoning Administrator**, other administrative decisionmaker or **Commission (Advisory Agency)** or wherein their/its decision is not supported by substantial evidence in the record, or in the case of **Rezoning, Landmark Designation, Development Control Map, or Law Change** by the **Commission**, shall state specifically wherein it is claimed the **Commission** erred in its decision.

You must raise each and every issue you wish to appeal on this **Request for Appeal Form** (or attached additional sheets). **Failure to raise each and every issue you wish to challenge/appeal on this Request for Appeal Form (or attached additional sheets), and provide supporting documentation along with this Request for Appeal Form, may preclude you from raising such issues during your appeal and/or in court.**

The appeal is based on the following: *(Attach additional sheets as needed.)*

See Attached

- Supporting Evidence or Documents Attached. *(The appellant must submit all supporting evidence along with this Appeal Form.)*



Signature of Appellant or Representative of Appealing Organization

9/15/03

Date

Date/Time Received Stamp Below:

Below For Staff Use Only

Cashier's Receipt Stamp Below:

8/14/02

Appeal to Planning Case file Number CMV03-207

Minor Variance - Parking

We believe the Planning Commission **did err** in granting a Minor Variance for Parking to the applicants at 1144 12th Street because the parking use for the center does have a detrimental affect on the neighborhood. It is our understanding that this Variance was granted to the applicant at 1144 12th Street based on the statement that two permanent parking spaces are allocated to the applicant at 1324 Adeline Street. There is no proof that the owner at 1324 Adeline Street has the authority to permanently assign these spaces. We have requested a copy of the authorization letter from the Planning Department however. the request was not granted and we did not receive any information on the parking. In documents submitted to the Oak Center Neighborhood Association (**See attached**), it is stated that there would be no more than 23 cars at the site at a time. Additional 23 cars in any neighborhood create a significant impact.

Major Conditional Use Permit

It is our belief that the Planning Commission **did error** in granting the Major Conditional Use Permit because of the close proximity to another group home. The Planning Staff states that there **are** more than 500 feet between the group homes. It is our belief that it is more **like** 325 feet between the group homes. (**See Alameda County maps attached.**)

1203 12th Street and 1129 Magnolia Street *are* the two addresses for same house.

It has an entrance on 12th Street and **an** entrance on Magnolia St. = 33 ft. 4in.

1188 12th Street = 256 ft. 5in.

1146 12th Street = 37ft. 5in.

Others:

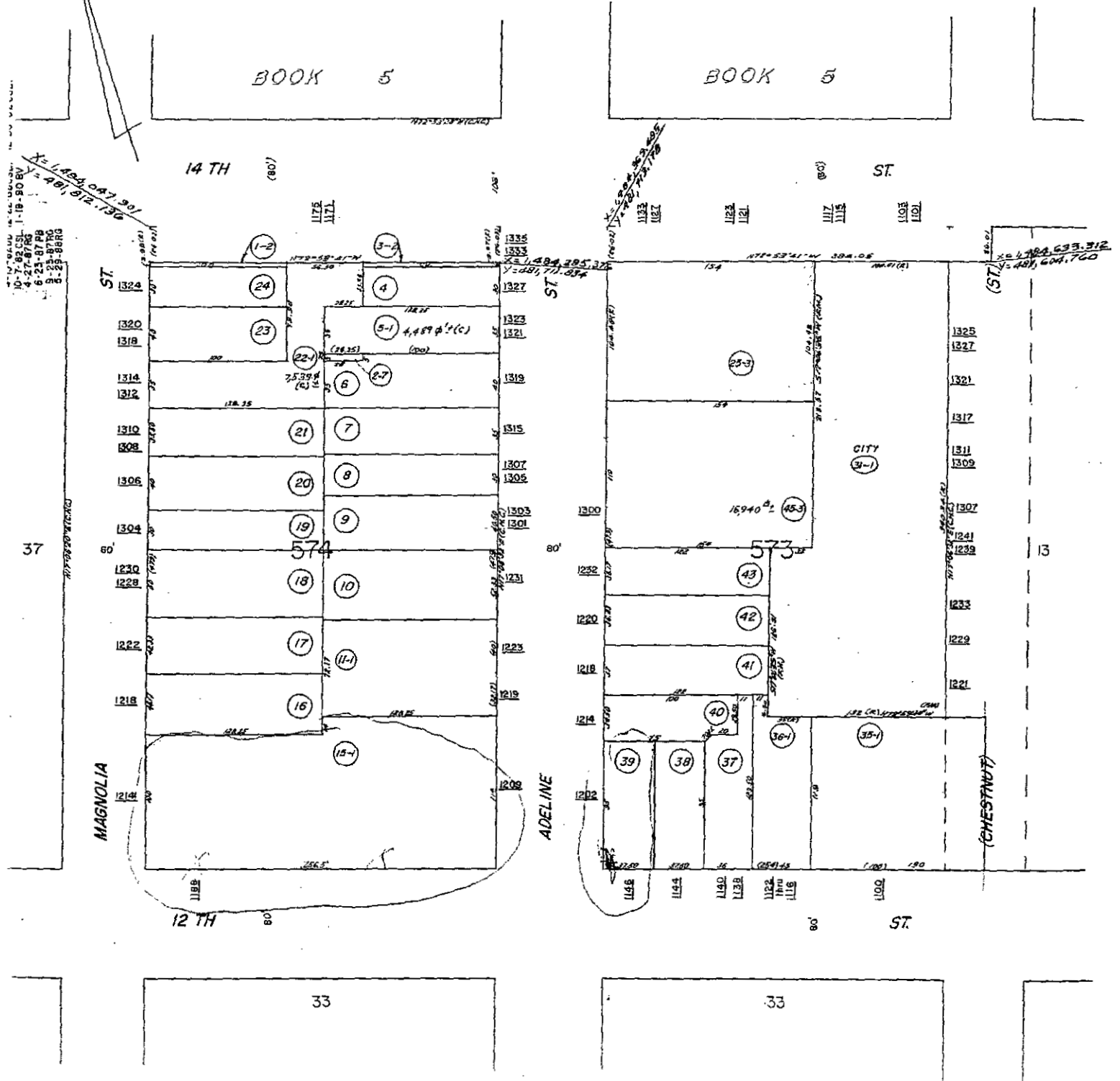
Crime

Attached is **al** the crime statistics for the area. as the nearby Lowell Park has been a problem area for some time and continues to be an area to watch. (**See attached**)

35

Scale: 1" = 60'

OAKLAND AND VICINITY (BOARDMAN) (Bk.17 Pg.14)

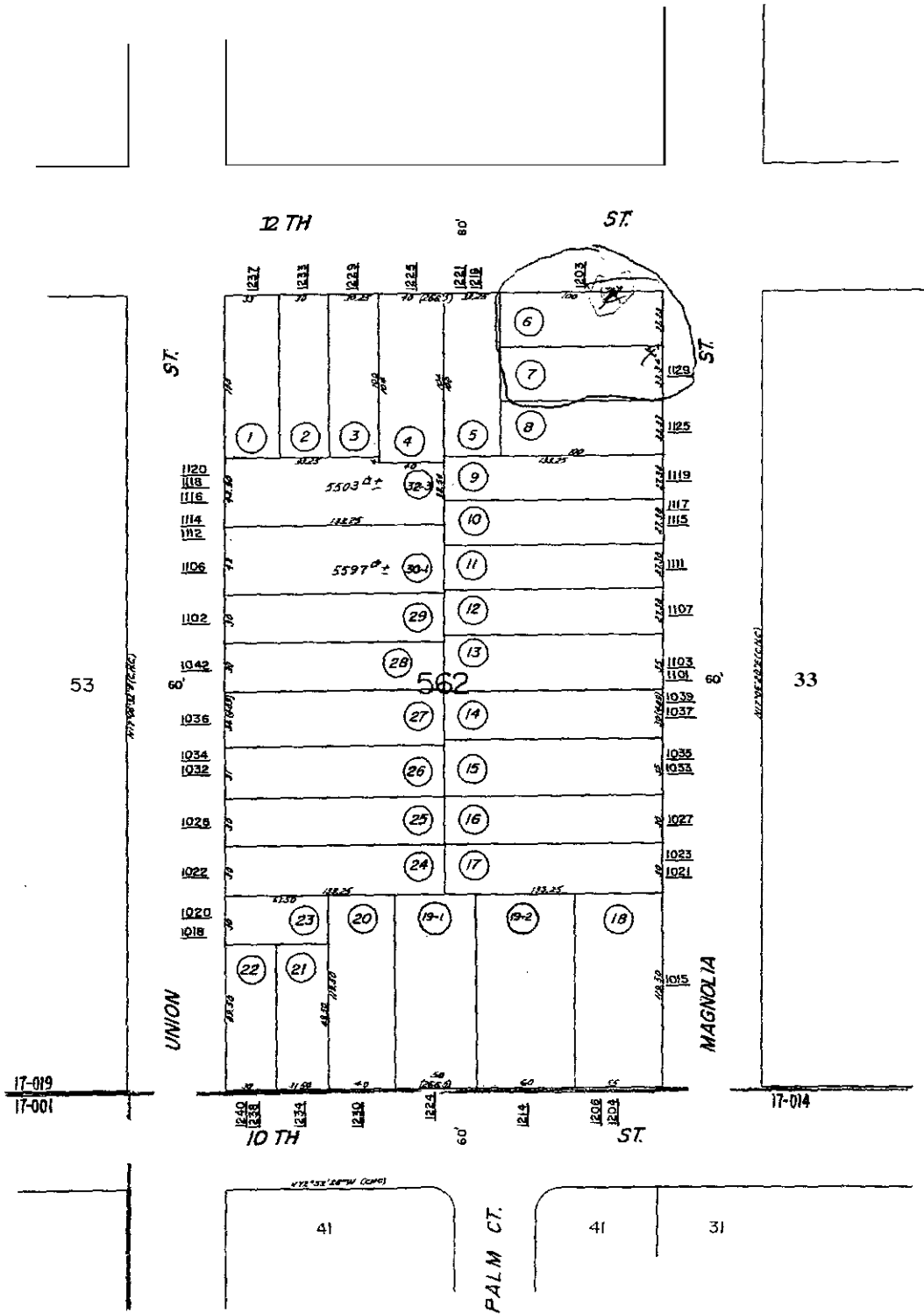


39

1/2" = 60'

OAKLAND AND VICINITY (BOARDMAN) (Bk.17 Pg.14)

6-8-88 RG
8-20-01 EG



RECORDING REQUESTED BY

602051

Founders Title Company

WHEN RECORDED MAIL TO

Name City and County Employees Credit Union
Street Address 8137 Capwell Drive
City & State Oakland, California

RECORDED AT REQUEST OF Founders Title Co. ALAMEDA MAIL DEC - 2 1976
OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA
RENE C. DAVIDSON COUNTY RECORDER

RE: 4627 IM: 80

76-284707

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 30th day of November, 1976, between

WILLIAM S. CRAWFORD and FRANCES B. CRAWFORD, his wife, herein called TRUSTOR, whose address is 1203 - 12th St. Oakland, California

FOUNDERS TITLE COMPANY OF ALAMEDA COUNTY, a California corporation, herein called TRUSTEE, and

CITY AND COUNTY EMPLOYEES CREDIT UNION, herein called BENEFICIARY.

Witnesseth: That TRUSTOR IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Oakland Alameda County, California, described as:

Commencing at the point of intersection of the Southerly line of 12th Street, formerly West 12th Street, with the Westerly line of Magnolia Street, and running thence Westerly along said line of 12th Street, 100 feet, thence at right angles Southerly 53 feet, 4 inches; thence at right angles Easterly 100 feet to the Westerly line of Magnolia Street; and thence Northerly along said last named line, 33 feet, 4 inches to the point of commencement.

Being a portion of Block 562, as per Boardman's Map of Oakland, files April 23, 1883, Book 17 of Maps, Page 14, Alameda County Records.

In the event the herein described property or any part thereof, or any interest therein is sold, agreed to be sold, conveyed or alienated by the Trustor, or by the operation of law or otherwise, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, at the option of the holder hereof and without demand or notice shall immediately become due and payable.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$15,000.00 executed by Trustor in favor of Beneficiary or officer. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz:

Table with 8 columns: COUNTY, BOOK, PAGE, COUNTY, BOOK, PAGE, COUNTY, BOOK, PAGE, COUNTY, BOOK, PAGE. Lists various counties and their corresponding book and page numbers.

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references in property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

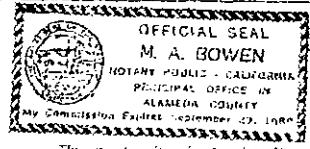
The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF CALIFORNIA COUNTY of Alameda } ss. On November 30, 1976 before me, the undersigned, a Notary Public in and for said State, personally appeared William E. Crawford and Frances B. Crawford

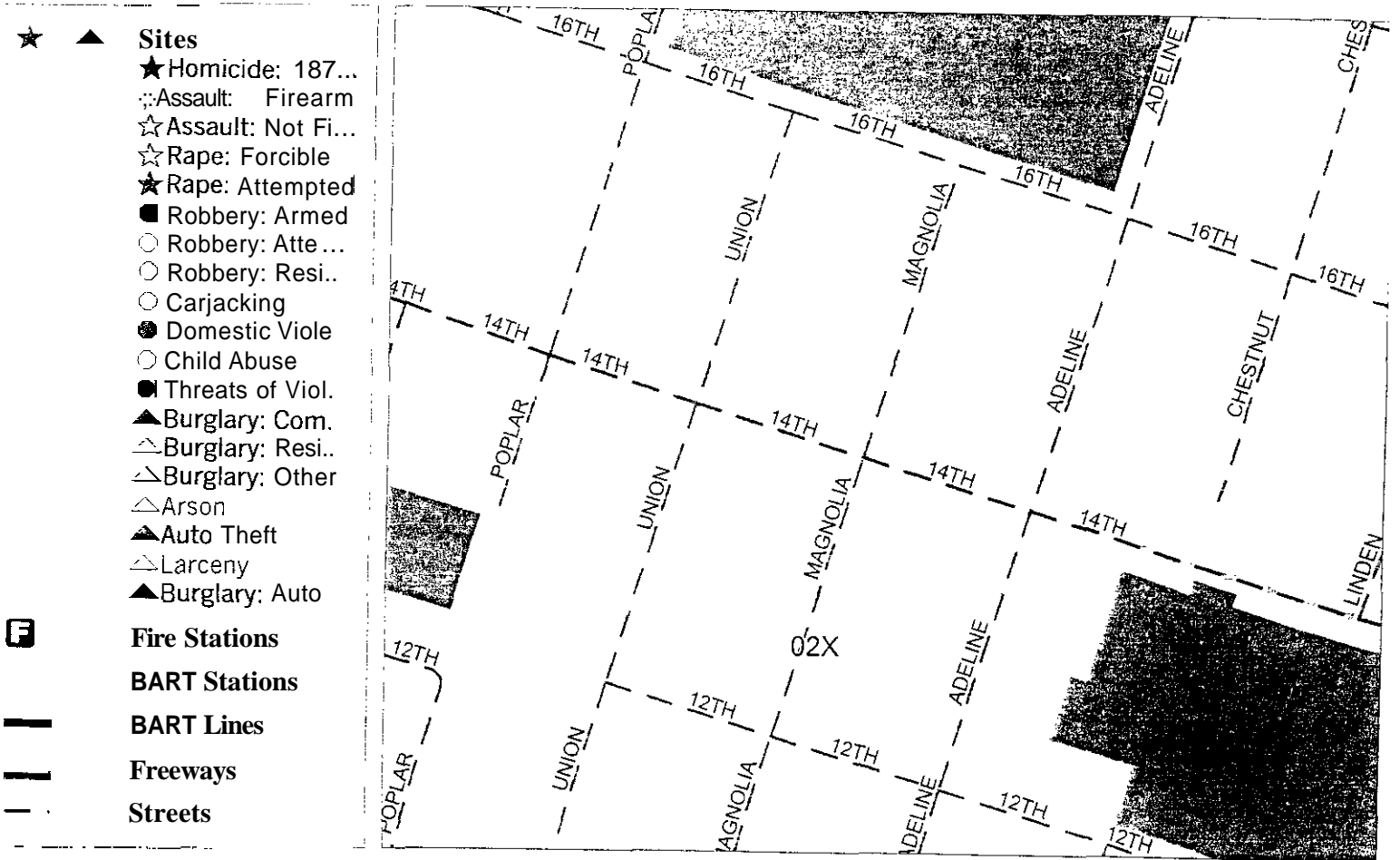
Signature of Trustor WILLIAM S. CRAWFORD FRANCES B. CRAWFORD

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal.

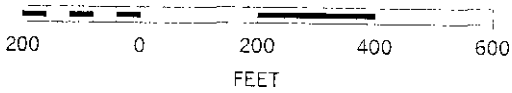
Signature M.A. Bowen Name (Typed or Printed) M.A. Bowen



Oakland Map Room: CrimeWatch



SCALE 1 : 3,897



ATTACHMENT A

REPORTNO	DATE	TIME	LOCATION	CRIME	CRIME DESCRIPTION
03-069934	8/13/03	5:00 PM	1024 LINDEN ST	10851(A)	TAKE VEHICLE W/O OWNERS CONSENT/VEHICLE THE—
03-069757	8/4/03	3:00 AM	1780 13TH ST	10851(A)	TAKE VEHICLE W/O OWNERS CONSENT/VEHICLE THEFT
03-072643	8/11/03	6:00 PM	1055 8TH ST	10851(A)	TAKE VEHICLE W/O OWNER'S CONSENT/VEHICLE THEFT
03-074819	8/14/03	5:00 PM	1119 MIDDLE HARBOR RD	10851(A)	TAKE VEHICLE W/O OWNER'S CONSENT/VEHICLE THEFT
03-073201	8/14/03	8:30 AM	600 LINDEN ST	10851(A)	TAKE VEHICLE W/O OWNER'S CONSENT/VEHICLE THEFT
03-073517	8/14/03	11:30 PM	1000 CHESTNUT ST	10851(A)	TAKE VEHICLE W/O OWNER'S CONSENT/VEHICLE THEFT
03-074485	8/15/03	7:00 PM	1195 MIDDLE HARBOR RD	10851(A)	TAKE VEHICLE W/O OWNER'S CONSENT/VEHICLE THEFT
03-075494	8/20/03	6:15 PM	1195 MIDDLE HARBOR RD	10851(A)	TAKE VEHICLE W/O OWNER'S CONSENT/VEHICLE THEFT
03-075575	8/20/03	12:00 PM	1195 MIDDLE HARBOR RD	10851(A)	TAKE VEHICLE W/O OWNER'S CONSENT/VEHICLE THEFT
03-075574	8/20/03	12:00 PM	1195 MIDDLE HARBOR RD	10851(A)	TAKE VEHICLE W/O OWNER'S CONSENT/VEHICLE THEFT
03-077146	8/26/03	11:00 PM	1195 MIDDLE HARBOR RD	10851(A)	TAKE VEHICLE W/O OWNER'S CONSENT/VEHICLE THEFT
03-077148	8/26/03	11:00 PM	1155 3RD ST	10851(A)	TAKE VEHICLE W/O OWNER'S CONSENT/VEHICLE THEFT
03-079559	8/28/03	7:00 PM	1195 MIDDLE HARBOR RD	10851(A)	TAKE VEHICLE W/O OWNER'S CONSENT/VEHICLE THEFT
03-079323	8/28/03	10:00 AM	1195 MIDDLE HARBOR RD	10851(A)	TAKE VEHICLE W/O OWNER'S CONSENT/VEHICLE THEFT
03-079292	8/29/03	12:00 AM	1195 MIDDLE HARBOR RD	10851(A)	TAKE VEHICLE W/O OWNER'S CONSENT/VEHICLE THEFT
03-079293	8/29/03	12:00 AM	1195 MIDDLE HARBOR RD	10851(A)	TAKE VEHICLE W/O OWNER'S CONSENT/VEHICLE THEFT
03-079922	9/3/03	12:00 AM	1195 MIDDLE HARBOR RD	10851(A)	TAKE VEHICLE W/O OWNER'S CONSENT/VEHICLE THEFT
03-079928	9/3/03	12:00 AM	1195 MIDDLE HARBOR RD	10851(A)	TAKE VEHICLE W/O OWNER'S CONSENT/VEHICLE THEFT
03-079294	9/3/03	12:00 AM	1195 MIDDLE HARBOR RD	10851(A)	TAKE VEHICLE W/O OWNER'S CONSENT/VEHICLE THEFT
03-079295	9/3/03	12:00 AM	1195 MIDDLE HARBOR RD	10851(A)	TAKE VEHICLE W/O OWNER'S CONSENT/VEHICLE THEFT
03-079296	9/3/03	12:00 AM	1195 MIDDLE HARBOR RD	10851(A)	TAKE VEHICLE W/O OWNER'S CONSENT/VEHICLE THEFT
03-079508	9/4/03	2:00 AM	700 LINDEN ST	10851(A)	TAKE VEHICLE W/O OWNER'S CONSENT/VEHICLE THEFT
03-080147	9/5/03	10:00 PM	931 FILBERT ST	10851(A)	TAKE VEHICLE W/O OWNER'S CONSENT/VEHICLE THEFT
03-075618	8/21/03	12:00 PM	749 ADELIN ST	211	ROBBERY
03-077093	8/26/03	8:20 PM	1200 MARKET ST	211	ROBBERY
03-079910	9/5/03	8:20 AM	1070 MARKET ST	211	ROBBERY
03-072099	8/10/03	2:55 AM	803 FILBERT ST	212.5(A)	ROBBERY: FIRST DEGREE
03-069722	8/2/03	2:30 PM	1216 8TH ST	245(A)(1)	ADW OR GBI FORCE: NOT FIREARM
03-069724	8/3/03	8:15 PM	1062 10TH ST	245(A)(1)	ADW OR GBI FORCE: NOT FIREARM
03-073267	8/13/03	10:49 PM	900 FILBERT ST	245(A)(1)	ADW OR GBI FORCE: NOT FIREARM
03-080590	9/7/03	11:00 PM	844 KIRKHAM CT	245(A)(1)	ADW OR GBI FORCE: NOT FIREARM
03-080759	9/8/03	5:30 PM	1000 POPLAR ST	245(A)(1)	ADW OR GBI FORCE: NOT FIREARM
03-081312	9/7/03	12:00 AM	ADELIN ST	261	RAPE: NOT SPECIFIED
03-077988	8/30/03	1:00 AM	ADELIN ST	273.5(A)	INFLECT CORPORAL INJURY ON SPOUSE/COHABITANT
03-079669	9/3/03		MARKET ST	273D	INFLECT INJURY UPON CHILD
03-069622	8/3/03	6:00 AM	1016 LINDEN ST	459(A)	BURGLARY: AUTO
03-071020	8/4/03	8:30 PM	800 ADELIN ST	459(A)	BURGLARY: AUTO
03-072434	8/10/03	9:30 PM	900 MARKET ST	459(A)	BURGLARY: AUTO
03-072852	8/12/03	9:20 PM	600 MANDELA PK	459(A)	BURGLARY: AUTO
03-072946	8/13/03	11:10 AM	500 UNION ST	459(A)	BURGLARY: AUTO
03-074782	8/18/03	11:30 PM	1200 10TH ST	459(A)	BURGLARY: AUTO
03-075459	8/19/03	7:30 PM	760 11TH ST	459(A)	BURGLARY: AUTO
03-074769	8/19/03	5:03 AM	1051 10TH ST	459(A)	BURGLARY: AUTO
03-077302	8/26/03	5:00 PM	1055 8TH ST	459(A)	BURGLARY: AUTO
03-077739	8/28/03	11:00 AM	1195 MIDDLE HARBOR RD	459(A)	BURGLARY: AUTO
03-079576	8/4/03	12:00 AM	1050 7TH ST	459(A)	BURGLARY: AUTO
03-078207	8/28/03	12:00 PM	1195 MIDDLE HARBOR RD	459(C)	BURGLARY: COMMERCIAL

REPORTNO	DATE	TIME	LOCATION	CRIME	CRIME DESCRIPTION
03-069190	8/1/03	3:25 PM	1015 ADELINE ST	484(A)	THEFT: PERSONAL PROPERTY
03-073076	8/13/03	6:30 PM	900 MARKET ST	484(A)	THEFT: PERSONAL PROPERTY [OVER \$400]
03-073985	8/15/03	3:00 PM	900 MARKET ST	484(A)	PETTY THEFT: SHOPLIFT
03-077629	8/16/03		1055 8TH ST	484(A)	THEFT: PERSONAL PROPERTY
03-080609	8/27/03	5:30 AM	1024 12TH ST	484(A)	PETTY THEFT: AUTO ACCESSORY
03-077372	8/27/03	10:00 AM	900 MARKET ST	484(A)	PETTY THEFT: SHOPLIFT
03-079415	9/13/03	3:00 PM	749 ADELINE ST	484(A)	PETTY THEFT: AUTO ACCESSORY
03-075825	8/8/03	2:00 PM	1121 KIRKHAM ST	487	GRAND THEFT
03-073286	8/14/03	7:50 AM	991 14TH ST	487	GRAND THEFT

Location:	1144 12 th Street (See map on reverse)
Assessors Parcel Number:	004-00350-038-00
Proposal:	To convert an existing two unit residential structure to a clean and sober facility (a Service-Enriched Residential facility)
Applicant:	Christian Women Supporting Women/Jacqueline Wooley
Owner:	K. M. Lewis
Planning Permits Required:	Major Conditional Use Permit and Minor Variance to allow designation of two parking spaces located more than 390 feet away where 300 feet is required.
General Plan:	Mixed Housing Type
Zoning:	R-70: High Density Residential Zone
Environmental Determination:	Exempt 15301; State CEQA Guidelines, Existing Facilities
Historic Status:	Potentially Designated Historic Property. Survey Rating: C2+
Service Delivery District:	I – West Oakland
City Council District:	3
Date Filed:	May 14, 2003
Staff Recommendation:	Take public testimony and continue the item with direction to staff to prepare appropriate findings.
Finality of Decision:	<i>Appealable to City Council</i>
For Further Information:	Contact case planner Miroo Desai Brewer at 510-238-6935

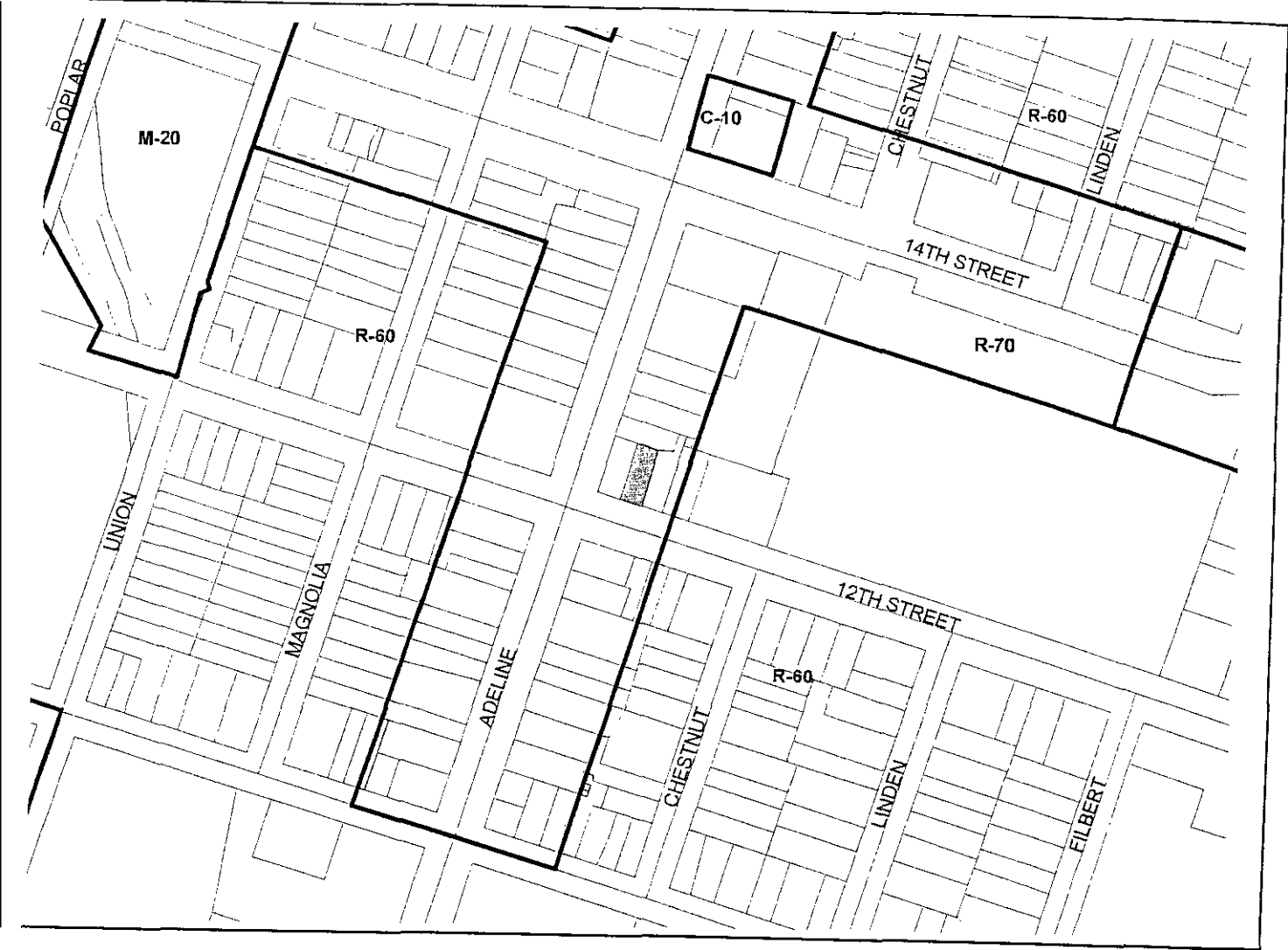
SUMMARY

The applicant, Christian Women Supporting Women (CWSW), proposes to convert an existing Victorian duplex to a clean and sober facility for 10 residents. CWSW requests to establish a Sunday to Saturday facility with 24-hour staff supervision. There will be two permanent employees with one employee on site at all times. The residents will be ten women who will reside in four bedrooms. All residents are expected either to work or attend school. The resident stay will be no more than one year. Counseling and case management services will be provided on-site for the residents and educational classes may be provided from time to time.

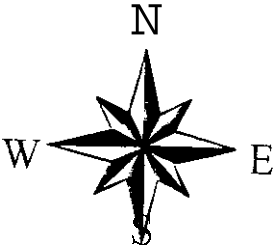
Clean and sober facilities fall under the use category of service-enriched residential facilities that are permitted in a residential zone with issuance of a major conditional use permit. One parking space is provided on-site and two parking spaces are provided at 1324 Adeline Street located approximately 390 feet (one block) away. The applicant also requests a variance to the parking requirements to allow designation of two parking spaces located more than 300 feet away with no common ownership of property on which parking is provided.

The project has support from some residents in the neighborhood but not from Oak Center Neighborhood Association (OCNA), a local community organization. Staff has also received letter from Nancy Nadel's office (City Council District 3) expressing concerns for the proposal. Staff recommends that the Planning Commission take public testimony and continue the item with direction to staff to prepare appropriate findings.

CITY OF OAKLAND PLANNING COMMISSION



Case File: CMV03-207
Applicant: Christian Women Supporting Women
Address: 1144 12th Street
Zone: R-70



PROJECT DESCRIPTION

The applicant, Christian Women Supporting Women (CWSW), proposes to convert an existing 2,402 square foot Victorian duplex to a “clean and sober facility” for 10 residents. CWSW is a nonprofit organization designed for chemically dependent women who have experienced chronic relapses. CWSW requests to establish a Sunday to Saturday facility with 24-hour staff supervision. To be eligible for the program, the women must have successfully demonstrated a commitment to recovery or have come from another referral agency having evidenced an acceptable period of sobriety. The facility endeavors to provide a non-profit, post-transitional housing program that provides a clean and sober living environment for women maintaining recovery from drug and/or alcohol abuse.

There will be two permanent employees with one employee on site at all times. The residents will be all women. Total number of residents will be ten who will reside in four bedrooms. Two bedrooms will hold 2 residents each and two bedrooms will hold 3 women each. On the first floor, the bedroom sizes expected to accommodate 2 residents and 3 residents are 147 square feet and 184 square feet respectively. On the second floor, the bedroom sizes expected to accommodate 2 residents and 3 residents are 128 square feet and 208 square feet respectively. One staff member will reside on the second floor in a room that will double as Staff Room (126.5 square feet) during day-time hours and bedroom during night hours. Common areas on the first floor include a 225 square foot living room; 201 square foot dining and kitchen area; 103 square foot quiet room; and a 181 square foot rear deck. Common areas on the second floor include a 223 square foot living area; 117 square foot dining and kitchen area; a 103 square foot quiet room; and a 234 square foot rear deck. CWSW will provide all furniture for the facility and charge residents rent in exchange for food and board.

All residents are expected either to work or attend school. The resident stay will be no more than one year. It is anticipated that children of residents may visit during the weekends (Friday evening to Sunday evening). These visits will be scheduled to prevent overcrowding. Counseling and case management services will be provided on-site for the residents and educational classes may be provided from time to time.

No physical internal or external changes are proposed.

PROPERTY DESCRIPTION

The 3,610 square foot project parcel is located on 11th Street in West Oakland. The nearest cross street is Adeline Avenue. The site is zoned R-70 High-Density Residential zone and is developed with a 2,402 square foot Victorian duplex that appears to be in good condition. The surrounding area is developed with one and two story residential dwelling units with three churches within one block of the project site.

GENERAL PLAN ANALYSIS

The subject property is located in the “Mixed Housing Type” General Plan designation. This classification is intended to create, maintain and enhance residential areas typically located near the City’s major arterials and characterized by a mix of single family homes, townhouses, and neighborhood businesses. The desired character of the classification is primarily residential in character with small commercial enterprises and small-scale compatible civic and institutional uses.

The document “Guidelines for Determining Project Conformity with the General Plan and Zoning Regulations” (the Guidelines) passed by the Planning Commission on May 6, 1998 is silent regarding service-enriched residential facilities. The proposed use is primarily support services that can be considered institutional services. Fur

use under the Zoning Ordinance and is characterized as a "Residential Activity". Staff believes that the project conforms to the Mixed Housing Type and Urban Residential General Plan designation in that the proposal is primarily a residential activity that provides housing opportunity at a reasonable cost and conforms with the General Plan Policy N6.1 regarding encouraging a mix of housing types.

ZONING ANALYSIS

The proposed use falls under Service Enriched Permanent Housing Residential classification per Section 17.10.114 which includes "permanent housing in which residents are tenants who live independently and have access to various voluntary support services, such as, health, mental health, education and employment/training services."

The site is located within the R-70, High Density Residential Zone that is intended to "create, preserve, and enhance areas for apartment living at high densities in desirable settings." Service-enhanced permanent housing is a conditionally permitted use under Section 17.28.060 (*Conditionally permitted activities*) of the Zoning Ordinance.

Section 17.134.020 of the Zoning Ordinance (*Definition of major and minor conditional use permits*) states that any all service enriched housing residential uses are considered major and requires a hearing in front of the Planning Commission. To permit this project, the Planning Commission must make the regular Conditional Use Permit findings (Section 17.134.050), special use permit findings (Section 17.102.212) and Minor Variance Findings (Section 17.148.050a). New special use permit findings (Section 17.102.212) were adopted in 1999 to provide guidance in evaluating applications for Service Enriched Residential activities as well as other related special housing activities. Key issues to be addressed are parking and over-concentration of activities.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines lists projects that qualify as categorical exemptions from environmental review. The project falls under the category exemption listed in Section 15301, which relate to modifications to existing structures.

KEY ISSUES AND IMPACTS

The proposed development is to convert an existing Victorian duplex to a clean and sober facility for 10 residents. The applicant requests to establish a Sunday to Saturday facility with 24-hour staff supervision. There will be two permanent employees and one employee will be on site at all times. The residents will be all women and the ten women will reside in four bedrooms. All residents are expected either to work or attend school. The resident stay will be no more than one year. It is anticipated that children of residents may visit during the weekends (Friday evening to Sunday evening). These visits will be scheduled to prevent overcrowding. Counseling and case management services will be provided on-site for the residents and educational classes may be provided from time to time. No external or internal improvements are proposed.

Parking and Traffic

Per Section 17.116.060 (B) of the Zoning Code Service-Enriched Permanent Housing requires two spaces for each three dwelling units and one space for each three rooming units plus one space for each three employees on site during the shift that has maximum staffing, plus one space for each facility vehicle. The proposal involves two dwelling units, 4 rooming units, and two employees. There will be -- facility vehicle. This triggers a parking requirement of three spaces. One par

site and two parking spaces are provided at 1324 Adeline Street located approximately 390 feet (one block) away. Section 17.116.170 allows provision of parking spaces on another lot located within 300 feet and having at least one owner in common with the lot where the activity is taking place. The applicant requests a variance to allow designation of two parking spaces located more than 300 feet away with no common ownership of property on which parking is provided.

Staff believes that the variance can be granted. The general intent of distance requirement of 300 feet (roughly one city block) is considered a reasonable distance for a person to walk to his/her destination. The off-site parking spaces are located roughly one block away and are only 90 feet further than what is required. The marginal increased distance will not deter utilization of parking spaces at 1324 Adeline Street by users. As regards to ownership requirements, the intent of this requirement is to ensure that designation of parking spaces on a lot other than where the activity is taking place are kept during the life of the operation of that particular use. Staff believes that this intent can be met via an agreement executed by the property owners of 1324 Adeline Street and 1144 12th Street and recorded at the County Recorder's Office will be sufficient to address the intent of the common ownership requirement. (See Condition Number 11.)

Although the proposed use generates a parking requirement of 3 spaces, staff believes that it would not be unreasonable to expect some of the 10 residents to use a car as means of transportation. For this reason, the staff has included a condition that restricts residents of this facility from using private vehicles (See Condition Number 12). The operator has agreed to enforce this condition.

Over concentration of facilities

Section 17.102.212 (B) requires that "no Residential Care, Service-Enriched Permanent Housing, Transitional Housing, or Emergency Shelter Residential Activity shall be located closer than 300 feet away from any other such Activity or Facility." The City's database record of alcohol and drug rehabilitation facilities show that no such facility is located within 1000 feet of project site. (See Attachment B for Map Showing Location of Drug and Alcohol Facilities in Oakland and Map Showing Absence of such facilities within 300 feet and 1000 feet radius of project site).

Staff used California Community Care Licensing Division's (CCLD) database to conduct search for a variety of facilities for the 94607 and 94612 Zip Codes (Zip Codes for West Oakland). The facility category included the following: Adult Residential Facilities; Adult Support Center; Group Homes; Transitional Care Facilities for Children, Small Facility Homes, Social Rehabilitation Facilities, Residential Care for Elderly and Temporary Shelters. No such facilities fell within 300 feet of the project site. (See Attachment C for CCLD Database Search Results).

The applicant conducted a search using different method that also did not yield a presence of similar facilities within 300 feet of the project site. (See Attachment D for Applicant's Search Results).

From the data available, staff believes that there are no Residential Care, Service-Enriched Permanent Housing, Transitional Housing or Emergency Shelter Residential Activity are located within 300 feet of the project site thereby complying with the requirement in Section 17.102.212 (B).

Community Input

Oak Center Neighborhood Association (OCNA) reviewed the project proposal and reached the conclusion that it could not support the project for a clean and sober facility at 1144 12th Street. (See Attachment E for OCNA's letters). From the correspondence, it appears that OCNA's main issues were a

shifting project description by the applicant, overcrowding, qualified staffing and issues of adequate parking and over concentration of similar facilities in the neighborhood.

The applicant has submitted 108 signatures of support for the proposed facility from residents living in the surrounding neighborhood. Ten letters of support have also been submitted. (See Attachment F for Signatures and Letters of Support).

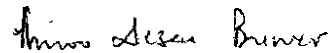
Staff has also received letter from Nancy Nadel's office (City Council District 3) expressing concerns for the proposal regarding overcrowding, parking, over concentration of similar facilities and in general, ability of the applicant to successfully run the proposed facility. (See Attachment J). Please see applicant's response to this letter as Attachment K.

CONCLUSION

Although the proposed activity will provide an essential service to the community by offering support services to at risk women in the community to continue and solidify their recovery, a concern has been raised regarding the ability of the applicant to successfully operate the proposed facility.

- RECOMMENDATIONS:**
1. Take public testimony and continue the item with direction to staff to prepare appropriate findings.

Prepared by:



Miroo Desai Brewer
Planner III

Approved by:



GARY PATTON
Deputy Director of Planning and Zoning

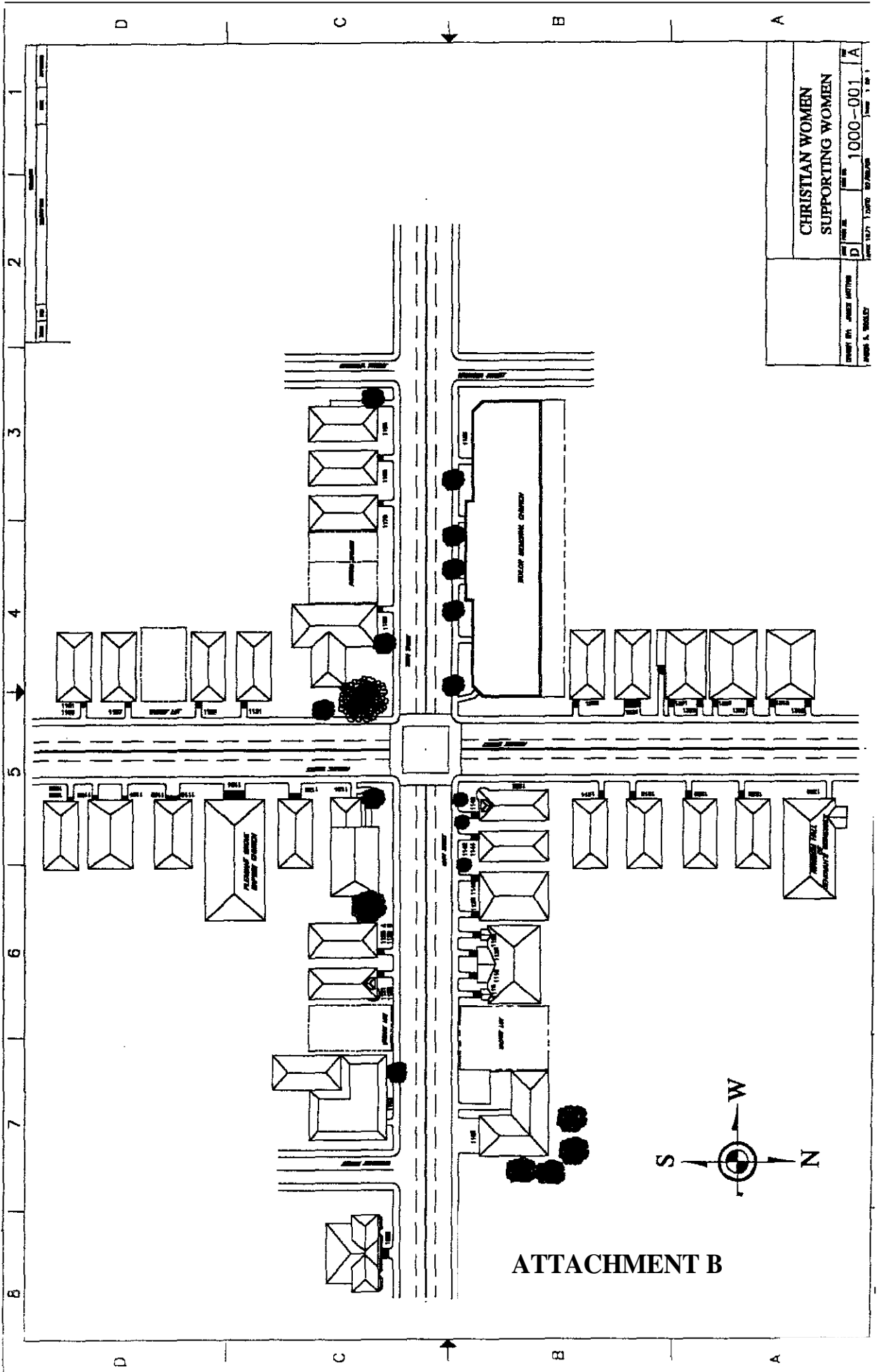
Approved for forwarding to the
City Planning Commission:



LESLIE GOULD
Director of Planning and Zoning

ATTACHMENTS:

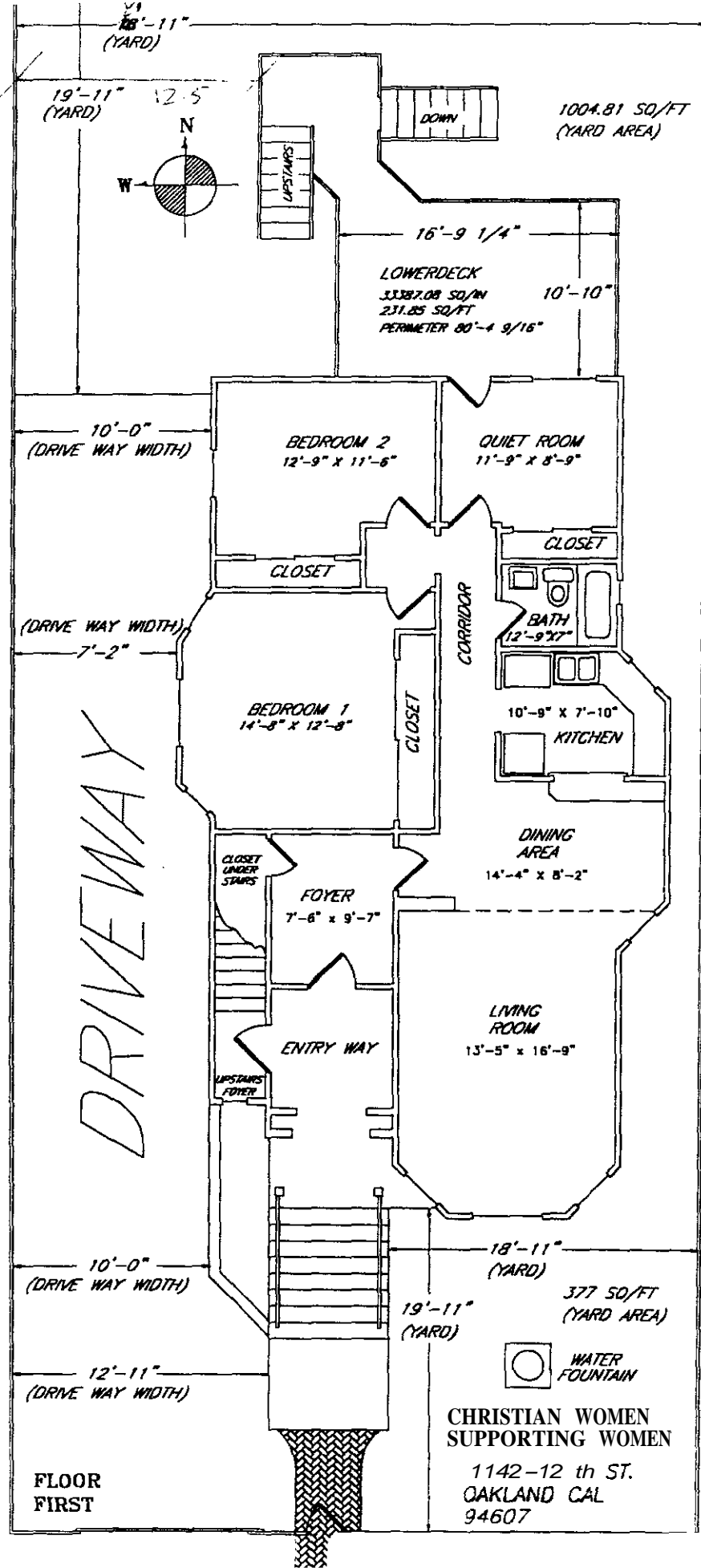
- A. Plans and Elevations
- B. Map Showing Location of Drug and Alcohol Facilities in Oakland & Map Showing Absence of such facilities within 300 feet and 1000 feet radius of project site.
- C. CCLD Database Search Results (Conducted by Staff)
- D. Applicant's Search Results
- E. Oak Center Neighborhood Association Correspondence
- F. Signatures and Letters of Support
- G. Client Rules and Regulations Service Agreement
- H. Christian Women Supporting Women (CWSW) Objectives and By-Laws
- I. Letter from Oak Center Cultural Center Designation of Parking Spaces at 1324 Adeline Street
- J. Letter from Nancy Nadel, City Council District 3
- K. Applicant's Response to Letter from Nancy Nadel



CHRISTIAN WOMEN SUPPORTING WOMEN	
PROJECT NO. 1000-001	DATE 12/17/2009
DESIGNED BY: JAMES HARTING	SCALE: 1/8" = 1'-0"
DRAWN BY: JAMES HARTING	SHEET NO. 1 OF 1

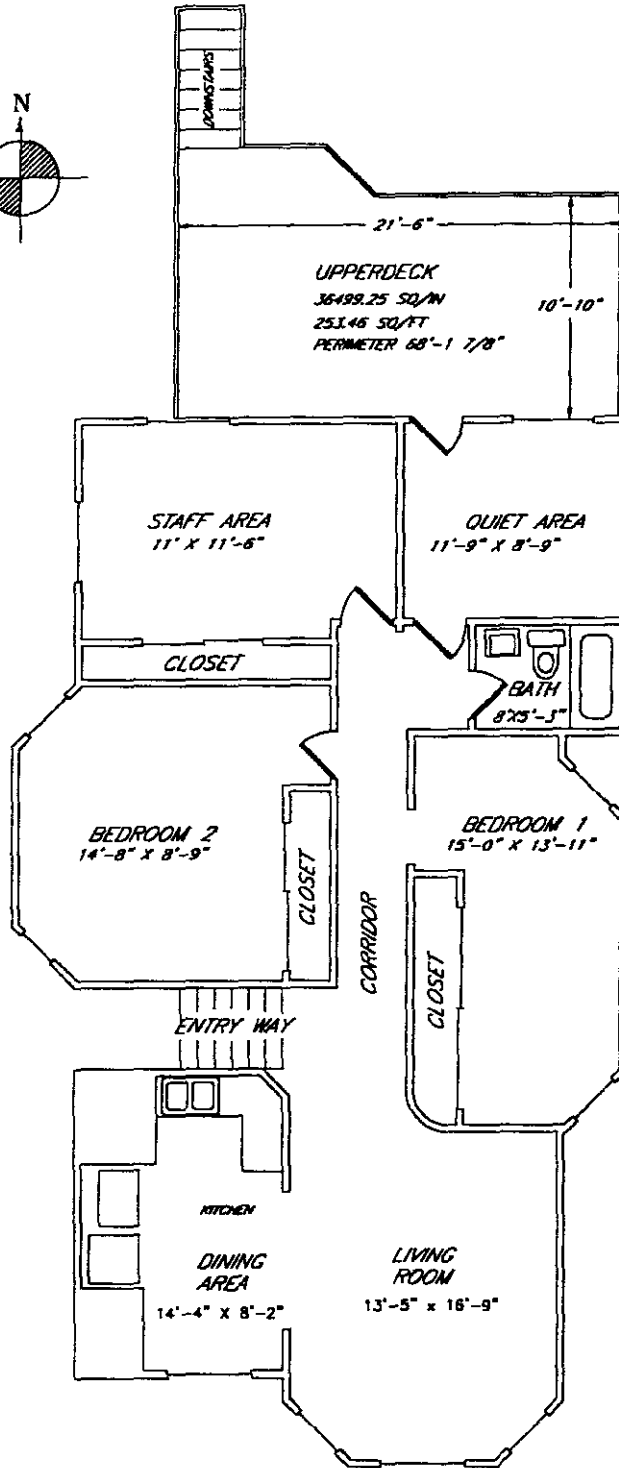
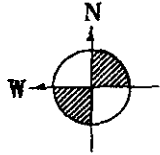
ATTACHMENT B

70'-0"
(DRIVE WAY LENGTH)



ATTACHMENT B

(LOT WIDTH APPROX.)



101'-8"
(LOT LENGTH APPROX.)

SECOND FLOOR

CHRISTIAN WOMEN SUPPORTING WOMEN

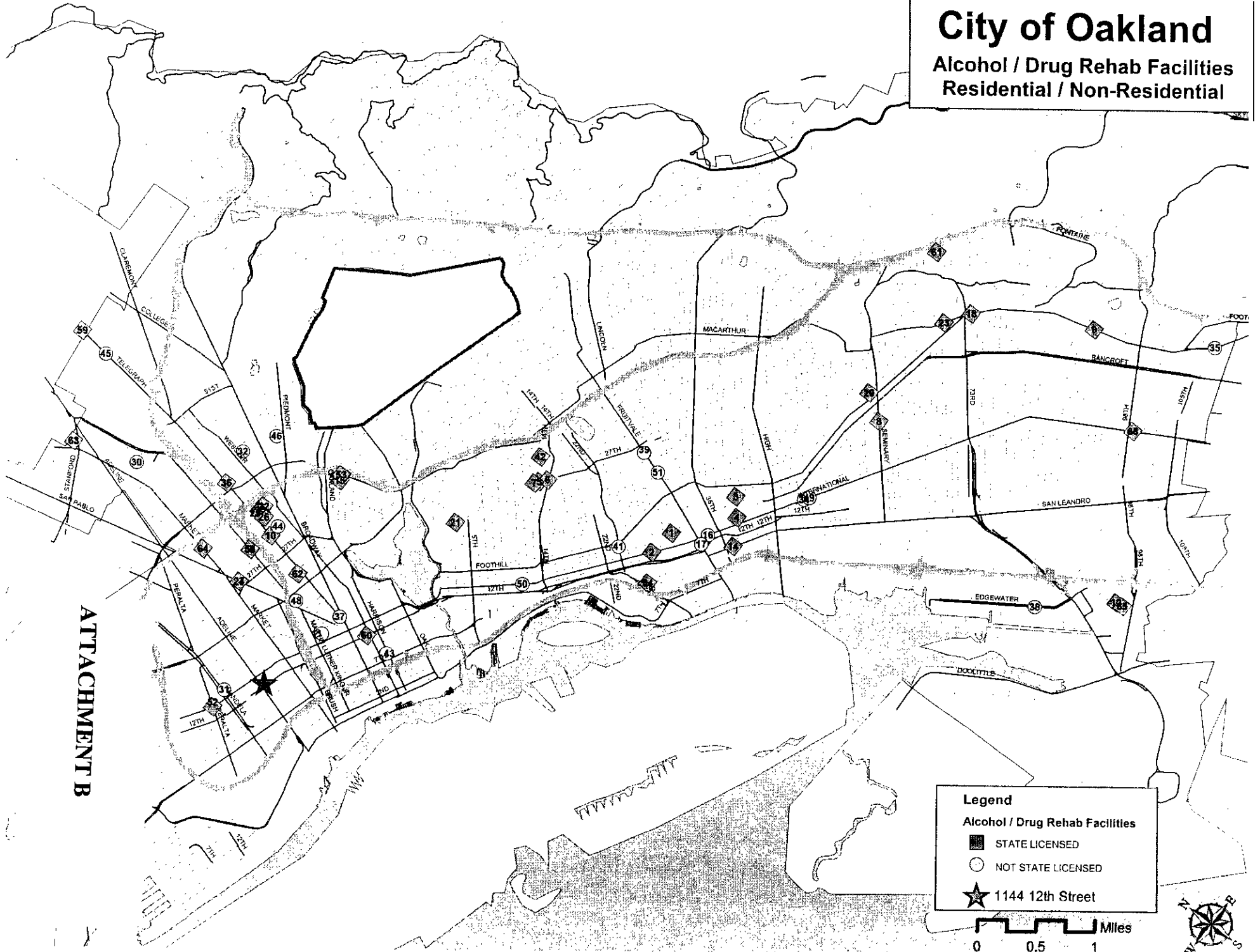
1144-12 th ST.
OAKLAND CAL
94607

ATTACHMENT B

City of Oakland

Alcohol / Drug Rehab Facilities

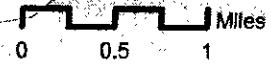
Residential / Non-Residential



ATTACHMENT B

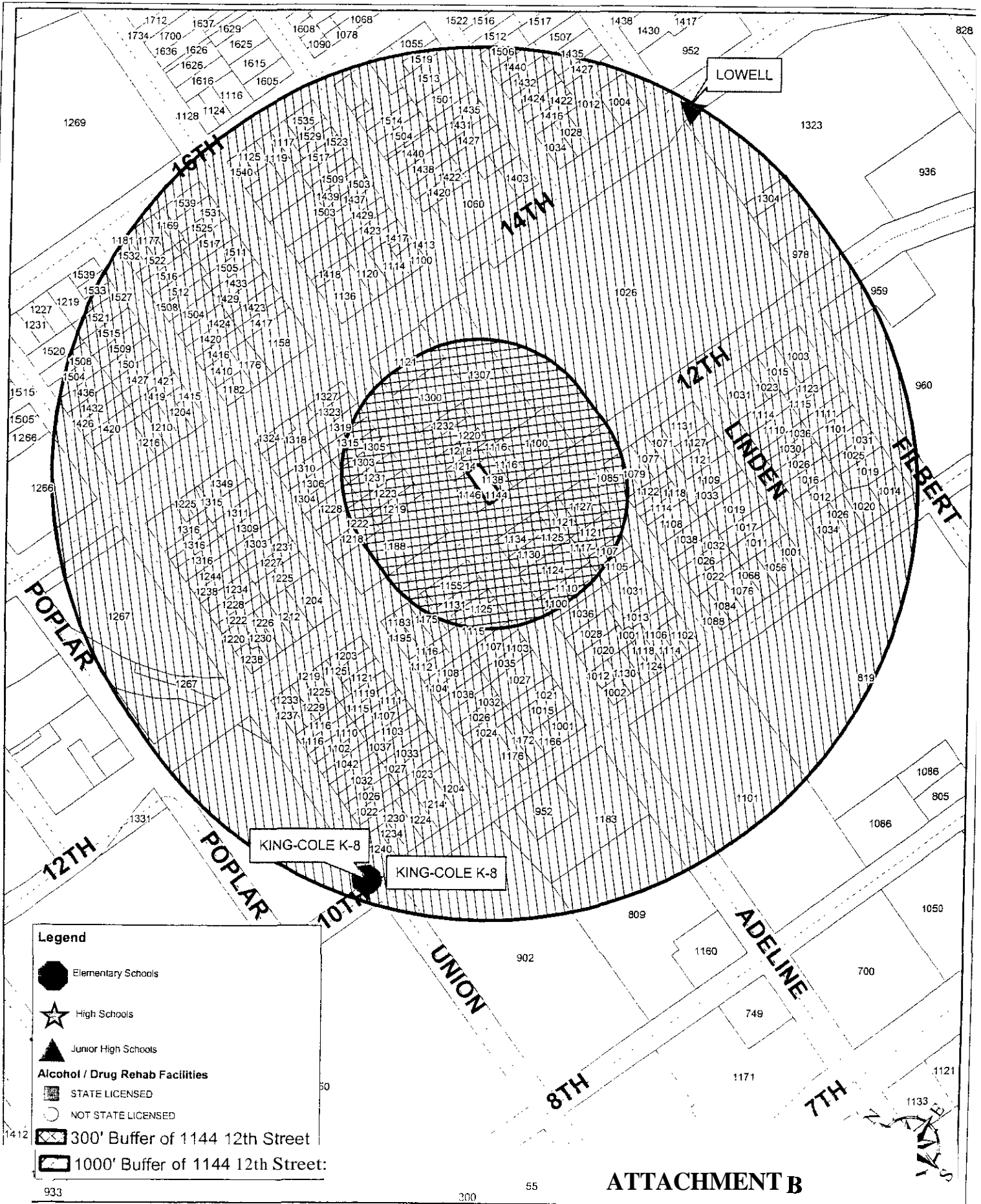
Legend

- STATE LICENSED
- NOT STATE LICENSED
- ★ 1144 12th Street






1144 12th Street



0 50 100 200 300 400 500 Feet





Legend

-  Elementary Schools
-  High Schools
-  Junior High Schools

Alcohol / Drug Rehab Facilities

-  STATE LICENSED
-  NOT STATE LICENSED

-  300' Buffer of 1144 12th Street
-  1000' Buffer of 1144 12th Street:

ATTACHMENT B



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- [Search for a Facility](#)
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- [Employment](#)
- [Regional Offices](#)
- [Community Care Updates](#)
- [Title 22 Regulations](#)
- [An Overview of Licensing](#)
- [Provider Letters](#)
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- [Website Search](#)
- [Internal Applications](#)

Search for a Licensed Facility

My CA

CCLD Facility Search Form Results

Your search:
 Category: Social Rehab
 Zip Code: 94612
 City: Oakland
 County: ALAMEDA

No Facilities match that criteria.
 Please press your browser's BACK button and redefine your search

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A'
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CCLD Facility Search Form Results

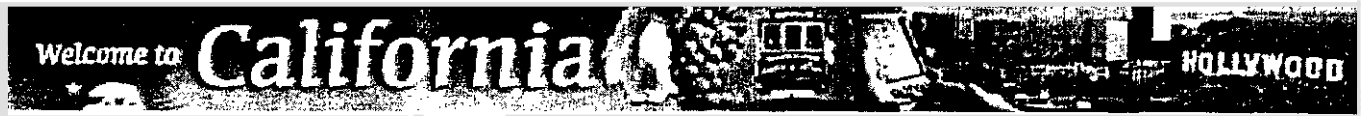
Your search:
 Category: Social Rehab
 Zip Code: 94607
 City: Oakland
 County: ALAMEDA

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Search for a Licensed Facility

My CA

CCLD Facility Search Form Results

Your search:
 Category: Adult Support Center
 Zip Code: 94607
 City: Oakland
 County: ALAMEDA

No Facilities match that criteria.

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Search for a Licensed Facility

My CA

CCLD Facility Search Form Results

Your search:

Category: Adult Residential Facilities

Zip Code: 94612

City: Oakland

County: ALAMEDA

There is **1** facility in your search results

Clicking on the facility street address will display a map to the facility.

This information is updated weekly.

Listed facilities are not necessarily open for business. Call the Regional (R.O.) phone number given for each facility if you have any questions about a particular facility.

Facility No:015600242 Capacity:0021

License Status: Licensed

ROSEVILLE RESIDENTIAL CARE HOME

6115-6117 SAN PABLO AVENUE

OAKLAND, CA 94612

(510) 658-1093

Contact: EBOJO, ROSAL

RO: GREATER B.AREA ADULT(15)

RO Phone: (510) 286-4201

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Search for a Licensed Facility

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CCLD Facility Search Form Results

Your search:
 Category: Family Child Care Home (Large only)
 Zip Code: 94612
 City: Oakland
 County: ALAMEDA

There are 3 facilities in your search results.

This information is updated weekly.
 Listed facilities are not necessarily open for business. Call the Regional (R.O.) phone number given for each facility if you have any questions a particular facility.

Facility No:013411239 Capacity:0012
 License Status: Licensed
GUINN, CHARLOTTE
 OAKLAND, CA 94612
 (510) 763-2439
 Contact: GUINN, CHARLOTTE
 RO: BAY AREA-CC OAKLAND (02)
 RO Phone: (510) 622-2602

Facility No:013412570 Capacity:0014
 License Status: Licensed
HICKS, MARJORIE
 OAKLAND, CA 94612
 (510) 836-3150
 Contact: HICKS, MARJORIE
 RO: BAY AREA-CC OAKLAND (02)
 RO Phone: (510) 622-2602

Facility No:013416874 Capacity:0014
 License Status: Pending
LEE, LA SONYA
 OAKLAND, CA 94612
 (510) 465-7567
 Contact: LEE, LA SONYA
 RO: BAY AREA-CC OAKLAND (02)
 RO Phone: (510) 622-2602

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Your search:
Category: FFA
Zip Code: 94612
City: Oakland
County: ALAMEDA

There is 1 facility in your search results.

Clicking on the facility street address will display a map to the facility

This information is updated weekly.
Listed facilities are not necessarily open for business. Call the Regional (R.O.) phone number given for each facility if you have any questions a particular facility.

Facility No:010707644 Capacity:0000
License Status: Licensed
PARENTAL STRESS SERVICES, INC.
1727 MARTIN LUTHER KING WY#109
OAKLAND, CA 94612
(510) 893-9230
Contact: KAREN PICO
RO: CENTRAL COAST CR/RES(26)
RO Phone: (408) 277-1289

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Your search:
 Category: FFA
 Zip Code: 94607
 City: Oakland
 County: ALAMEDA

There are **2** facilities in your search results

Clicking on the facility street address will display a map to the facility.

This information is updated weekly.
 Listed facilities are not necessarily open for business. Call the Regional (R.O.) phone number given for each facility if you have any questions a particular facility.

Facility No:015200691 Capacity:0000
 License Status: Licensed
 BLACK ADOPTION PLACEMENT AND RESEARCH CENTER
125 SECOND STREET
 OAKLAND, CA 94607
 (510) 839-3678
 Contact: KING, GLORIA
 RO: CENTRAL COAST CR/RES(26)
 RO Phone: (408) 277-1289

Facility No:015200928 Capacity:0000
 License Status: Licensed
 FAMILIES THAT CARE
1404/06 8TH STREET
 OAKLAND, CA 94607
 (510) 893-2235
 Contact: TOTTY, LOBART L.
 RO: CENTRAL COAST CR/RES(26)
 RO Phone: (408) 277-1289

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Search for a Licensed Facility

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Your search:
 Category: Social Rehab
 Zip Code: 94607
 City: Oakland
 County: ALAMEDA

No Facilities match that criteria.

Please press your browser's BACK button and redefine your search,

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CCLD Facility Search Form Results

Your search:
 Category: **Social Rehab**
 Zip Code: **94607**
 City: **Oakland**
 County: **ALAMEDA**

No Facilities match that criteria.
 Please **press your browser's BACK button** and redefine your search,

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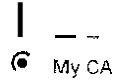
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Search for a Licensed Facility



CGLD Facility Search Form Results

Your search:
 Category: Transitional Care Fac for Children
 Zip Code: 94607
 City: oakland
 County: ALAMEDA

No Facilities match that criteria.
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Search for a Licensed Facility

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CCLD Facility Search Form Results

Your search:
 Category: Transitional Care Fac for Children
 Zip Code: 94612
 City: oakland
 County: ALAMEDA

No Facilities match that criteria.
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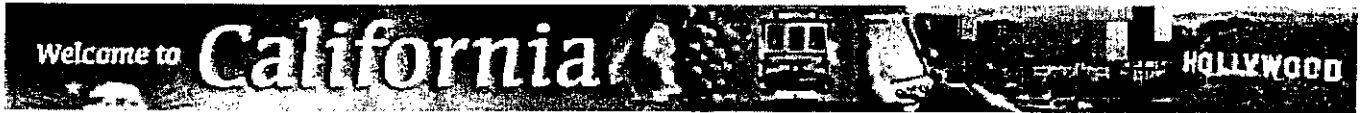
Your search:
 Category: Adult Support Center
 Zip Code: 94612
 City: Oakland
 County: ALAMEDA

No Facilities match that criteria.
 Please press your browser's BACK button and redefine your search

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Search for a Licensed Facility

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CCLD Facility Search Form Results

Your search:
 Category: RCFCI
 Zip Code: 94607
 City: Oakland
 County: ALAMEDA

No Facilities match that criteria.

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Search for a Licensed Facility

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CCLD Facility Search Form Results

Your search:
 Category: RCFCI
 Zip Code: 94612
 City: Oakland
 County: ALAMEDA

No Facilities match that criteria.
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Your search:
 Category: GH
 Zip Code: 94607
 City: Oakland
 County: ALAMEDA

There are 2 facilities in your search results.

Clicking on the facility street address will display a map to the facility

This information is updated weekly.
 Listed facilities are not necessarily open for business. Call the Regiona (R.O.) phone number given for each facility if you have any questions a particular facility.

Facility No:015600316 Capacity:0012
 License Status: Licensed
FILBERT HOUSE
1625 FILBERT
 OAKLAND, CA 94607
 (510) 658-3030
 Contact: PORTER, KENNETH
 RO: CENTRAL COAST SC/RES(14)
 RO Phone: (650) 266-8800

Facility No:015600648 Capacity:0006
 License Status: Provisional
IJEOMA HOUSE
1433 ADELINE STREET
 OAKLAND, CA 94607
 (510) 268-4048
 Contact: OZUOR, MARILYN
 RO: CENTRAL COAST SC/RES(14)
 RO Phone: (650) 266-8800

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Your search:
 Category: GH
 Zip Code: 94612
 City: Oakland
 County: ALAMEDA

No Facilities match that criteria.
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Search for a Licensed Facility

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CCLD Facility Search Form Results

Your search:

Category: Small Family Homes

Zip Code: 94607

City: Oakland

County: **ALAMEDA**

No Facilities match that criteria.

Please press your browser's **BACK** button and redefine your search.

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CCLD Facility Search Form Results

Your search:
 Category: Small Family Homes
 Zip Code: 94612
 City: Oakland
 County: ALAMEDA

No Facilities match that criteria.
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Search for a Licensed Facility

My CA

CCLD Facility Search Form Results

Your search:

Category: Residential Care for the Elderly

Zip Code: 94607

City: Oakland

County: ALAMEDA

No Facilities match that criteria.

Please press your browser's BACK button and redefine your search.

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Search for a Licensed Facility

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CCLD Facility Search Form Results

Your search:
 Category: Residential Care for the Elderly
 Zip Code: 94612
 City: Oakland
 County: ALAMEDA

There is 1 facility in your search results.

Clicking on the facility street address will display a map to the facility.

This information is updated weekly.
 Listed facilities are not necessarily open for business. Call the Regional (R.O.) phone number given for each facility if you have any questions a particular facility.

Facility No:011400369 Capacity:0275
 License Status: Licensed
LAKE PARK
1850 ALICE
 OAKLAND , CA 94612
 (510) 835-5511
 Contact: JACOBSON, STEPHEN
 RO: CENTRAL COAST SC/RES(14)
 RO Phone: (650) 266-8800

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Search for a Licensed Facility

My CA

CCLD Facility Search Form Results

Your search:
 Category: Temp Shelter
 Zip Code: 94607
 City: Oakland
 County: ALAMEDA

No Facilities match that criteria.
 Please press your browser's BACK button and redefine your search.

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CCLD Facility Search Form Results

Your search:

Category: Temp Shelter

Zip Code: 94612

City: Oakland

County: ALAMEDA

No Facilities match that criteria.

Please press your browser's BACK button and redefine your search.

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Search for a Licensed Facility

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CCLD Facility Search Form Results

Your search:

Category: Adult Residential Facilities

Zip Code: 94607

City: Oakland

County: ALAMEDA

There are **3** facilities in your search results.

Clicking on the facility street address will display a map to the facility.

This information is updated weekly.

Listed facilities are not necessarily open for business. Call the Regional (R.O.) phone number given for each facility if you have any questions about a particular facility.

Facility No:011403430 Capacity:0006

License Status: Licensed

ADELINE BOARD & CARE

2702 ADELINE STREET

OAKLAND , CA 94607

(510) 835-4736

Contact: RAY, FRANZ

RO: GREATER B.AREA ADULT(15)

RO Phone: (510) 286-4201

Facility No:011403200 Capacity:0004

License Status: Licensed

ADELINES BOARD AND CARE HOME

1427 MAGNOLIA STREET

OAKLAND , CA 94607

(510) 835-3580

Contact: SWEENEY, ADELINE

RO: GREATER B.AREA ADULT(15)

RO Phone: (510) 286-4201

Facility No:019200035 Capacity:0006

License Status: Licensed

NEW HORIZONS RESIDENTIAL CARE HOMES, INC.

1006 CHESTNUT STREET

OAKLAND , CA 94607

(510) 336-2728

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Contact: RUTH & CAROL BRUMFIELD
RO: GREATER B.AREA ADULT(15)
RO Phone: (510) 286-4201

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f No 42611957 3/22/03

*Christian Women Supporting Women
1144/1142 12th Street
Oakland, California 94607*

April 25, 2003

*Neil Gray
City of Oakland Zoning Department
Oakland, California 94608*

Dear Mr. Gray

*Re: Oak Center neighborhood
Businesses*

As per your request attached is our research for businesses in the Oak Center Area. These businesses seem to be the closes business to clean and sober living we could find.

The City of Oakland Business Tax Division gave us a list of businesses licensed by the City of Oakland that are in the Oak Center area. This list is by street and addresses. From web site www.guidestar.org we received a list of all non-profit organizations in the zip code (94607). We also used the Valley Yellow Pages of the Oakland, Alameda, /Berkeley, Emeryville and San Leandro Directory and the SBS Business-to-Business Directory as our resources. Many businesses were checked on AOL.

See the list of our findings.

*West Oakland Community School Educational Service
955 12th Street*

*OBUGS Educational Service
1724 Mandela Pkwy*

*Glory Cares Employment Agency
780 13th Street*

*Marjorie's Family Day Care Child Day Care Service
788-14 Street*

*Bruce H. Nicholson Legal Service
1225 16th Street*

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<i>D.R.E.A.M. 874 19th Street</i>	<i>Other Soc. Service</i>
<i>Community Child Care Council of Alameda 756 21st Street</i>	<i>Child Day Care School</i>
<i>Phase III Christian Service 1014 21st Street</i>	<i>other Soc. Service. male recovery program</i>
<i>Maureen Harrigan Ministries 840 20th Street</i>	<i>Educational Service</i>
<i>One Nation Project 865 22nd Street</i>	<i>Educational Project</i>
<i>Rose's Day Care 1407 West Street</i>	<i>Child Care</i>
<i>Freddie Mae Wilson Foundation 2024 West Street</i>	<i>Ind. & Family Soc. Service</i>
<i>Next Step Learning Center, Inc. 2222 Curtis Street</i>	<i>Educational Service</i>
<i>Evelyn's Child Care 1515 Myrtle Street</i>	<i>Child Care</i>
<i>Sessions Residential Care Home 1525 Myrtle</i>	<i>Residential Care</i>
<i>Greater New Beginnings Youth Service, Inc. 1625 Filbert Street</i>	<i>Residential Care Your Service</i>
<i>Continental Training Center 1517 Linden Street</i>	<i>Education Service</i>
<i>Little Blessings 1038 Chestnut Street</i>	<i>Child Care</i>
<i>Torin's Tots</i>	<i>Child Care</i>
<i>Alameda County Youth Development, Inc.</i>	<i>Soc. Services</i>

1651 Adeline Street

*Alameda County Mental
Health Assn.
1801 Adeline Street*

other health

*Coalition for West Oakland
Revitalization
1801 Adeline Street*

other Health Services

*Humphrey's Family Child Care
1022 Union Street*

Child Care

*Genesis Project
1123 Magnolia Street*

Health Service

Group De Alcolicos

Nonprofit Organizations (94607)

~~100 Black Men of the Bay Area Inc.~~ *7630-12th St*
~~African American Advisory Committee on Crime~~
~~African American Development Association~~
~~Akonadi Foundation~~
~~Alameda County Juvenile Court Programs~~
~~Alameda County Law Library~~
~~Alameda County Mental Health Association~~
~~Alliance for West Oakland Development Inc.~~
~~Alpha-Omega Foundation~~
~~APT Limited~~
~~Agosotic Bible Wat Church~~
~~APPA- Association of Higher Education Facilities Officers~~
~~Asian Advisory Committee on Crime~~
~~Asian Community Mental Health Board~~
~~Asian Employees Association at the Port of Oakland~~
~~Asian Foundation for Community Development~~
~~Asian Health Services~~
~~Asian Immigrant Women Advocates, Inc.~~
~~Asian Immigrant Women's Leadership Project **~~
~~Asian Pacific Environmental Network~~
~~Association for the Preservation of the Presidential Yacht Potomac~~
~~Association of Africans and African Americans~~
~~Association of Dermatology Administrators and Managers~~
~~Avalon Housing, Inc.~~
~~Barrios Trust~~
~~Bay Area Counties Roofing Industry Apprenticeship Training Fund~~
~~Bay Area Dance Series~~
~~Bay Area Seafarers Services~~
~~Bayport Development Corp.~~
~~Beth Eden Baptist Church of Oakland California~~
~~Beth Eden Gardens~~
~~Bethlehem Lutheran Church~~
~~Black Manhood Training program~~
~~Business Men's Fellowship USA~~
~~California Association of County Drug Administrators **~~
~~California Chinese Orchestra~~
~~California Conference African Methodist Episcopal Zion Church Inc.~~
~~California Sports Science Center, Inc.~~
~~Care Research & Training Institute~~
~~Carnwath-Knecht-Frey Artists Legacy Foundation~~
~~Catholic Charities Diocese of Oakland~~
~~Center for Research Art Tehcnology & Education~~
~~Center Street Community Development Cropration~~
~~Chinese American Citizens Alliance~~
~~Chinese American Physicians Society~~
~~Chinese Independent Baptist Church of Oakland~~
~~Chinese Musicians and Entertainers Association~~
~~Chinese Presbyterian Church~~
~~Chinese Revival Christian Church~~
~~Christ Union Missionary Baptist Church~~
~~Church of Amron~~

Scholarship National Coalition

Nonprofit Organizations (94607)

Church of the Living God Faith Tabernacle
 Coalition for West Oakland Revitalization
 Community Economics, Inc. **
 Community Relations Information Communication Exchange
 Cooper-Piedmont Educational Project
 Corinthian Baptist Church
 D & N Institute
 Dental Health Foundation
 East 14th Street, Inc.
 East Bay Asian Design Professionals
 East Bay Asian Local Development Corp.
 East Bay Asian Voter Education Consortium
 East Bay Asians for Community Action
 East Bay Community Recovery Project
 East Bay Conservation Corps
 East Bay Housing organizations
 East Bay Urban Gardeners
 East Bay Wu Yi Benevolent Family Association
 Ebony Museum of Arts, Inc/
 Eddie Walker Sr. Memorial Scholarship Fund
 Emeritus Enterprises
 Environmental Justice Fund
 Fellow Travelers Performance Group
 Filipinos for Affirmative Action, Inc.
 Forget Them Not -
 Friends of Acorn
 Friends of the Asian Library
 Friends of the Oakland Public Library
 George W. Ushijima Memorial Foundation
 Golden State Life Leaders Influencing Future Environment
 Golden State Warriors Foundation
 Gosswood Housing, Inc.
 Greater Cooper African Methodist Episcopal Zion Church
 Home Place Initiatives Corporation
 International Association of Underprivileged and Women Inventors
 Israelite Spiritual Temple
 Ivy Hill Development Corporation
 Jack London Museum
 Jack London Neighborhood Association
 Jackie of Alameda County
 Japan Pacific Resource Network Inc.
 Jazz in Flight
 Jim Hines Foundation
 Jubilee West Inc.
 Kappa Alpha Psi Community Project
 Kazan McClain Edises Simon & Abrams Foundation
 Khadafi Foundation for Non-violence Inc.
 Knights of Peter Claver
 Kwan Yan Buddhist Temple of California
 Lao Rattaram Temple
 Latino Advisory Committee on Crime

Nonprofit Organizations (94607)
Light of Buddha Temple Inc.
Lighthouse Mission Church of God in Christ
Loong Kong Tien Yee Association
Loveline Foundation
Madison Park Housing Inc.
Madrone Hotel Inc.
Mar Housing Inc. **
Marvin L. Lee Scholarship Foundation Inc.
Mary Ann Wright Foundation
Milton Shoong Chinese Cultural Center
Mount Zion Missionary Baptist Church
Museum of Children's Art
Muy Brothers Helper Inc.
Nature Sounds Society Inc.
New Jerusalem Deliverance Center Remnant
next Step Learning Center Inc.
North American Society of Phlebology, Inc.
Oak Center Cultural Center Inc.
Oak Center Neighborhood Association
Oakland Asian Cultural Center/Oakland Chinese Community Council, Inc.
Oakland Chinese Association
Oakland College of La Foundation
Oakland Concerned Mens Youth Program
Oakland Crimestoppers, Inc.
Oakland Home Alert Coalition
Oakland Lamorinda Toy Campaign
Oakland Mohr-I.Tenants Association
Oakland Museum of California Foundation
Oakland Point Historic Interpretive Center
Oakland Police Rmergency Net
Oakland Police-Community Activities League
Oakland School Volunteers
OBUGS
Open Door Mission Inc.
Pacific Regional Synod the Association of Evangelical Lutheran Churches
Palyul Samphel Norbu Foundation
Peniel Missions Inc. Oakland Rehabilitation Center. **
Pentacostal Way of Truth Church Corp
Phi Thet Kappa
PolicyLink
Positive Impact Tutorial Center
Postal peralta Block Association
Prescott Family Resource Center
Prescott-Joseph Center for Community Enhancement Inc.
Preserverence in Space Plus Mass Foundation
Pro Arts
PTA California Congress of Parents Teachers & Students Inc.
PTA California Congress of Parents Teachers & Students Inc.
Public Health Foundation of Alameda County, Inc.
Public Health Research Association of Alameda County
Ralph-Johnnie & Associates **

Nonprofit Organizations (94607)
Regents of the University of California Office of the President
Regional technical Training Center **
Revelation Economic Development Corporation
Rhythm Tap Hall of Fame
Sakya Dechen Ling
San Antonio Community Revitalization Inc.
Seminary Avenue Development Corporation **
Sophia Project
St. Vincents Day Home
Swans Market Inc.
Swans Market Place Inc. **
Sweatshop Watch
Taylor Memorial Community Services Inc.
Taylor Methodist Housing Inc. **
teenage Opportunity Program
Temple of Peace Evangelical Baptist Church
The Crucible
Thelma Doelger TR For Animals
Tigray Community in Northern California
Toishan Benevolent Association Inc.
Trinity Development Corporation
Underworks Opera Company
Uniti Institute
Vesper Society Group
Vukasin Family Foundation
Wat Lao Rattanaram Temple
We the People Legal Foundation Inc. **
West Oakland Community School
West Oakland Health Council Inc.
West Oakland Health Facilities Development Corp.
West Oakland Mutual Housing Association Inc. ***
West Oakland Neighborhood Housing Copr. **
West Oakland Senior Action Center
West Side Economic Development Corp. **
Westend Development Corp
Xintec Foundation
Ying On Merchants and Labor Benevolent Association Inc.
Youth Sports Connection

9/03 1157:54

13TH ST

PAGE 1

BUSINH	BUSHAM	BSTRNO	BSTRNM	SUITE	BUSZIP	SIC	FRSTRM	MIDIUT	ISTHAM
1085999	PARAGON ENTERTAINMENT	780	13TH ST	#2168	94612 - 1064	7920	CHARLES	L	POWELL
2239566	GLORY CARES	780	13TH ST	108	94612 - 0000	7361	ABOAHIRIH	L	OLALERE
1993542	QUALITY CLEAN JANITORIAL & SHEEPING SERV	780	13TH ST	306	94612 - 1051	7349	DIRAS	K	ABAY

Employment Agency

L TOTALS
L 5319107

* E N D O F R E P O R T * * *

ATTACHMENT B

Child Only Care - 6/1/20

BUSNUM	BUSNUM	BSTRNO	BSTRQA	SUITE	BUSZIP	SIC	FRSTNM	MIDINT	LSRNM
1523615	PEACE CREATIONS	750	14TH ST	B	94612 - 0000	7399	TOM (EX DIR)		CHAPMAN
1651663	MARJORIE'S FAMILY DAY CARE	788	14TH ST		94612 - 1000	8351	MARJORIE	G	HICKS
1058452	OVERSTREET VISION TECHNOLOGY	991	14TH ST		94607 - 3230	8200	JANNI	F	OVERSTREET
2571781	AFRICAN BEAN COFFEE COMPANY	1028	14TH ST	1	94607 - 0000	1500	THADDEUS		BRANTLEY
1859781	LEE MAYS, CONSULTANT	1030	14TH ST	A	94607 - 2703	7393	LEE		MAYS
2329905	LETISHA CULBERTSON	1030	14TH ST	A	94607 - 0000	7399	LETISHA	J	CULBERTSON
2420481	EXPRESS MORTGAGES	1030	14TH ST	A	94607 - 0000	6511	LEE		MAYS
242542	AFRICAN IMPORTS & GIFTS	1034	14TH ST		94607 - 2703	5090			AFRICAN IMPORTS
7594640	THE EBONY MUSEUM OF ART INC	1034	14TH ST		94607 - 2703	7199	AISSATOU		AYOLA VERONICA
1623406	MARBINS GENERAL CONTRACTORS & CONST NGMT	1080	14TH ST	A2	94607 - 0000	1520	MARY	L	BUTSCHER - S. VP
2065525	THE TREASURE CHEST	1225	14TH ST		94607 - 2206	5999	HELVIN	C	MCCULLOUGH
466732	CONNAIR MECHANICAL SERVICES	1266	14TH ST		94607 - 2247	1790	DOH		BATZ
668621	ARM ENGINEERING SERVICES	1266	14TH ST		94607 - 2247	8911	CHARLES		BOOTH
21553816	ANTECH LIGHTING SERVICES CO	1266	14TH ST		94607 - 2247	1790			ANTECH LIGHTING SVC
1266893	RELIABLE TRANSPORTATION SERVICE	1325	14TH ST		94607 - 2208	4212	STEVEN	S	JAH

TOTALS
49217273

END OF REPORT ***

11:58:58

15TH ST

PAGE 1

BUSNO	BUSHRN	BSTRNO	BSTRNM	SUITE	BUSZIP	SIC	FRSTNM	MIDINIT	LSTNAM
2121683	MCP JANITORIAL SERVICES	762	15TH ST		94612 - 1007	7340	MARIO	O	MEJIA
2424665	TRIBAL INSTINCT2 DESIGNZ	770	15TH ST		94612 - 0000	5651	GARY		GIBAND
2366047	FLATLAND HOLDINGS, INC	815	15TH ST		94612 - 0000	6531	WARREN		WILLIAMS
725463	P & CHAMBERS & ASSOCIATES	819	15TH ST	A	94607 - 3245	1520	PAUL		CHAMBERS
2275996	I FRAMED IT	819	15TH ST	A	94607 - 0000	5699	BRIGETTA	C	SMITH
2353484	IVAN'S JANITORIAL SERVICES	1423	15TH ST		94607 - 0000	7349	FEDERICO	O	LOPEZ
1377221	ROCK BOTTON RECORDS	1436	15TH ST		94607 - 2022	5190	WILLIAM	L	PERKINS

MS
13678759

U D C F R E P O R T * * *

ATTACHMENT B

BUSHRM	BUSHRM	BSTRNM	SUITE	BUSZIP	SIC	FRSTRM	MIDINT	LSTRHM
1555401	HADIRS SERVICES & ENTERPRISES	910 16TH ST	94607 - 3222	5420	ABDUL	L	RAHMAN	
2556173	MAJORA DEVELOPMENT & CONSULTING	967 16TH ST	94607 - 0000	7392	WARUHU	J	ITOTE	
2506031	JACQUELINE HARRIS	969 16TH ST	94607 - 0000	7231	JACQUELINE	M	HARRIS	
1856154	SARAH'S SUNDRIES	1004 16TH ST	94607 - 2802	5947	SARAH	L	HOWARD	
2321206	BANK CLUB CAFE	1094 16TH ST	94607 - 0000	5812	ELNORA		STEWART	
1338192	MEDI-SEARCH AND SAFEGUARDS	1099 16TH ST	94607 - 2831	7393	CHARLES	R	SIDNEY	
1856775	MARTHA MARTIN - NOTARY PUBLIC	1119 16TH ST	94607 - 2803	7299	MARTHA	O	MARTIN	
1416630	REGINA DAVIS & ASSOCIATES	1177 16TH ST	94607 - 0000	7392	REGINA	W	DAVIS	
1759665	BRUCE H. NICHOLSON	1325 16TH ST	94607 - 2210	8111	BRUCE	H	NICHOLSON	
1310380	REEFER DEPOT SERVICES INC	1350 16TH ST	94607 - 2248	7399	DON (PRES)	E	YOUNG	
1586218	SAN FRANCISCO CHRONICLE	1350 16TH ST	94607 - 0000	5994			SF CHRONICLE	

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END OF REPORT . . .

17TH ST

03 12.00:17

BUSINESS BUSMAN	BUSZIP	SIC	FRSTNM	MIDINT	LSTNAM
3666553 TOLIN'S GROCERY	91612 - 1018	5411	ROGER		TOLIN
1011AS					
4666553					

SUITE
 799 17TH ST

END OF REPORT ***

BUSINESS	BSTRNO	BSTRNM	SUITE	BUSZIP	SIC	FRSTNM	MIDIHT	LSTNAM
BUSHAM								
1979507 THE CONTENT DESIGNS GROUP	918	18TH ST		94607 - 1740	7399	WAYNE	A	SAROYAH
2582796 OAKLAND MARKET	1000	18TH ST		94607 - 2806	5411	MOSSAED S AED		SALEH
2128152 CARUTE DAVIS JAMAICAN ART	1004	18TH ST	11	94607 - 2871	8999	CARUTE		DAVIS
2221896 BALANCED TOUCH MASSAGE THERAPY	1015	18TH ST	1	94607 - 0000	7392	MALEEN		LAWRENCE
912213 GAYS PUBLICATIONS	1025	18TH ST		94607 - 2805	8999	ARHETTE (DR)	F	DAY
1292825 AHEW	1084	18TH ST		94607 - 2834	2740	LISA		JONES
2589826 VIOLAS WEARABLE CREATIONS	1084	18TH ST		94607 - 0000	5651	VIOLA	H	BRYSON
595578 GOLDEIN WEST MARKET	1100	18TH ST		94607 - 2808	5411	MOHAMMED		KOBARBE
1511013 XUAN LINH CHU	1118	18TH ST		94607 - 2808	5999	SANH	N	LIU

L. TOJALS
L 39104606

. E N D O F R E P O R T . . .

BUSIUM	BUSIUM	BSTRNO	BSTRNM	SUITE	BUSZIP	SIC	FRSTNM	MIDINT	LSTUAN
10722152	HORU & JOHNSON (LAW OFFICES OF)	769	19TH ST	94612 - 1014	8111	BARBARA	N	HORN	
2404659	CLARIS & ASSOCIATES	782	19TH ST	94612 - 0000	7392	BETTY	J	CLACK	
1531108	STORMY WEATHER	788	19TH ST	94612 - 1015	8599	MARCELLA		JAMES	
1830252	FAMBAM RECORDS/PUBLISHING	830	19TH ST	94607 - 3350	7941	THOMAS	W	MULLIN	
2309165	A DIVA'S PALACE	841	19TH ST	94607 - 0000	8999	LACHAUNTA	T	BROWN	
2355815	JOHN FINN'S ANGERMANAGEMENT PROGRAMS	870	19TH ST	94607 - 0000	7392	JOHN		FINN	
2211823	HAYES PARALEGAL SERVICES INC	870	19TH ST	94607 - 0000	7399	SANDRA	M	HAYES	
X 2457905	D.R.E.A.M	874	19TH ST	94607 - 0000	8399	EVA	J	EDWARDS	
558712	MITS ENTERPRISES	1170	19TH ST	94607 - 2327	5180	MEGA		TESPASILASI	
2302508	MEHAZE	1170	19TH ST	94607 - 0000	2800	HABTEYESUS	K	HABTETSION	
2561715	SHUSHAM	1170	19TH ST	94607 - 0000	7299	ALMARZ		GHILEZGHI	
1660195	TERRESCOPE FILMS	1176	19TH ST	94607 - 2319	7920	DAVID	C	ULTAN	
1182730	J C MAYO RADIATOR CO INC	1190	19TH ST	94607 - 2327	3590	ED (MANAGER)		MAYO	

PHILIP SOLOMON

TOTALS

END OF REPORT . . .

4/05/03 12:01:46

20TH ST

PAGE 1

BUSNO#	BUSNAM	BSTRNO	BSTRNM	SUITE	BUSZIP	SIC	FRSTWR	MIDINT	LSTRNM
2325713	THE NEW DISCIPLES FOR CHRIST	812	20TH ST		94607 - 0000	7920	RON		JACKSON
10133335	KIDDIE CARNIVAL & AMUSEMENTS	815	20TH ST		94607 - 3313	1600	MANUEL	C	HOMES
2105860	MAUREEN HARRIGAN MINISTRIES	840	20TH ST		94607 - 3314	8200	MAUREEN	PREP	HARRIGAN
2494493	KILLA KELL FASHION & DESIGNS	881	20TH ST		94607 - 0000	5651	KELLI	R	WILLIAMS

Edna & Harold Williams

FINAL TOTALS
CTAL 17259401

*** END OF REPORT ***

ATTACHMENT B

BUSIUM	BUSIUM	BSTRNO	BSTRNM	SUITE	BUSZIP	SIC	FNSTRM	HIDINT	LASTNM
11115786	COMMUNITY CHILD CARE COUNCIL OF ALAMEDA	756	21ST ST	94612 - 1011	8351	DARYL (PRES)	HANSON		
2516691	BLOCKLIFE ENTERTAINMENT	772	21ST ST	94612 - 0000	7929	CHARLES	ARNSTRONG		
1124764	BEYOND THE IHR	828	21ST ST	94607 - 3316	7399	TERENCE	BIGELOW		
2563789	Q PEACE ENTERTAINMENT	828	21ST ST	94607 - 0000	7920	TERENCE	BIGELOW		
20117646	DOMESTIC CO	829	21ST ST	94607 - 3315	5110	MARVIN	LAZARUS		
2443694	MHI INVESTORS	838	21ST ST	94607 - 0000	6531	FILISI	MALAKAI		
2477238	MALAKAI GARDENING SERVICE	838	21ST ST	94607 - 0000	780	TUONO TONO	MALAKAI		
467685	PASSMORE'S CARPENTRY SERVICE	878	21ST ST	94607 - 3353	7399	DARYL	PASSMORE		
533947	PHASE III CHRISTIAN SERVICES	1014	21ST ST	94607 - 2848	8399	GERALD (DIR)	AGEE		
1943391	LAKE MERITT VILLAGE APARTMENTS	1069	21ST ST	94607 - 2847	6552	MICHAEL (EX DIR)	GRAY		
1943413	ACTION DEVELOPMENT	1069	21ST ST	94607 - 2847	6552	MICHAEL (EX DIR)	GRAY		
2598388	BAH ROCK CITY	1225	21ST ST	94607 - 0000	7399	ROBERT	ANDERSON		
277716	MORGAN ENVIRONMENTAL SERVICES	1233	21ST ST	94607 - 0000	4953	THOMAS (SR)	MORGAN		
2309885	GENERAL AUTO PARTS #2	1255	21ST ST	94607 - 0000	5010	IGENERAL	2AUTO PARTS #2		
2544393	BIRDS EYE VIEW PRODUCTIONS	1255	21ST ST	94607 - 0000	1500	ROBERT	LEDESMA		
2596175	PLAYAREA	1255	21ST ST	94607 - 0000	5999	TRACI	BELL		
2531437	BOCHERANG SOUND LLC	1255	21ST ST	94607 - 0000	1600	JOSEPH	KOWALSKI		
2598396	SEVIN'S COMPOSITION	1355	21ST ST	94607 - 0000	7920	KEVIN	STEWART		

6353434

END OF REPORT

*Child Daycare
Child Support Services
Review Programs*

BUSIDN	BUSNAM	BSTRNO	BSTRNM	SUITE	BUSZIP	SIC	FRSTRNM	MIDJNT	LSTRNM
2027127	WINTERBUSIKI	764	22ND ST	94612 - 1054	7920	CHRISTIAN	D	POWELL	
1628658	TONY MOLATORE PHOTO	769	22ND ST	94612 - 1020	7333	TONY	K	MOLATORE	
1715852	HERRINGTON - OLSON	769	22ND ST	94612 - 1020	7333	JOHN III	T	BRAIN	
2434717	GLADIATOR PRODUCTIONS	772	22ND ST	94612 - 0000	7929	JOHN	L	MALTON	
2181245	HUYNH & A CLELAN UP	774	22ND ST	94612 - 0000	7349	HAI	T	HUYNH	
2268213	LONG LANDSCAPING SERVICES	774	22ND ST	94610 - 0000	780	LONG	T	HUYNH	
2556553	ONE TOUCH AUTO	815	22ND ST	94607 - 0000	7540	PETER	N	GRONQUIST	
2554534	ONE NATION PROJECT	865	22ND ST	94607 - 0000	8200	GEORGE (PRES/CE	C	HENDERSON	
2133343	LOST CANYON MINERY	1017	22ND ST	300 94606 - 2654	2084	JOHN (MANG)	E	STATES	

ALL TOTALS
19500122

END OF REPORT

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BUSRUM	BUSRUM	RSRNO	RSRNM	WEST ST	SUITE	BUSZIP	SIC	FRSTNM	HIDINT	LETRNM
1846736	HARVEY SYSTEMS	1219	WEST ST		94612 - 1027	7372	MURCELL	T	HARVEY	
2405031	STACK-A-DOLLA	1222	WEST ST		94612 - 0000	7929	CHRISTOPHER	F	BLOW	
2076601	PABLO & LILY SAUTIAGO	1226	WEST ST		94612 - 1028	7299	PABLO	M	SANTIAGO	
1663627	ROSE'S DAY CARE	1407	WEST ST	A	94612 - 1049	8351	CHARLOTTE	L	GUINN <i>Child Care</i>	
580902	TONY'S TOURS	1414	WEST ST		94612 - 1032	7399	JAMES	A	BATCHFORD	
1998716	BLACK PANTHER TOURS	1431	WEST ST		94612 - 1049	4722	FREDRINA		NEWTON	
2228658	DAVID HILLIARD	1431	WEST ST		94612 - 0000	7392	DAVID		HILLIARD	
15589274	KISSING KOUSINS DOLLS	1525	WEST ST		94612 - 1033	3999	KAREN		HENDERSON	
551437	DAVID ABRAMS	1835	WEST ST		94612 - 1038	7530	DAVID		ABRAMS	
688948	LAKESHORE PERSONAL MANAGEMENT	1835	WEST ST		94612 - 1038	7192	JAMES		EDWARDS	
685556	RAFFURE VIDEO PRODUCTION	1835	WEST ST		94612 - 1038	7999	JAMES		EDWARDS	
2278928	D.L. HARRISON & ASSOCIATES	1905	WEST ST		94612 - 1040	7392	DELEON		HARRISON	
706752	DESIGN DELEON	1905	WEST ST	A	94612 - 1040	5699	DELEON		HARRISON	
2050710	EX'T OUT REC	1911	WEST ST		94612 - 1040	5737	LINDSAY		STEEGER	
2042513	THE GERTRUDE MARCY ASK SCHOLARSHIP FUND	1915	WEST ST		94612 - 1040	8999	EARNESTINE		HEARD	
2561395	SOLE	1929	WEST ST		94612 - 1040	3990	ARLEIGH	S	FALZONE	
1394479	CREATIVE STRATEGIES	2010	WEST ST		94612 - 1042	8999	MARK	A	SIMS	
502499	FREDDIE MAE WILSON FOUNDATION	2024	WEST ST		94612 - 1042	8121	RAHEM		SULOKI, DIRECTOR <i>Mildred</i>	
952494	PYKALD PAINTERS & DECORATORS CO	2024	WEST ST		94612 - 1042	1721	RAHEM	W	SULOKI	
1857592	GOLDEN GATE MERCHANDISE CO	2024	WEST ST		94612 - 1042	5399	RAHEM	W	SULOKI	
2433826	FIRST IMPRESSIONS PAINTING & DECORATING	2024	WEST ST		94612 - 0000	7340	KHALID	A	WILSON	
1541668	WILSON'S HIGH FASHION STYLES	2112	WEST ST	1	94612 - 1003	5651	MONTLON	B	JACKSON	

END OF REPORT . . .

11/03 15:25:29

BUSHUM BUSHAM

2116146 MG CATERING SERVICES

1388436 NEXT STEP LEARNING CENTER INC

AL TOTALS

AL 3504582

* E N D O F R E P O R T * * *

CURTIS ST

BSTRUO BSTRIM

2121 CURTIS ST

2222 CURTIS ST

SUITE

94607 - 3323

94607 - 3326

SIC FRSTRM

5812 MARVIN (SR)

8200 ROSEMARY (PRES)

MYDINT LSTRHM

GRANT

DELANEY

PAGE 1

Evolutionary Services

ATTACHMENT B

BUSRUM	BUSRUM	ESTRHC	ESTRHC	SUITE	BUSZIP	SIC	FRSTNM	MIDINT	LSRNM
1893785	WEST BOUND JANITORIAL SERVICE	1504	MYRTLE ST	94607 - 3224	7340	TERRICO	J	NICHOLSON	
1890042	J N H ASSOCIATES	1511	MYRTLE ST	94607 - 3223	7392	J	N	K	
2319527	A-LINE BUILDERS	1511	MYRTLE ST	94607 - 0000	1520	JURN		HALL	
953458	SIXY SIDE RECORDS	1514	MYRTLE ST	94607 - 3224	5099	WENDELL	B	ROGERS	
2087375	ALLEN MCCOY'S SECURITY SERVICE	1514	MYRTLE ST	94607 - 3224	7393	ALLEN		MCCOY	
18767	EVELYN'S CHILD CARE	1515	MYRTLE ST	94607 - 3223	8351	ALYCIA	S	YOUNG	
1395343	THE KEEP-IT-GOING COMPANY	1523	MYRTLE ST	94607 - 3223	8931	KWELI		SESSION	
187232	SESSIONS RESIDENTIAL CARE HOME	1525	MYRTLE ST	94607 - 3223	8361			SESSIONS RESIDENT	
1395246	THE PROSPERITY & JOY PUBLISHING CO	1525	MYRTLE ST	94607 - 3223	2740	CAROLYN	J	SESSION	
821640	LASER PERFORMANCE PRODUCTS INC	1529	MYRTLE ST	94607 - 3223	5190	DARRELL		DANCY	
2536536	PACIFICA CONSTRUCTION	1601	MYRTLE ST	94607 - 0000	1520	MICHAEL	J	KIRBY	
2279584	ANDREA V LEE	1633	MYRTLE ST	94607 - 0000	5947	ANDREA	V	LEE	
2520087	AY AM	1633	MYRTLE ST	94607 - 0000	5631	MAYA	L	MOSLEY	
3058219	ALLMON ELECTRICAL	1700	MYRTLE ST	94607 - 3342	1731	JAMES	A	ALLMON	
2515717	BARR KODED	1717	MYRTLE ST	94607 - 3356	8999	VALLAN	L	HORTON	
2411528	MAURICE'S PIECES AIRBRUSH ART	1824	MYRTLE ST	94607 - 0000	3990	MICHAEL	L	WELLINGTON	
1700421	IMARI & COMPANY	1829	MYRTLE ST	94607 - 3357	7319	IMARI	S	DEMBY-HOWARD	

Child Care

Religious Resident

TALS

28984607

H D O F R E P O R T * * *

ATTACHMENT B

BUSHNM	BUSHNM	BSTRNO	BSTRNM	SUITE	BUSZIP	SIC	FRSTNM	MIDINT	LSITHM
BUSHNM	BUSHNM	1435	FILBERT ST	94607 - 2886	7392	CLEOTHAS			SIMMONS
952737	FOR THIS OCCASION	1518	FILBERT ST	94607 - 2822	7333	KRISTEN	A		THOMAS
2 591472	EPIFRANY GRAPHIX AND DESIGNS	1530	FILBERT ST	94607 - 2822	1520	DARIELL			MCGOWAN
471196	DARIELL MCGOWAN	1625	FILBERT ST	94607 - 2822	7299	MARY	E		NEDD
1 968863	M NEDD TRANSCRIPTION SPECIALIST	1630	FILBERT ST	94607 - 2880	8361	LEN (PRESIDENT)	D		TURNER
1 689150	<u>GREATER NEW BEGINNINGS YOUTH SERV. INC</u>	1630	FILBERT ST	94607 - 2879	7929	GEORGE (JR)	E		JACKSON
1 723669	M L R E / G KINGDOM ENTERPRISES COMM	1713	FILBERT ST	94607 - 2823	7299	VICTORIA	L		LAWRENCE
385751	ALL YOUR DREAMS	1935	FILBERT ST	94607 - 0000	1520	CHRISTOPHER	A		WEISS
2 430861	CHRISTOPHER WEISS DESIGN/BUILD	2028	FILBERT ST	94607 - 2828	7392	KENRICK	H		TRAPP
2 082651	INTEGRATED ENGINEERING SOLUTIONS, INC								

Redirection Code

DETAILS
M 294680

END OF REPORT . . .

ATTACHMENT B

BUSINESS	BUSINESS	BSTRM	SUITE	BUSZIP	SIC	FRSTNM	M IDIRT	LSINAM
BUSHUM	BUSHUM	1001 LINDEN ST		94607 - 2727	5999	QUEEN	E	THURSTON
1956035	QUEEN 1001	1001 LINDEN ST		94607 - 2727	7392	RAUNA	S	THURSTON
2398974	THE MARKETING CUBE	1016 LINDEN ST		94607 - 0000	2700	AKLILU		WOLDAMARUEL
2346660	WATER FRONT TAXI	1031 LINDEN ST		94607 - 2727	5699	NZINGA	W	KILIMONJARO
2163861	THE KILIMONJARO CO.	1420 LINDEN ST		94607 - 0000	7920	SEIF	K	HARDY
2535793	BUILDING BLOCK RECORDS	1420 LINDEN ST	B	94607 - 0000	7399	PACI	L	LEE
2400014	STICKLY BUSINESS ENTERPRISES	1423 LINDEN ST		94607 - 2829	4121	VICTOR		DAVIS
10660440	RED SPOT CAB	1427 LINDEN ST		94607 - 2829	7920	ALVIN		BROWN
143625	MONEY BANK PRODUCTION	1431 LINDEN ST		94607 - 2829	7929	MARIO		MILLER
1515314	5011 ENTERTAINMENT	1435 LINDEN ST		94607 - 2829	5947	LINDA	L	LOVE
1448676	LOVE & THINGS BOUTIQUE	1510 LINDEN ST		94607 - 2830	7299	YOLANDA	A	WOODARD
1624830	AN EXTRA PAIR OF HANDS	1510 LINDEN ST		94607 - 0000	7941	VINCENT	L	WOODARD
2460521	BALL SPORTS	1517 LINDEN ST		94607 - 0000	8100	CHRIS	L	BRYANT
2247526	CORPENTRAL TRAINING CENTER	1632 LINDEN ST		94607 - 0000	5421	VERNON	R	FREEMAN
2473615	YOUR FAMILY MEATS	1633 LINDEN ST		94607 - 2883	7379	JAMES (PRES)	H	HORWOOD
1785680	KING JAMES ENTERPRISES/HORWOOD BUT	1706 LINDEN ST		94607 - 2836	7814	ANYIKA		NKULULEKO
930369	SAUKOFA VIDEO PRODUCTIONS, INC.	1800 LINDEN ST	4	94607 - 0000	7299	ANGELA	L	WASHINGTON
2509997	PHILEO	1824 LINDEN ST		94608 - 0000	7333	LISA		BLACKWELL
2560151	ELLENBEE TREASURES	1824 LINDEN ST	6	94607 - 2889	8999	DAVID	C	NOSEBE
1859765	SIX CLOTHING COMPANY	1833 LINDEN ST		94607 - 2884	8091	BARBARA	J	TURNER
2112485	HOUSECALLS/HP	1908 LINDEN ST		94607 - 2851	7399	JIMMIE	L	BRUSSARD
1712438	RAPID RETURN	1917 LINDEN ST		94607 - 2837	5510	THOMAS		FINLEY
	G T'S TOWING	1917 LINDEN ST		94607 - 2837	7549	THOMAS		FINLEY
	G T'S TOWING	1929 LINDEN ST	C	94607 - 0000	7999	HARVEY (DJ)	L	SEWELL
	ST JAMMIN	2000 LINDEN ST	11	94607 - 0000	7920	ANTONIO		MJURUKU
	IMBOI RECORDZ							

Edwards

BUSNUM	BUSNAM	BSTRNO	BSTRNM	SUITE	BUSZIP	SIC	FRSTNM	MIDINT	LSTNAM
1282085	LOWAX PAINTING CO	1001	CHESTNUT ST		94607 - 2715	7299	CARL	A	LOWAX
2451202	KANGA'S COMPUTER CONSULTING	1031	CHESTNUT ST		94607 - 0000	7379	RAYMOND		KOURNE (CEO)
1402230	LITTLE BLESSINGS	1038	CHESTNUT ST		94607 - 2716	8351	VIVIAN		LEVIAS <i>Chief Exec. 5187402</i>
2391414	ERVIN ENTERPRISES	1115	CHESTNUT ST		94607 - 0000	5399	GREGORY	C	ERVIN
1228400	SAVE MASTER	1419	CHESTNUT ST		94607 - 2874	5399	ALBERTIS	B	GASTON
2372774	THE HEALER WOMAN PRODUCTS & SERVICE	1509	CHESTNUT ST	A	94607 - 0000	5999	DIAMOND	A	BUCHANGO
1566060	A TO Z PROFESSIONAL STAFFING	1631	CHESTNUT ST		94607 - 2875	7392	ZULEIMA	C	LAZARD
2530929	CHARLES L MOORE	1705	CHESTNUT ST		94607 - 0000	5999	CHARLES	L	MOORE
3934527	THE BUILDING MACHINE	1714	CHESTNUT ST		94607 - 2816	1520	PRESTON		MASON
1738526	TREE OF LIFE FOUNDATION	1918	CHESTNUT ST		94607 - 2817	7392	TUREDA		MIKELL
2422077	HERBERT DEVELOPMENT PARTNER	1931	CHESTNUT ST		94607 - 0000	6531	YUSEF	D	HERBERT
1926705	ME AND MY GIRLS	1932	CHESTNUT ST		94607 - 2818	5999	JAMICE	E	JONES
1571120	DETAILS	2077	CHESTNUT ST		94607 - 2819	7542	DAVID		BROWN

AL TOTALS
AL 25375549

* END OF REPORT * * *

ATTACHMENT B

ADELINE ST

BUSIDN	BUSNAM	BSTRNO	BSTRNM	SUITE	BUSZ1P	SIC	FRSTNM	MIDHT	LSYRNM
134978	ANNE KARLA HARDMAN	1130	ADELINE ST	01	94607 - 2714	7399	ANNE KARLA		HARDMAN
197682	RALPH JOHNNIE & ASSOCIATES	1334	ADELINE ST		94607 - 2700	8091	RALPH	C	LEWIS
148083	SUNBEAM MARKET	1400	ADELINE ST		94607 - 2810	5411	ABDO	M	ALDAPARI
2553910	SUN BEAM MEAT MARKET	1400	ADELINE ST		94607 - 0090	5420	IDRIS	M	ALI
1808136	STEEL REAL ENTERTAINMENT	1427	ADELINE ST		94607 - 2800	7920	ANDREW		WILLIAMS
1918788	BAY AREA STRESS MANAGEMENT INSTITUTE	1433	ADELINE ST		94607 - 2800	7392	MARILYN	D	OZUOR
1928357	EXPRESS COMMUNICATIONS	1466	ADELINE ST		94607 - 2810	7392	DESIREE	F	ROBINSON
759864	PROGRESSIONS, INC	1490	ADELINE ST		94607 - 2810	7392	ROBERT (JR)		CLARK
2462222	DARLA'S	1503	ADELINE ST		94607 - 0000	5699	DARLENE	Y	MITCHELL
2536803	EL SHADDAI INTERNATIONAL	1516	ADELINE ST	12	94607 - 0000	6552	PRENTICE	C	PHILLIPS
2087065	TORIN'S TOTS	1516	ADELINE ST		94607 - 2885	8351	CARLA	A	BROWN
65504	ALAMEDA COUNTY YOUTH DEVELOPMENT, INC	1651	ADELINE ST		94607 - 2811	8399	MORRIS		LARRY
127027	ALAMEDA COUNTY MENTAL HEALTH ASSN	1801	ADELINE ST		94607 - 2322	8091			ALAMEDA CO MENTAL
1078753	EAST BAY URBAN GARDENERS	1801	ADELINE ST	208	94607 - 2322	780	MOHAMMAD (PRES)		MORU
2530554	COALITION FOR WEST OAKLAND REVITALIZATION	1801	ADELINE ST	209	94607 - 2322	8399	MONSA EXE DIR		HITOTO
1860814	ZARATA & THEBAUD ENTERPRISES	1834	ADELINE ST		94607 - 2330	7399	ZARATA	E	THEBAUD ENTERPRISE
2557134	ADELINE RECORDS	1834	ADELINE ST		94607 - 0000	5999	JIM	A	THEBAUD GENPTR
390511	GREGGSEN COMPANY	1841	ADELINE ST		94607 - 2329	1731	DAVID	R	GREGGSEN
2518518	MEDI CAB TRANSPORTATION	1901	ADELINE ST		94607 - 0000	2100	MICHAEL	D	PACE (PRES)
1345370	J-D STUDIO, INC	1905	ADELINE ST	1/2	94607 - 2331	3999	JOSEPH (DIR)	P	FARAKS
1860860	DENNIS GALLAGHER	1946	ADELINE ST		94607 - 2300	7399	DENNIS		GALLAGHER
188487	CARLOS AUTO PAINTING	1960	ADELINE ST		94607 - 2300	7510	CARLOS		CAVENECA

TOTALS
1 31722877

• E U D O F R E P O R T • • •

Handwritten notes:
 - 2nd floor
 - 5th floor
 - 6th floor
 - 7th floor
 - 8th floor
 - 9th floor
 - 10th floor
 - 11th floor
 - 12th floor
 - 13th floor
 - 14th floor
 - 15th floor
 - 16th floor
 - 17th floor
 - 18th floor
 - 19th floor
 - 20th floor

BUSNUM	BUSNAM	BSTRNO	BSTRNM	SUITE	BUS2IP	SIC	FRSTRM	MIDTMT	LSTNAM
517308	HUMPHREY'S FAMILY CHILD CARE	1022	UNION ST	94607 - 2237	8351	VIRGINIA	HUMPHREY		
1696119	OAK GROVE RESIDENT COUNCIL	1035	UNION ST	94607 - 2236	7999	HENRY (PRES)	FLOWERS		
1031791	VICTORIAN JANNITORIAL & MAINTENANCE SVCS	1222	UNION ST	94607 - 2219	7349	DORRIS	THOMAS		
1991531	ALAMO & PARTNERS	1234	UNION ST	94607 - 0000	7392	MARIA	J	EZCURRA	
1901346	DLM & ASSOCIATES	1508	UNION ST	94607 - 0000	5399	DJEDI	L	MATEEN	
2057697	ORIYAH MUSIC	1510	UNION ST	94607 - 2221	5737	AURA	H	LEVI	
1641298	ONLY TYDIA'S FLOWERS WILL DO	1521	UNION ST	94607 - 2220	7299	TYDIA	J	HILL	
4928810	ARCHITECTURAL GLASS & ALUMINUM	1911	UNION ST	94607 - 2316	1790	JOSEPH (PRES)	A	BRESCIA	
2403714	SHANNON MCINTYRE PHOTOGRAPHY	1920	UNION ST	94607 - 0000	7333	SHANNON	V	MCINTYRE	
2595435	CITY CENTRE DIGITAL	1920	UNION ST	94607 - 2325	7811	DAVID (PRES)	C	MORAGNE	
1910027	TWELVE13	1920	UNION ST	94607 - 2325	8911	EMMA		KIM	
2542579	GLIMPSE PRODUCTIONS	1924	UNION ST	94607 - 0000	7999	DAIRY	D	VU	

Child Care

FINAL TOTALS
TOTAL 25218755

*** END OF REPORT ***

4:03 15:30:44

POPLAR ST

PAGE 1

BUSJRM	BUSJRM	BSTRNO	BSTRNM	SUITE	BUSZIP	SIC	FRSTNM	MIDLIT	LSTRNM
1127659	MODLINE MANUFACTURING COMPANY	1707	POPLAR ST	94607	- 2218	5010	M	BRESACK	
1013885	WORLD WIDE PARTS AND ACCESSORIES CORP	1731	POPLAR ST	94607	- 2218	5010	TOM	(PRES)	O'HAAR

11 TOTALS
2113544

* END OF REPORT * * *

ENVRNM	BUSNM1	BSTRNO	BSTRNM	SUITE	BUSZIP	SIC	FRSTRM	MIDIRT	LSTRNM
1404849	ALL HEALTH CARE/IMMUN'S PREAST CARE	1002	MAGNOLIA ST		94607 - 2231	7392	SHERLEY	D	MARILY-LAMPKIN
1817051	GENESIS PROJECT	1125	MAGNOLIA ST		94607 - 2212	8091	PATRICK	A	STOUTE <i>W.C.C. Health</i>
11407765	VISIONS OF ELEGANCE	1231	MAGNOLIA ST		94607 - 2224	5947	M		PARKER
131504	ROY'S RETAIL SALES	1301	MAGNOLIA ST		94607 - 2224	5331	ROY		WALKER
2039014	EM ROUTE APPAREL	1309	MAGNOLIA ST		94607 - 0000	5651	TILDEN (PRES)	A	YAMAMOTO
1959646	GREAT WINDOW WASHING	1311	MAGNOLIA ST	A	94607 - 0000	7349	MARIO		DIAZ
100501	RHONDA'S BOUTIQUE	1312	MAGNOLIA ST		94607 - 2225	5947	RHONDA	L	FULLER
2596453	PREFERRED BUILDING & MAINTENANCE SVS	1419	MAGNOLIA ST		94607 - 0000	7699	CARLTON	M	MURPHY (PRES)
1861166	MARY STRINGFELLOW	1421	MAGNOLIA ST		94607 - 2261	7299	MARY	S	STRINGFELLOW
2081172	LOTHARIO LOTHO COMPANY	1518	MAGNOLIA ST		94607 - 2227	7941	LOTHARIO		LOTHO

LINE TOTALS
 2539181

• • B N D O F R E P O R T • • •

9/03 11.56.16

POSITION: RUSIAM

705819 UNIVERSAL TRADING CENTER (USA)

L TOWNS 705829

* END OF REPORT ***

11TH ST

BSTRNO BSTRNM

771 11TH ST

SUITE

91607 - 3211

RUS21P

SIC ERSTNM

MIDIHT LSTIHAM

WANG

PAGE 1

Group De Alcobão

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Oak Center Neighborhood Association
1420 Magnolia Street
Oakland, CA 94607

October 14, 2002

Ms. Leslie Gould
Oakland Planning Department
Oakland City Hall
Frank Ogawa Plaza
Oakland, CA 94612

RE: 1144 12th

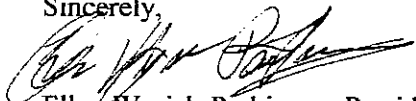
Dear Ms. Gould,

The Oak Center Neighborhood Association **CANNOT** support the licensure of a care home at 1144 12th Street.

Representatives of the Christian Women Supporting Women were invited to meet with the Oak Center Neighborhood Association at the monthly meeting on October 7, 2002 to discuss their program. However, the representatives chose not to attend, nor state a reason why.

We are requesting that the license for a care home at 1144 12th Street be **DENIED**.

Sincerely,



Ellen Wyrick-Parkinson, President


Aléta Cannon, Secretary

CC: Jason A. Wooley, Christian Women Supporting Women

ATTACHMENT B



OAK CENTER
Neighborhood Association

1420 Magnolia Street
Oakland, CA 94607

April 22, 2003

Ms. Jacqueline Wooley
Christian Women Supporting Women
1144 12th Street
Oakland, CA 94607

Dear Ms. Wooley,

Please accept this letter as the official notification that the Board of Directors of the Oak Center Neighborhood Association voted not to support your proposal for 1144 12th Street, a residential home in the Oak Center Area.

The members of the board believe there are too many existing programs like the one you have proposed that already existing in the Oak Center Area.

Your proposal to house 13 clients at the site that has only 4 bedrooms (*see the floor plan you submitted 2 bedrooms upstairs and 2 bedrooms downstairs*), would make the site vastly overcrowded. Also, at the 4/7/03 Oak Center Neighborhood Association public meeting, you stated that you "*have moved in the site and this is your permanent address is 1144 12th Street*". Thus leading us to believe that you will occupy one of the bedrooms, which will leave a total of 3 bedrooms for your clients.

During your first presentation at the Oak Center Neighborhood Association meeting you stated that "*the women will be out of the home during the day at work or school*". Now in your written proposal you list classes that will be taught at the home, yet in your response you stated that "*this is not a rehabilitation program, but a support program*". Your organization gave a number of other conflicting statements about this site and the proposed use during inquiries.

The Board of Directors of the Oak Center Neighborhood Association voted not to support your proposal for the site at 1144 12th Street. We wish you success in your future endeavors.

Sincerely,

Ellen Wyrick-Parkinson
Chairperson

CC: Vice Mayor Nancy Nadel
Supervisor Keith Carson
Assemblymember Wilma Chan
Leslie Gould, Oakland Planning Director

1420 Magnolia Street,

Oakland, California 94607

510.835.2290

TOTAL P.01

ATTACHMENT B

April 15, 2003

Minutes of OCNA Board Meeting

Members Present: Ellen Wyrick-Parkinson, Dollie Rambo, Adeline Sweeney, Dorothy Payne, Richard Wang and Ossie Horne

Members Excused: Linda Roberts, Midas Jones, Yolanda Woodard and Mary Taylor

The Board of Directors of the Oak Center Neighborhood Association met at the home of Chairperson Ellen Wyrick-Parkinson on Tuesday, April 15, 2003 to take up the matter of the proposal for use of 1144 12th Street as a group home.

The Chairperson called the meeting to order at 7:10 P.M.

Board Member Payne raised the question about the number of proposed tenants compared to the number of room listed in the proposal as bedrooms. She stated that the proposed 13 tenants would be vastly overcrowded.

Board Member Rambo reminded the member of the number of such homes already in the area and that our neighborhood is saturated with group homes that does not conform to the Oak Center Plan.

Board Members Sweeney, Wang and Horn reminded the members of the home a block away at 12 and Magnolia Streets, 18th Street and Mandela and 16th and Myrtle Streets. They stated that "this is just three of the larger ones". According to the list provided by Assemblymember Chan's office there are many more group homes in the Oak Center area.

Chairperson Parkinson, made the group aware of the many inconsistencies in the answers to the same questions in the proposal.

After much discussion on the proposal, the Board voted unanimously to **OPPOSE** the proposal.

ATTACHMENT B



OAK CENTER
Neighborhood Association

**1420 Magnolia Street
Oakland, CA 94607**

April 22, 2003

Assemblymember Wilma Chan
California Assembly
Elihu M. Harris State Bldg.
1515 Clay Street
Oakland, CA 94612

Dear Ms Chan,

The Oak Center Neighborhood Association (OCNA) received the attached proposal from a group entitled as Christian Women Supporting Women (CWSW) for use of a duplex located at 1144 12th Street, Oakland (in the Oak Center area)

The Committee reviewed the proposal and opposed it. There was a lot of discussion at several Neighborhood Association meeting. The Board of Directors reviewed the proposal and voted to oppose it. We have taken the liberty of forwarding to you correspondences between the OCNA and the CWSW. There are nine (9) active members of the Board of Directors of the OCNA. Six (6) members attended the Board meeting and the vote was unanimous of all attendees to oppose the proposal.

Included in the package: Proposal submitted by CWSW
OCNA response to the proposal
CWSW response to the OCNA

We request your support in opposing this use at this site. If you have questions, please do not hesitate to contact me.

Sincerely,

Ellen Wyrick-Parkinson
Chairperson

Enclosure

1420 Magnolia Street,

Oakland, California 94607

510.835.2290

ATTACHMENT B



OAK CENTER
Neighborhood Association

1420 Magnolia Street
Oakland, CA 94607

April 22, 2003

Supervisor Keith Carson
Alameda County Board of Supervisors
1221 Oak Street
Oakland, CA 94612

Dear Mr. Carson,

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Ellen Wyrick-Parkinson
Chairperson

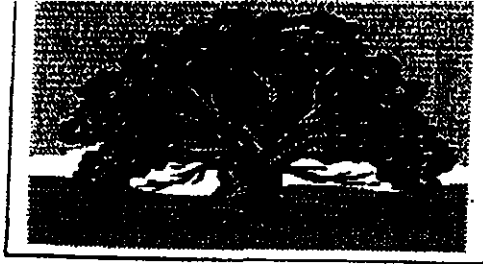
Enclosure

1420 Magnolia Street,

Oakland, California 94607

510.835.2290

ATTACHMENT B



OAK CENTER
Neighborhood Association

1420 Magnolia Street
Oakland, CA 94607

April 22, 2003

Vice Mayor Nancy Nadel
Councilmember 3rd District
1 Frank Ogawa Plaza
Oakland, CA 94612

Dear Ms Nadel,

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OCNA response to the proposal
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Sincerely,

Ellen Wyrick-Parkinson
Chairperson

Enclosure

1420 Magnolia Street,

Oakland, California 94607

510.835.2290

ATTACHMENT B

Monday, January 20, 2003 10:00 A.M.
Minutes of OCNH Representatives and 1144 - 12th Street Program

Attendees: Program members:

Lorraine Perkins - Supporter
Barbara Washington - Member, Board of Directors
Latanya Buggs - Volunteer
Jacqueline Wooley - Volunteer
Jason Wooley - Director of the Center
Paula Taylor - Treasurer

Oak Center Representatives:

Ellen Wyrick-Parkinson - Chairperson
Aleta Cannon - Member
Dolly Rambo - Member
Linda Roberts - Member

We met at the site (1144 - 12th Street). It is a Victorian style duplex. The first floor has 3 bedrooms (2 bedrooms have 2 single beds each and one bedroom has 3 single beds. The first floor also consist of a kitchen, living room, dining area and an extra room which has a sofa bed need the back that leads to a deck. This room is referred to as the quiet room, and one complete bath.

The second floor consists of a living room, kitchen with eating area, complete bath, one bedroom with 2 single beds and one with 3 single beds. There is a deck on the top level also.

- Mrs. Wooley explained that ladies that are invited to live in the home will pay \$150.00 non-refundable deposit and will pay rent based on their ability to pay.
- The participants will be expected to the cooking and cleaning.
- The group is exploring the possibility of applying for grants for the program.
- There are no programs for in the home for the participants.
- Mrs. Perkins stated that she would offer a Bible study program for the ladies.
- Mrs. Wooley stated that a supervisor of the house would be most of the time.
- The ladies should be out of the house during the day at an outpatient program or at work
- Mrs. Wooley has talked with a number of programs about referring participants to the program
- Minor children are allowed to spend the night on weekends
- Husbands/male friend is allowed to come for dinner

OCNA questions not answered.

This appears to be a rooming house for women, since no programs are offered.

It gives the appearance of a concept and not a program.

Nothing indicates a structured program

1. No scheduled activities
2. No contracts with any other program as to where participants will come from
3. Vague as how participants are chosen
4. No follow-up program for participants
5. Very close living quarters (where will the children sleep when they spend the night)
6. Vague on financial backing
7. Unclear regarding 24 hours supervision of the site 7 days a week
8. Vague on how the necessities are received (i.e. food, and other necessities needed by the women)
9. What is the formula for determining how much rent each participant pays?

14.3
ORA/COUNCIL
NOV 18 2003

ATTACHMENT B

Question regarding the Christian Women Supporting Women proposal.

2.1 Location

You noted that "**the surrounding neighborhoods and parks are saturated with drug and alcohol abuser.**" Why would want to put these women in a neighborhood that still have all the ills you are encouraging the stay away from? Doesn't such a surrounding encourage relapses?

We have asked several times for the petition, but to this date it has not been made available.

2.2 We would like to view Confirmed/Approved Government Documents.

2.4 We are not clear what you mean by "no activities outside of this frame". If it is 24-hour supervision, 7 days a week, what "**time frame**" are you referring to?

2.5.1 During the interviews, we were led to believe that this would be a residential unit. In the proposal, it states "**Programs provided by our facility**". The floor plan does not display space for classrooms?

2.6 People on premises - 13 residents in such small quarter doesn't seem reasonable. Your plan displays a total of 4 bedrooms. You realize that you are referring to 13 women with different personalities plus the special challenge of trying to stay clean of an addiction. We don't see anyplace where children staying overnight would sleep. The beds we saw were twin beds and certainly they won't accommodate a family in a shared room with another woman. The largest number of residents that can possibly be house in the 4 bedrooms is 8 residents. Perhaps 2 residents in each bedroom. Where will the supervising staff sleep?

2.9 Parking - There are many residential cars on the street both day and night. We would like to see your parking plan for the large number of staff persons and residents that you say will be at the site on any given day. As it stands now, it will certainly make a serious impact on the community.

2.10 Oak Center Resident Status - We had requested that 40% of the residents of the house be from Oak Center. The centers you listed that you are working with are not in Oak Center. Chrysalis, Solid Foundation, Prescott Resource Center are centers not located in Oak Center. We understand that Pleasant Grove has an Outreach Ministry, but it is not a rehabilitation center and it is not specific to women.

2.11 Screening and Orientation - Who will do the screening and orientation? Looking at your list of proposed staff-persons, no one on the list stated the credentials to do screening or orientation for rehabilitation.

2.12 Staff Qualification - The staff qualifications listed do not support the credentials required to provide the programs you listed.

CHRISTIAN WOMEN SUPPORTING WOVEN
1144 12TH STREET
OAKLAND, CALIFORNIA 94607

CWSW is a nonprofit organization designed for chemically dependent women who have experienced chronic relapses. To be eligible for this program the woman must have successfully demonstrated a commitment to recovery or have come from another referral agency having evidenced an acceptable period of sobriety.

We realize many women complete programs successfully and stay clean and sober through transitional housing. However, some require extra support longer than allowed by some programs.

CWSW is dedicated to providing extended support in a nurturing recovery environment.

Please sign in support of clean and sober living at 1144 12TH Street, Oakland, CA. 94607.

SIGNATURE:

ADDRESS:

- | | |
|---------------------------------|---------------------------|
| 1. Evelyn J. Matthis | 1214 10th ST |
| 2. Kathryn A. Spencer | 1216 10th ST |
| 3. Johnnie F. Clark | 1233 12 TH ST. |
| 4. Theresa Clark | 1233 12 TH ST. |
| 5. R. G. WATERS | 1230 12 TH ST. |
| 6. Raymond M. ... | 1119 Magnolia ST |
| 7. Travette Madeline | " " " |
| 8. | |
| 9. | |
| 10. | |
| 11. | |
| 12. | |

ATTACHMENT B

CHRISTIAN WOMEN SUPPORTING WOMEN
1144 12TH STREET
OAKLAND, CALIFORNIA 94607

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Please sign in support of clean and sober living at 1144 12TH Street, Oakland, CA. 94607.

SIGNATURE:

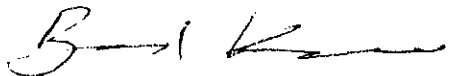
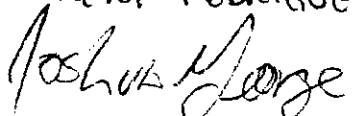

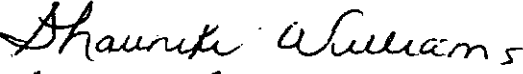





1. Charles L. Lowdy
2. Doreen Sattas
3. Cynthia Holloway
4. Denise Leslie
5. Dale Ludd
6. Dawn Jones
7. Mahel Segize
8. Brandon, Greg
9. Susie Rughart
10. Rhonda Jones
11. Elizabeth Jones
12. A. J. Williams

ADDRESS:

- 1107 Adeline St Oakland CA
- 1107 Adeline St Oak. CA 94607
- 1118 12th St. - Oakland CA, 94607
- 1116 12th St Oakland, CA 94607
- 1116 12th St Oakland, CA 94607
- 1107 Adeline St. Oak. CA.
- 1125 12th St Oakland Ca 94607
APTC
- 1122 12th Street Oak CA.
- 1127 Chestnut St Oak. CA. 94607
- 1121 Chestnut St Oak. CA.
- 1107 Chestnut St 94607
- 1025 Chestnut St. 94607
94607

SIGNATURE:

ADDRESS:

- 13. 
- 14. Herman Turner
- 15. Herman Marshall
- 16. Michele Freeman
- 17. Gilcent RODRIGUEZ
- 18. 
- 19. Charlotte Mitchell - (510) 444-9999
- 20. 
- 21. Dan Thomas
- 22. 
- 23. 
- 24. 
- 25. 
- 26. 
- 27. 
- 28. Richard Bush
- 29.
- 30.
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- 35.

- 1031 Chestnut S
Oakland CA 94607
- 1009 Chestnut
Oakland, Ca.
- 1121 Chestnut St.
- 1102 10th Street Upper
- 1112 10th Street
- 1149-10th St. Oak CA 94607
- 1147- 10th St. Oakland, 94607
- 1175 - 10th St, OAK, 94607
- 910 Adeline St Oak 94607
- 1177 10th oak CA 94607
- 1179 10th St. OAK CA 94607
- 1157 10th St. Oak CA 94607
- 1159 10th Street OAK. CA. 94607
- 1006 Chestnut St, OAK.
- 1024 Chestnut St, Oakland
94607

CHRISTIAN WOMEN SUPPORTING WOVEN
1144 12TH STREET
OAKLAND, CALIFORNIA 94607

CWSW is a nonprofit organization designed for chemically dependent women who have experienced chronic relapses. To be eligible for this program the woman must have successfully demonstrated a commitment to recovery or have come from another referral agency having evidenced an acceptable period of sobriety.

We realize many women complete programs successfully and stay clean and sober through transitional housing. However, some require extra support longer than allowed by some programs.

CWSW is dedicated to providing extended support in a nurturing recovery environment.

Please sign in support of clean and sober living at 1144 12TH Street, Oakland, CA. 94607.

SIGNATURE:

ADDRESS:

- | | | | |
|----------|-----|--|------------------------------------|
| 8358776 | 1. | <i>Yella D. Jones</i> ^{Jackson} | 1125 ADELINA - |
| | 2. | <i>Algeria D. Jones</i> | 1134 ADELINA ST. |
| | 3. | | |
| 893-4550 | 4. | <i>James Daly</i> | 1134 ADELINA ST. |
| | 5. | <i>Kerrie Williams</i> | 1217 ADELINA ST. |
| | 6. | JAMES EVANS | 1712 ADELINA ST |
| | 7. | Bernadette Reese | 1318 ADELINA ST OAK. |
| | 8. | <i>Rainie [unclear]</i> | 1220 ADELINA OAK |
| | 9. | <i>Ethel Jones</i> | 1140 12 TH STREET OAK |
| | 10. | ORON BROWN | 1140 15 TH STREET OAK |
| | 11. | Jacqueline Ellis | 1138 12 TH ST OAK 94607 |
| | 12. | | |

CHRISTIAN WOMEN SUPPORTING WOVEN
1144 12TH STREET
OAKLAND, CALIFORNIA 94607

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SIGNATURE:

ADDRESS:

- *1. Carla Owens
- *2. Elanda West
- *3. Lisa Lentz
- *4. Marie White
- *5. Holly Ahmed
- *6. Sherry Russ
- *7. Donna Willis
- 8.
- 9.
- 10.
- 11.
- 12.

- 2714 Adeline St. UNIT A-1
- 2714 Adeline St UNIT A4
- 2714 Adeline St #B2 Oakland 94607
- 2716 ADELINE B-4 OAK, CA
- " " B-2 OAK CA
- 2716 Adline St
- A3. OAK CA
- 2712 Adeline St #A3
- OAKLAND CA 94607

CHRISTIAN WOMEN SUPPORTING WOMEN
1144 12TH STREET
OAKLAND, CALIFORNIA 94607

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SIGNATURE:

ADDRESS:

1. *Luzky Johnson*
2. *Henry Anderson*
3. *Michelle Wilson*
4. *Marilyn Earle*
5. *Elsie B Green*
6. *Charlotte Crafton*
7. *Lucian J. Wayne*
8. *Rosalind Roberts*
9. *Timothy Wright*
10. *ISAAC PATRICK*
11. *Alvin Hopson*
- 12.

- 1124 Adeline Oak. Cal. 946*
- 1124 ADELINE OAK CA*
- 3463 San Pablo Ave., Oakland 9460*
- 1124 Adeline Oak, Ca*
- 1124 Adeline*
- 1124 Adeline*
- 1124 Adeline Street*
- 1124 Adeline St*
- 1124 Adeline street*
- 1124 ADELINE STREET*
- 1124 - Adeline Street*

CHRISTIAN WOMEN SUPPORTING WOVEN
1144 12TH STREET
OAKLAND, CALIFORNIA 94607

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Please sign in support of clean and sober living at 1144 12TH Street, Oakland, CA. 94607.

SIGNATURE:

ADDRESS:

- | | |
|----------------------|---|
| 1. Lorraine McNeil | 1222 Magnolia St |
| 2. Allen Brown | 1225 Magnolia |
| 3. Faith Denise | 1155 12th St Oakland |
| 4. Charity Harris | 1020 Celeste St - Oak - 94607 |
| 5. Theresa Green | 1026 Adeline St. Oak, ca 94607 |
| 6. Thompson Ronald | 7100 ADELIN ST Oakland |
| 7. Jan R. Ferris | 1121 12 th ST. 94607 |
| 8. GILBERT GONZALEZ | 1081 ADELIN ST |
| 9. Immanuel Davis | 1075 12 th St. Oakland 94607 |
| 10. Wally Love | 1107 Adeline St Oak 94607 |
| 11. Dec. Larry Hayes | 1124 ADELIN ST. 94607 |
| 12. | |

**CHRISTIAN WOMEN SUPPORTING WOMEN
1144 12TH STREET
OAKLAND, CALIFORNIA 94607**

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Please sign in support of clean and sober living at 1144 12TH Street, Oakland, CA. 94607.

SIGNATURE:

ADDRESS:

1. *Serraine S. Perkins*

1140-12th St. Oakland

2. *Michael D. Perkins*

1140-12th St. Oakland 94600

3. *Kelvin Lewis*

1202-Adeline st. Oakland 94607

4. *Emmanuel Beals*

1218-Adeline street

5. *John Hollis Bell*

1020 Adeline St Oakland CA 94607

*6. *Lance Williams*

1000 28th Street Oakland, Ca 94608

7. *Eddie Rice*

1050 7th St. Oakland, Ca. 94607

8. *Tommy Fock*

828-134th st # 317 Oak CA 94607

*9. *Shirley Williams*

1422 8th St Oakland 94607

*10. *Linda Coleman*

1152-34th St, Oak, CA 94608

11. *Carolyn Muhammad*

1119 Linden st " 94607

12. *L. J. Williams*

1121 Linden st 94607

SIGNATURE:

ADDRESS:

13. Folashade Overton

1031 Linden St

14.

[Signature]
Amina Hassan

1017 ~~544~~ Linden St

15.

1024 Linden St

16.

[Signature]
Rufus Cross

1022 Mantelka Hwy B

17.

[Signature]
Stephanie [unclear]

991 14th Street Oakland CA

18.

[Signature]
Stephanie [unclear]

983 1054 Street, Oakland CA

19.

[Signature]
Mary Pearson

1824 West St Oakland CA

20.

[Signature]
Orbert Mupf

(Dilan Mahorkun) 481 Alcatraz Ave, Oakland CA

21.

[Signature]

22.

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1144 12TH STREET
OAKLAND, CALIFORNIA 94607**

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Please sign in support of clean and sober living at 1144 12TH Street, Oakland, CA. 94607.

SIGNATURE:

ADDRESS:

- | | |
|-------------------------------|------------------|
| 1. LARRY McCLENDON | 1123 FILBERT ST. |
| 2. GUT McCLWILGH | 1123 FILBERT ST |
| 3. Renee Jagers | |
| 4. Varita Parker | 1005 10th St. |
| 5. NDEL Patillo | 1125 WEST ST. |
| 6. Colleen M. M... | 896 ISABELLA ST. |
| 7. Annette Spurre | 1125 WEST ST |
| 8. Concetta Walker | 1125 WEST STREET |
| 9. Ed Jackson | 1125 West Street |
| 10. Long Manning | 8424 SENGCA ST |
| 11. Carlos Webster | 896 ISABELLA |
| 12. Mark Parker | 833 16th Street |
| | 5885 Broadway ST |

SIGNATURE:

B. White Carey

ADDRESS:

896 Isabella Av.

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City Council
City Hall
Oakland, CA

July 11, 2003

I am in support of Christian Women Supporting Women opening their facility in my neighborhood at 1144 12th Street.

I have lived in this neighborhood at 1216 10th Street since 1984. I am in support of people having a second chance to improve their life. I think it is a wonderful legacy that this group is planning to do to help those who obviously need this kind of help.

Sincerely,



Kathryn A. Spencer

ATTACHMENT B

7/25/03

To Whom It May Concern:

My name is Shirley Chambers and I'm writing this letter in support of CWSW.

I am a West Oakland resident, and I am also in recovery. I have 3 yrs. clean.

At this moment I live in Transitional Housing with my children.

I do believe CWSW is needed because there is a need. There are women in recovery that have no where safe to go. This would be a great place to start over.

Please help women in recovery have a safe haven.

Thank you

Shirley Chambers

P.S. Please feel free to contact me at anytime.

(510) 663-7349

ATTACHMENT B

Shirley Chambers

VIA FAX # 510-436-4569
July 28, 2003

To Whom It May Concern:

Please accept my letter of support of the 1144 12th Street, Oakland, CA, Christian Women Supporting Women, home.

I have been a resident of the West Oakland community for over 50 years. My decision to support the program is based on a recent tour of their proposed facility and discussions I have had with the coordinator/administrator regarding the proposed program. Using that information and having personal knowledge of the work ethic and professionalism of their key administrator, I can safely state that I am in support of the program they wish to bring to the community.

If you require additional information you may contact me at (510) 821-5700.

Regards,

Ann Bell
To Ann Bell
1020 Adeline Street
Oakland, CA 94607

1144-12TH STREET IS DESPERATELY NEEDED
TO HELP THESE INDIVIDUALS TO PUT THEIR
LIVES BACK ON TRACK SO THEY MAY RE-
UNITE WITH THEIR FAMILIES AND ONCE
AGAIN LIVE NORMAL LIVES.
YOUR SUPPORT AND CONSIDERATION WILL BE
GREATLY APPRECIATED BY MYSELF AND
FAMILY.

CAREFULLY
ANDREA CARLOS,
MARIA MALAVE!

ATTACHMENT B

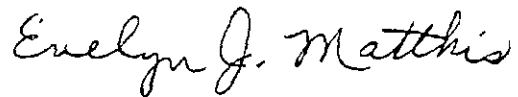
City Council
City Hall
Oakland, CA

July 11, 2003

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I have lived in this neighborhood at 1214 10th Street since 1984. I am in support of people having a second chance to improve their life.

Sincerely,

A handwritten signature in cursive script that reads "Evelyn J. Matthis".

Evelyn J. Matthis

ATTACHMENT B

Mr. and Mrs. Johnnie F. Clark
1233 12th Street
Oakland, CA. 94607

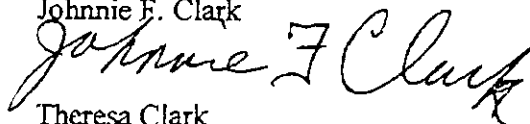
July 8, 2003

To whom it may concern:

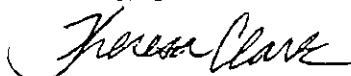
My name is Johnnie F. Clark; I reside at 1233 12th St. with my wife Theresa Clark and daughter Kia Clark. We have resided at this address since February 1984. We are writing in support of Ms. Jacqueline Wooley, who is attempting to open a Christian Woman's support home at 1142 12th St. We feel this is a worthwhile endeavor and will not have an adverse impact on our neighborhood. We have known Ms. Wooley over 20 years. We know her to be honest, caring and compassionate. We believe that Ms. Wooley is the perfect person to run this support group at 1142 12th St.

Sincerely,

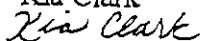
Johnnie F. Clark



Theresa Clark



Kia Clark



ATTACHMENT B

OAKLAND CITY COUNCIL
CITY HALL
OAKLAND, CA

JULY 22, 2003

MY NAME IS ANDREA MALAVE'
I HAVE BEEN A LONG TIME SUPPORTER
OF CWSW. WE HAVE WORKED HARD TO
PROVIDE HOUSING FOR WOMEN AND FAMILIES
WHO NEED AND DESERVE A SECOND CHANCE
TO LIVE A CLEAN AND SOBER LIFE THAT IS
WHAT CWSW IS ABOUT THAT IS THE
GOAL AND COMMENT.

SECOND CHANCES ALL OF US AT SOMETIME
IN OUR LIVES HAS HAD SOMEONE IN
OUR FAMILIES ON DRUGS, ALCOHOL OR IN
PRISON. DIDN'T YOU FEEL THAT COUSIN,
AUNT, UNCLE, MOTHER, FATHER, SISTER OR
BROTHER DESERVED A SECOND CHANCE?

1144-12TH STREET IS DESPERATELY NEEDED
TO HELP THESE INDIVIDUALS TO PUT THEIR
LIVES BACK ON TRACK SO THEY MAY RE-
UNITE WITH THEIR FAMILIES AND ONCE
AGAIN LIVE NORMAL LIVES.

YOUR SUPPORT AND CONSIDERATION WILL BE
GREATLY APPRECIATED BY MYSELF AND
FAMILY

GRACEFULLY

ANDREA, CARLOS,
MABID MALAVE'

7/24/03

City Council:

I WAS BORN, RAISED AND A
LONG TIME RESIDENT OF WEST OAKLAND
I HAVE WORKED FOR CWSW PRO-BONO
FOR THE PAST TWO YEARS. I WOULD
LIKE TO EXPRESS MY SUPPORT FOR
THE GRAND OPENING, ON 1144-12 ST.

I FEEL THIS ORGANIZATION CAN ONLY
SET A GOOD EXAMPLE OF BROTHERLY
LOVE AND SUPPORT.

Sincerely

James M. Williams
(510) 938 5917

TC whom it may concern,

I believe everyone deserves a second chance. Each of us know someone who have needed or will need this serve, it may be a friend or a family member. I am a supporter of this group.

Sincerely,
Mary Searcy
510.632.8019

To whom it may concern:

We the Perkins Family would like the City of Oakland to be advised that we support the Christian Women Home program.

We reside at 1146-12th Street here in Oakland.

We have been in communications with the people who will be running the program. We feel and believe that such a program such as this would not only benefit this community but the City of Oakland.

Lets face it, as long as there is drugs in our society and some

people having a weakness for drugs or alcohol
~~or~~ ^{or} dealing with some type of substance
 abuse, there will always be a great
 demand presently and in the near
 future for drug treatment centers,
 drug counselling as well as drug
 counselors, and yes homes such as
 the Christian Women Program. Christian
 women who are willing to open the
 doors to their homes to help other
 women who are willing to escape this
 vicious monster called "drugs", and
 have the opportunity to go into a
 home such as the Christian Women
 Program to receive help.

It's unfortunate that many families of all walks of life are dealing with love ones under the influence of some type of substance abuse, whether it be drugs or alcohol, become a burden on the family. When the realization of how serious the problem is at this point the family feels they can no longer help their love one, and then the burden falls upon the city to help this individual, such as putting him or her in a County Hospital, or this person becomes homeless or eventually commits a crime that lands him or her in prison.

which then becomes a burden on the tax-payers of the city.

It is imperative that the Christian Women Home opens immediately so that women who are in need, and who are ready and willing to work their way back to their families, and regain their self-respect in society, ~~and~~ can do so with the help of the Christian Women Program.

The Perkins Family will be happy, pleased and proud to volunteer in this program, where every the need, to witness a woman going to the end of the Program, and respectfully back in

of their families would be a blessing
to witness

In allowing this program to
open, the City will also help
a little boy or girl get their
mother back, because you voted yes
for the Christian Women Program
to open.

Thank you for taking the
time to read ^{this} letter from
a caring resident

Sincerely,

Michael, Lorraine Tamara
& Clarissa Perkins

(510) 834-7801

ATTACHMENT B

July 21 2003

City Council
Oakland Ca,

My Name is Jason Woolley. We have worked hard and long on this project. We have had to do research, shop, repair/clean furniture, prepare paper work, attend many meetings and much more. We made sure the tenth street neighborhood is suitable for our project and we are suitable for the neighborhood. We checked parking requirements as required. We planned the house so that there will be no negative impact on the neighborhood. We have set fifty-six rules that must be adhere to.

My knowing many people with many problems I feel clean and sober living is one of the only ways some of them can get the help/support they need.

Your support and approval is appreciated

Very Yours
Jason Woolley

Client Rules and Regulations
Christian Women Supporting Women
Service Agreement

1. Residents must have completed a substance abuse and after-care program.
2. Residents must be clean and sober and are subject to UA testing at all times.
3. No substance abuse. Residents found to be under the influence of any narcotics, non-prescribed medication or in possession of any paraphernalia, alcohol, or any other drug are subject to immediate discharge from the residence.
4. Residents will be held liable (solely responsible legally, financially and etc.) for any drug or alcohol related incidents or accidents on or around the premises.
5. There is absolutely no smoking allowed in the house. All smoking is to be done on the back deck. All cigarette butts are to be disposed of in the container provided. Butts are not to be put out on the ground or deck.
6. Threats of violence of any kind against any resident or staff are prohibited; this includes fighting, profanity, racial jokes, racial comments or verbal abuse. No weapons or contraband of any kind allowed. Acts of violence or contraband are grounds for resident to be asked to leave the premises immediately.
7. Residents are not to gamble or play inappropriate games on site.
8. Residents may not buy or sell items, such as food stamps, cigarettes, personal hygiene items, etc. With each other.
9. Upon approval residents may have visitors in living room, dining room and deck area. Visitors may eat meals with residents with approval of staff. (Weekends and holidays only)
10. In greeting visitors, meeting with them and saying goodbye, residents are to behave in an appropriate manner. Resident are not to overly embrace visitors, or allow visitors to engage (with residents) in any sexually compromising situations.
11. No sexual contact or relationships in the house. This will not be tolerated.
12. Stealing will not be tolerated. Violators are subject to immediate discharge from the residence.
13. All incoming mail or packages are subject to examination by staff.

ATTACHMENT B

14. Manipulation, of any kind is a negative con game and will not be tolerated.
15. There is no horse- play in the house; all residents are expected to conduct themselves in a socially acceptable manner. There is no yelling, running, screaming or walking barefooted in the house.
16. Residents must attend the 12 step N/A A/A Meetings weekly (mandatory) unless other wise slated.
17. No talking out of the windows or sitting on the front stairs holding conversations – The back decks are for socializing.
18. There is no changing rooms or furniture without staff approval.
19. Prostitution is prohibited. Residents are not to engage in any kind of sexual activity for money or other material compensation.
20. Do not associate with drug dealers or be at known areas where drugs are sold, kept, or used. Residents are not to “hang out” in any areas where drugs may be located.
21. Residents are not to loan to each other or borrow from each other. (Clothes, shoes, automobile, etc.)
22. No eating or having dirty dishes in the living room, bedroom or study area. All food brought into the facility must be eaten in the dining area.
23. No televisions in the bedrooms. All radios must be kept silent. Use of an ear-phone is acceptable. The living room television must be turned off by 11:00 P.M., on weeknights. There are no limits on weekends or holidays.
24. Rooms must be kept neat and clean, including closets and dressers, at all times. Each bed must be made immediately after resident gets up for the morning.
25. Dirty clothes and linen must be washed weekly. No washing after 10:00 P.M. (wash days will be scheduled) Personal cleanliness is required.
26. Chores must be done daily without exception. (Posted chore list)
27. The bathroom must be cleaned after use by the user.
28. The telephone use is limited to 10 minutes when others are waiting to use it.

29. The business telephone number is to be given out for emergency purposes only.
30. If there are any changes of employment (whether address, change of status, or change of hours) a staff person must be notified immediately.
31. No pornography material of any kind is to be kept in the residence.
32. Any grievance against staff or other residents should be brought to the manager's attention immediately.
33. Due to limited closet and storage space there is a limit to what can be brought into the residents.
34. Rooms are subject to be searched at all times.
35. Rent is due on the 1st of the month. After the 5th there is a \$25.00 late fee.
36. Damage to the building inside or outside or damage to any contents whether accidental or not, is solely the responsibility legally and financially of the resident responsible for the damage, and could be possible grounds for dismissal.
37. Everyone is responsible for her own belongings.
38. Any person who is a trouble- maker or causes discontent in the house will be asked to leave.
39. All new residents will be provided with linen. There will be a security deposit for that linen, which is not refundable.
40. If a resident has knowledge of someone breaking the rules, she should bring the situation to the immediate attention of staff.
41. No illegal activities in stores or banks, such as writing bad checks.
42. The kitchen and dining area must be kept clean at all times and must be cleaned immediately after each meal.
43. Everyone must sit down together at mealtime. There are no gowns; head ties housecoats or rollers allowed at the table.
44. Double scrub is a group project. Once a week everyone must help.
45. Residents are responsible for their visitors. Visitors must follow all house rules. Discipline is a must. Residents must know where visitors are all times.

46. Resident must provide two weeks notice of intent to move from the residence.
47. When residents leave CWSW they must take all of their personal property with them. If they fail to take their property with them CWSW will only keep it for 72 (seventy-two) hours before disposing of it. No notices will be sent out.
48. Appropriate attire is required at all times in the residence. Inappropriate attire includes beachwear, underwear and bedroom attire.
49. No sleeping in the living room, study area or the deck.
50. Malicious gossip will not be tolerated.
51. Before entering any closed door knock.
52. Do not violate the privacy of others. Be considerate and don't read others personal papers, mail or go into others belongs such as; drawers, nightstands, boxes or parcels. (Whether locked or not)
53. Do not enter any bedrooms without an invitation.
54. Be considerate of others by not passing gas or burping loudly in the presence of others. Personal noises must be kept silent as much as possible.
55. All electric hair curlers, hair rollers or hair dryers, etc. must be unplugged when not in use.
56. No electrical cooking utensils or cooking in the bedrooms.

Any resident found not in compliance with the rules maybe subject to discharge from the residence.

I have read and I understand the house rules, and I hereby agree to abide by them for as long as I am a resident.

I also understand that if I should fail to live up to any of these rules, I will be ask to leave the resident.

Client Signature Date Staff Signature Date

CHRISTIAN WOMEN SUPPORTING WOMEN
CLIENT RULE NUMBER SIX
AGREEMENT

I understand there are no threats of violence of any kind against any resident or staff; this includes fighting, profanity, racial jokes, racial comments or verbal abuse. No weapons or contraband of any kind allowed. Acts of violence or contraband are grounds for resident to be asked to leave the premises immediately

Clients sign only if you understand this rule

Staff sign and date.

ATTACHMENT B

**CHRISTIAN WOMEN SUPPORTING WOMEN
CLIENT RULE NUMBER FORTY-SEVEN
AGREEMENT**

I understand violators of the house rules are subject to immediate discharge from the residence. I also understand I must take my belongings with me. If I don't take my belongs with me CWSW will depose of them after seventy-two hours of my leaving.

Client sign only if you understand this rule

STAFF SIGN AND DATE

ATTACHMENT B

CHRISTIAN WOMEN SUPPORTING WOMEN
CLIENT RULE NUMBER THREE
AGREEMENT

I understand there is no substance abuse. Residents found to be under the influence of any narcotics, non-prescribed medication or in possession of any paraphernalia, alcohol, or any other drug are subject to immediate discharge from the residence.

Clients sign only if you understand this rule

Staff sign and date

**CHRISTIAN WOMEN SUPPORTING WOMEN
CLIENT RULE NUMBER ELEVEN
AGREEMENT**

I understand there is no sexual contact or relationship in or about the premises. This will not be tolerated.
Violators are subject to immediate discharge from the residence.

Client sign only if you understand this rule

Staff sign and date

ATTACHMENT B

Christian Women Supporting Women

This project creates a post transitional residence geared toward women who have been in recovery and have had a history of chronic substance abuse. It would serve women whom are working and trying to rebuild their lives and regain financial independence. The project helps families reunite, promote family skills, work skills and education.

CWSW teaches living skills and tools for women committed to making changes in their lives such as: self-esteem, self-respect, self-help and self-discipline. CWSW encourages volunteerism as a vehicle toward self-reliance and employment.

Residents must be drug and alcohol free, determined to maintain their sobriety and be employed. All residents are required to abide by the house rules.

Objectives and Purpose

The primary objectives and purpose of this corporation shall be:

- . To make referrals to parenting classes, workshops and seminars, re: substance abuse, conflict resolution and anger management.
Residents will be asked to volunteer for community speaking engagement working with other groups, agencies, and churches to promote sobriety.
- . Develop clean respectable supervised sober living conditions with a live in support group.
- . Provide books, video- tapes and pamphlets based on recovery and parenting- skills, family values, self-esteem and self-respect.
- . There will be N/A, A/A meetings on site weekly.
- . Provide nutritional, balance meals daily (cooked by residents-pre-scheduled)
- . CWSW will make outside activity referrals.

ATTACHMENT B

Bylaws
of
Christian women supporting Women
A California Public Benefit Corporation

ARTICLE 1
OFFICES

SECTION 1. PRINCIPAL OFFICE

The principal office of the corporation for the transaction of its business is located in Alameda County, California

SECTION 2. CHANGE OF ADDRESS

The county of the corporation's principal office can be changed only by amendment of these Bylaws and not otherwise. The Board of Directors may, however, change the principle office from one location to another within the named county by noting the changed address and effective date below, and such changes of address and effective date below, and such changes of address shall not be deemed an amendment of these Bylaws:

_____ Dated: _____

_____ Dated: _____

_____ Dated: _____

SECTION 3. OTHER OFFICES

The corporation may also have offices at such other places, within or without the State of California, where it is qualified to do business, as its business may require and as the board of directors may, from time to time, designate.

ARTICLE 2
PURPOSES

SECTION 1. OBJECTIVES AND PURPOSES

The primary objectives and purposes of this corporation shall be:

This project creates a post transitional residence geared toward women who have been in recovery and have had a history of chronic substance abuse. It would serve women whom are working and trying to rebuild their lives and regain financial independence. The project helps families reunite; promote family skills, work skills and education.

CWSW teaches living skills and tools for women committed to making changes in their lives such as: self-esteem self-respect, self-help and self-discipline. CWSW encourages volunteerism as a vehicle toward self-reliance and employment.

Residents must be drug and alcohol free, determined to maintain their sobriety and be employed. All residents are required to abide by the house rules.

Christian Women Supporting Women will perform the following activities:

Make referrals to parenting classes, workshops and seminars, re: substance abuse, conflict resolution and anger management.

Residents will be asked to volunteer for community speaking engagement working with other group, agencies, and churches to promote sobriety.

Develop clean respectable supervised sober living conditions with a live in support group.

Provide books, video-tapes and pamphlets based on recovery and parenting-skills, family values; self-esteem and self-respect.

There will be N/A, A/A meetings on site weekly.

secretary of all meetings of the board, provided that, in his or her absence, the presiding officer shall appoint another person to act as Secretary of the Meeting.-

Meetings shall be governed by parliamentary procedure, as such rules may be revised from time to time, insofar as such rules are not inconsistent with or in conflict with these Bylaws, with the Articles of Incorporation of this corporation, or with provisions of law.

Section 16. Action by Unanimous written Consent without Meeting

Any action required or permitted to be taken by the Board of Directors under any provision of law may be taken without a meeting, if all members of the board shall individually or collectively consent in writing to such action. For the purposes of this Section only, "all members of the board" shall not include any "interested director" as defined in section 5233 of the California Nonprofit Public Benefit Corporation Law. Such written consent or consents shall be filed with the minute of the proceedings of the board. Such written consent shall have the same force and effect as the unanimous vote of the directors. Any certificate or other document filed under any provision of law which relates to action so taken shall state that the action was taken by unanimous written consent of the Board of Directors without a meeting and that the Bylaws of this corporation authorize the directors to so act and such statement shall be prima facie evidence of such authority.

Section 17. Vacancies

Vacancies on the Board of Directors shall exist (1) on the death, resignation or removal of any director, and (2) whenever the number of authorized directors is increased.

The Board of Directors may declare vacant the office of a director who has been declared of unsound mind by a final order of court, or convicted of a felony, or been found by a final order or judgment of any court to have breached any duty under Section 5230 and following of the California Nonprofit Public Benefit Corporation Law.

If this corporation has any members, then, if the corporation has less than fifty (50) members, directors may be moved without cause by a majority of all members, or, if the corporation has fifty (50) or more members, by vote of a majority of the votes represented at a membership meeting at which a quorum is present.

If this corporation has no members, directors may be removed without cause by a majority of the directors then in office.

Any director may resign effective upon filing written notice to the Chairperson of the Board, the President, the Secretary, or the Board of Directors, unless the notice specifies a later time for the effectiveness of such resignation. No director may resign if the corporation would then be left without a duly elected director or directors in charge of its affairs, except upon notice to the Attorney General.

Vacancies on the board may be filled by approval of the board or, if the number of directors then in the office is less than a quorum, by (1) the unanimous written consent of the directors then in office, (2) the affirmative vote of a majority of the directors then in office at a meeting held pursuant to notice or waives of notice complying with this article of these By laws, or (3) a sole remaining director. If this corporation has members, however, vacancies created by the removal of a director may be filled only by the approval of the members. The members, if any, of this corporation may elect a director at any time to fill any vacancy not filled by the directors.

A person elected to fill a vacancy as provided by this Section shall hold office until the next annual election of the Board of Directors or until his or her death, resignation or removal from office.

Section 18. Non-Liability of Directors

The directors shall not be personally liable for the debts, liabilities, or other obligations of the corporation.

Section 19. Indemnification By Corporation of Directors, Officers, Employees and other agents

To the extent that a person who is, or was, a director, officer, employer or other agent of this corporation has been successful on the merits in defense of any civil, criminal, administrative or investigative proceeding brought to procure a judgment against such person by reason of the fact that he or she is, or was, an agent of the corporation, or has been successful in defense of any claim, issue or matter, therein, such person shall be indemnified against expenses actually and reasonably incurred by the person in connection with such proceeding.

If such person either settles any such claim or sustains a judgment against him or her, then indemnification against expenses, judgments, fines, settlements and other amounts reasonably incurred in connection with such proceedings shall be provided by this corporation but only to the extent allowed by, and in accordance with the requirements of, Section 5238 of the California Nonprofit Public Benefit Corporation Law.

Section 20. Insurance for Corporate Agents

Between meetings of the Board, the executive committee shall have and may exercise all the powers of the Board of Directors in the management of business and affairs of the corporation. The executive committee shall minutes of its proceedings and shall report the same to the Board of Directors at the next succeeding meeting of the Board. Any action of the Executive Committee shall be subjective alteration and recession by the Board of Directions, provided that no rights of third persons are impaired by such alteration and recession by the Board of Directors, provided that no rights of third persons are impaired by such alteration or recession.

Meetings of the Executive committee may be called at any member of the committee upon notice by mail or telephone.

At any meeting of the Executive Committee, three (3) members shall constitute a quorum for the transaction of business, and the act of a majority of such members present at any meeting at which there is quorum shall be the act of the Executive Committee.

SECTION 10. NOTICE OF MEETINGS

Regular meetings of the board may be held without notice. Special meetings of the board shall be held upon four (4) days' notice by first-class mail or telegraph, the notice shall be deemed to be delivered on its deposit in the mail or on its delivery to the telegraph company. Such notices shall be addressed to each to each director at his or her address as shown on the books of the corporation. Notice of the time and place of holding an adjourned meeting need not be given to absent directors if the time and place of the adjourned meeting are fixed at the meeting adjourned and if such adjourned meeting is held no more than twenty-four (24) hours from the time of the original meeting. Notice shall be given of any adjourned regular or special meeting to directors absent from the original meeting if the adjourned meeting is held more than twenty-four (24) hours from the time of the original meeting.

SECTION 11. CONTENTS OF NOTICE

Notice of meetings not herein dispensed with shall specify the place, day and hour of the meeting. The purpose of any board meeting need not be specified in the notice.

SECTION 12. WAIVER OF NOTICE AND CONSENT TO HOLDING MEETINGS

The transactions of any meeting of the board, however called and noticed or wherever held, are as valid as though the meeting had been duly held after proper call and notice, provided a quorum, as hereinafter defined, is present and provided that either before or after the meeting each director not present signs a waivers, consents, or approvals shall be filled with the corporate records or made a part of the minutes of the meeting.

SECTION 13. QUORUM FOR MEETINGS

A quorum shall consist of 3 Directors or a majority of members present when new members are in place.

Except as otherwise provided in these Bylaws or in the Articles of Incorporation of this corporation, or by law, no business shall be considered by the board at any meeting at which a quorum, as hereinafter defined, is not present, and the only motion which the chair shall entertain at such meeting is a motion to adjourn. However, a majority of the directors present at such meeting may adjourn from time to time until the time fixed for the next regular meeting of the board

When a meeting is adjourned for lack of a quorum, it shall not be necessary to give any notice of the time and place of the adjourned meeting or of the business to be transacted at such meeting, other than by announcement at the meeting at which the adjournment is taken, except as provided in Section 10 of this article.

The directors present at a duly called and held meeting at which a quorum is initially present may continue to do business notwithstanding the loss of a quorum at the meeting due to a withdrawal of directors from the meeting, provided that any action thereafter taken must be approved by a least a majority of the required quorum for such meeting or such greater percentage as may be required by law, or the Articles of incorporation or Bylaws of this corporation.

SECTION 14. MAJORITY ACTION AS BOARD ACTION

Every act or decision done or made by a majority of the directors present at a meeting duly held at which a quorum is present is the act of the Board of Directors, unless the Articles of Incorporation or Bylaws of this corporation, or provisions of the California Nonprofit Public Benefit corporation law, particularly those provisions relating to appointment of committees (Section 5212), approval of contracts or transaction in which a director has a material financial interest (section 5233) and indemnification of directors (Section 52238e), require a greater percentage or different voting rules for approval of a matter by the board.

SECTION 15. CONDUCT OF MEETINGS

Meetings of the Board of Directors shall be presided over by the Chairperson of the Board, or, if no such person has been so designated or, in his or her absence, the President of the corporation or, in the absence of each of these persons, by Chairperson chosen by a majority of the directors present at the meeting. The secretary of the corporation shall act as

Any brother, sister, ancestor, descendant, spouse, brother-in-law, son-in-law, daughter-in-law, mother-in-law, or father-in-law of any such person.

SECTION 7. PLACE OF MEETINGS

Meetings shall be held at the principal office of the corporation unless otherwise provided by the board or at such place within or without the State of California which has been designated from time to time by resolution of the Board of Directors in the absence of such designation, any meeting not held at the principal office of the corporation shall be valid only if held on the written consent of all directors given either before or after the meeting and filed with the secretary of the corporation or after all board members have been given written notice of the meeting as hereinafter provided for special meetings of the board.

Any meeting, regular or special, may be held by conference telephone, electronic video screen communication, or other communications equipment. Participation in a meeting through use of conference telephone constitutes presence in person at that meeting so long as all directors participating in the meeting are able to hear one another. Participation in a meeting through use of electronic video screen communication or other communications equipment (other than conference telephone) constitutes presence in person at that meeting if all of the following apply:

Each director participating in the meeting can communicate with all of the other directors concurrently. Each director is provided the means of participating in all matters before the board including, without limitation, the capacity to propose, or to interpose any objection to, a specific action to be taken by the corporation; The corporation adopts and implements some means of verifying 1)

That are all persons participating in the meeting are directors of the corporation or otherwise entitled to participate in the meeting, and 2) that all actions of, or votes by, the board are taken and cast only by directions and not by persons who are directors.

SECTION 8. REGULAR AND ANNUAL MEETINGS

Meeting of Board of Directors

Regular meetings of the Board of Directors shall be held monthly on the second Monday of each month. The annual meeting will be held within thirty (30) days of the same month of each year in which the agency was first incorporated, thereafter, at such time as the Board directs.

If the day for the annual meeting is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday (excluding Saturday and Sunday).

SECTION 9. SPECIAL MEETINGS

Special meetings of the Board shall be promptly scheduled at any time by the Board in response to a request by the Chairman of the Board or the President. There will be no proxy voting unless a written request is submitted to the chair 30 days in advance of the meeting when the vote will be held.

Eligibility to Vote

All Board members and the executive director of the Exchange are eligible to vote.

Record Dates

Record dates established by the Board.

Record date for meeting notices.

Record date for voting.

Conduct of meeting

Meeting of the Board shall be conducted in accordance with a recognized system of parliamentary procedure or such parliamentary procedures as the Board may adopt. Notice of meetings shall specify those matters the Board intends to present for action except as otherwise provided by law, any proper matter may be presented at the meeting for action.

Executive Committee

The Board of Directors shall annually at the annual meeting, elect an Executive Committee consisting of the Board as the Board shall elect who shall hold office for one (1) year or until their successors are elected. Any vacancy in the membership of the executive committee may be filled for the unexpired term portion of the term by the Board of Directors at any meeting of the Board. In the absence of a member of members of the executive committee, the members thereof present at any meeting, whether or not they constitute a quorum, may appoint another member or members of the Board of Directors to act in the place of such absent member or members.

Provide nutritional, balance meals daily (cooked by residents-prescheduled)

CWSW will make outside activity referrals.

ARTICLE 3 DIRECTORS

SECTION 1. NUMBER

Christian Women Supporting Women shall have not less than three (3) or more than seven (7) directors. The number of directors may be changed by amendment of this Bylaw, or by repeal of this bylaw and adoption of a new bylaw, as provided in these Bylaws.

Vacancies in the membership of the Board of Directors may be filled by the Board, or by a vote of a majority of the remaining members of the Board.

The members of the Board at this time shall constitute the members of the corporation. Every meeting of the Board of Directors shall be deemed a meeting of the members of the corporation as well as of the Board of Directors and the Board of Directors may exercise all the rights and powers of the corporation

SECTION 2. POWERS

Subject to the provisions of the California Nonprofit Public Benefit Corporation law and any limitations in the Articles of Incorporation and Bylaws relating to action required or permitted to be taken or approved by the members, if any, of this corporation, the activities and affairs of this corporation shall be conducted and all corporate powers shall be exercised by or under the direction of the Board of Directors.

SECTION 3. DUTIES

It shall be the duty of the directors to:

Perform any and all duties imposed on them collectively or individually by law, by the Articles of Incorporation of this corporation, or by these Bylaws;

Appoint and remove, employ and discharge, and, except as otherwise provided in these Bylaws, prescribe the duties and fix the compensation, if any, of all officers, agents and employees of the corporation;

Supervise all officers, agents and employees of the corporation to assure that their duties are performed properly;

Meet at such times and places as required by these Bylaws

Register their addresses with the Secretary of the corporation and notices of meetings mailed and telegraphed to them at such addresses shall be valid notices thereof.

SECTION 4. TERMS OF OFFICE

Each director shall hold office until the next annual meeting for election of the Board of Directors as specified in these Bylaws, and until his or her successor is elected and qualifies. Board members may succeed themselves. Terms will be four (4) years, staggered.

SECTION 5. COMPENSATION

Directors shall serve without compensation. They shall be allowed reasonable advancement or reimbursement of expenses incurred in the performance of their regular duties as specified in Section 3 of this Article Directors may not be compensated for rendering services to the corporation in any capacity other than director unless such other compensation is reasonable and is allowable under the provisions of Section 6 of this article.

SECTION 6. RESTRICTION REGARDING INTERESTED DIRECTORS

Notwithstanding any other provision of these Bylaws, not more than forty-nine percent (49%) of the persons serving on the board may be interested persons. For purposes of this Section "interested person" means either:

Any person currently being compensated by the corporation for services rendered it within the previous twelve (12) months, whether as a full-or part-time officer or other employee, independent contractor, or otherwise, excluding any reasonable compensation paid to a director as director, or

The Board of Directors may adopt a resolution authorizing the purchase and maintenance of insurance on behalf of any agent of the corporation (including a director, officer, employee or other agent of the corporation) against any liability other than for violating provisions of law relating to self-dealing (Section 5233 of the California Nonprofit Public Benefit Corporation Law) asserted against or incurred by the agent in such capacity or arising out of the agent's status as such, whether or not the corporation would have the power to indemnify the agent against such liability under the provisions of Section 5238 of the California Nonprofit Public Benefit.

ARTICLE 4 OFFICERS

Section 1. Number of Officers

The officers of the corporation shall be a President, a Secretary, and a Chief Financial Officer who shall be designated the Treasurer. The corporation may also have, as determined by the Board of Directors, a Chairperson of the Board, one or more Vice Presidents, Assistant Secretaries, Assistant Treasurers, or other officers. Any number of officers may be held by the same person except that neither the Secretary nor the Treasurer may serve as the President or Chairperson of the Board.

Section 2. Qualification, Election, and Term of Office

Any person may serve as officer of this corporation. Officers shall be elected by the Board of Directors, at any time, and each officer shall hold office until he or she resigns or is removed or is otherwise disqualified to serve, or until his or her successor shall be elected and qualified, whichever occurs first.

Section 3. Subordinate Officers

The Board of Directors may appoint such other officers or agents as it may deem desirable, and such officers shall serve such terms, have such authority, and perform such duties as may be prescribed from time to time by the Board of Directors.

Section 4. Removal and Resignation

Any officer may be removed, either with or without cause, by the Board or directors, at any time. Any officer may resign at any time by giving written notice to the Board of Directors or to the President or Secretary of the corporation. Any such resignation shall take effect at the date of receipt of such notice or at any later date specified therein, and, unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective. The above provisions of this Section shall be superseded by any conflicting terms of a contract which has been approved or ratified by the Board of Directors relating to the employment of any officer of the corporation.

Section 5. Vacancies

Any vacancy caused by the death, resignation, removal, disqualification, or otherwise, of any officer shall be filled by the Board of Directors. In the event of a vacancy in any office other than that of President, such vacancy may be filled temporarily by appointment by the President until such time as the Board shall fill the vacancy. Vacancies occurring in offices of officers appointed at the discretion of the board may or may not be filled as the board shall determine.

Section 6. Duties of President

The President shall be the chief executive officer of the corporation and shall, subject to the control of the Board of Directors, supervise and control the affairs of the corporation and the activities of the officers. He or she shall perform all duties incident to his or her office and such other duties as may be required by law, by the Articles of Incorporation of this corporation, or by these Bylaws, or which may be prescribed from time to time by the Board of Directors. Unless another person is specifically appointed as Chairperson of the Board of Directors, he or she shall preside at all meetings of the Board of Directors. If applicable, the President shall preside at all meetings of the members. Except as otherwise expressly provided by law, by the Articles of Incorporation, or by these Bylaws, he or she shall, in the name of the corporation, execute such deeds, mortgages, bonds, contracts, checks or other instruments which may from time to time be authorized by the Board of Directors.

Section 7. Duties of Vice President

In the absence of the President, or in the event of his or her inability or refusal to act, the Vice President shall perform all the duties of the President, and when so acting shall have all the powers of, and be subject to all the restrictions on, the President. The Vice President shall have other powers and perform such other duties as may be prescribed by law, by the Articles of Incorporation, or by these Bylaws, or as may be prescribed by the Board of Directors.

Section 8. Duties of Secretary

The Secretary shall:

Certify and keep at the principal office of the corporation the original, or a copy of these Bylaws as amended or otherwise altered to date.

Keep at the principal office of the corporation or at such other place as the board may determine, a book of minutes of all meetings of the directors, and, if applicable, meetings of committees of directors and of members, recording therein the time and place of holding, whether regular or special, how called, how notice thereof as five, the names of those present or represented at the meeting, and the proceedings thereof.

See that all notices are duly given in accordance with the provisions of these Bylaws or as required by law.

Be custodian of the records and of the seal of the corporation and see that the seal is affixed to all duly executed documents, the execution of which on behalf of the corporation under its seal is authorized by law or these Bylaws.

Keep at the principal office of the corporation a membership book containing the name and address of each and any members, and, in the case where any membership has been terminated, he or she shall record such fact in the membership book together with the date on which such membership ceased.

Exhibit at all reasonable times to any director of the corporation, or to his or her agent or attorney, on request therefore, the Bylaws, the membership book, and the minutes of the proceedings of the directors of the corporation.

In general, perform all duties incident to the office of Secretary and such other duties as may be required by law, by the Articles of Incorporation of this corporation, or by these Bylaws, or which may be assigned to him or her from time to time by the Board of Directors.

Section 9. Duties of Treasurer

Subject to the provisions of these Bylaws relating to the Execution of Instruments, Deposits and Funds," the Treasurer shall:

Have charge and custody of, and be responsible for, all funds and securities of the corporation, and deposit all such funds in the name of the corporation in such banks, trust companies, or other depositories as shall be selected by the Board of Directors.

Receive, and give receipt for, monies due and payable to the corporation from any source whatsoever.

Disburse, or cause to be disbursed, the funds of the corporation as may be directed by the Board of Directors, taking proper vouchers for such disbursements.

Keep and maintain adequate and correct accounts of the corporation's properties and business transaction, including accounts of its assets, liabilities, receipts, disbursements, gains and losses.

Exhibit at all reasonable times the books of account and financial records to any director of the corporation, or to his or her agent or attorney, on request therefore.

Render to the President and directors, whenever requested, an account of any or all of his or her transaction as Treasurer and of the financial condition of the corporation.

Prepare, or cause to be prepared, and certify, or cause to be certified, the financial statements to be included in any required reports

In general, perform all duties incident to the office of Treasurer and such other duties as may be required by law, by the Articles of incorporation of the corporation, or by these Bylaws, or which may be assigned to him or her from time to time by the Board of Directors.

Section 10, Compensation

Director shall serve without compensation except that they shall be allowed and paid their actual and necessary expenses and paid \$50.00 for attending each meeting of the Board of Directors to cover travel, childcare, parent care etc.

ARTICLES 5 Committees

Section 1. Executive Committees

The Board of Directors may, by a majority vote of directors, designate two (2) or more of its members (who may also be serving as officers of this corporation) to constitute an Executive Committee and delegate to such Committee any of the powers and authority of the board in the management of the business and affairs of the corporation, except with respect to:

- (a) The approval of any action which, under law or the provisions of these Bylaws, requires the approval of the members or of a majority of all of the members.
- (b) The filing of vacancies on the board or on any committee which has the authority of the board.
- (c) The fixing of compensation of the directors for serving on the board or on any committee.
- (d) The amendment or repeal of Bylaws or the adoption of new Bylaws.
- (e) The amendment or repeal or any resolution of the board which by its express terms is not so amendable or repeal able
- (f) The appointment of committees of the board or the members' thereof
- (g) The expenditure of corporate funds to support a nominee for director after there are more people nominated for director than can be elected.
- (h) The approval of any transaction to which the corporation is a party and in which one or more of the directors has a material financial interest, except as expressly provided in Section 5233 (d)(3) of the California Nonprofit Public Benefit Corporation Law.

By a majority vote of its members the in office, the board may at any time revoke or modify any or all of the authority so delegated, increase or decrease but not below two (2) the number of its members, and fill vacancies therein from the members of the board. The Committee shall keep regular minutes of its proceedings, cause them to be filed with the corporate records, and report the same to the board from time to time as the board may require.

Section 2. Other Committees

The corporation shall have such other committees as may from time to time be designated by resolution of the Board of Directors. Such other committees may consist of persons who are not also members of the board. These additional committees shall act in any advisory capacity only to the board and shall be clearly titled as "advisory" committees.

Section 3. Meetings and Action of Committees

Meetings and action of committees shall be governed by, noticed, held and taken in accordance with the provisions of these Bylaws concerning meetings of the Board of Directors, with such changes in the context of such Bylaw provisions as are necessary to substitute the committee and its members for the Board of Directors and its members, except that the time for regular meetings of committees may be fixed by resolution of the Board of Directors or by the committee. The time for special meetings of committees may also be fixed by the Board of Directors. The Board of Directors may also adopt rules and regulations pertain to the conduct of meetings of committees to the extent that such rules and regulations are not inconsistent with the provisions of these Bylaws.

ARTICLE 6 EXECUTION OF INSTRUMENTS, DEPOSITS AND FUNDS

Section 1. Execution of Instruments

The Board of Directors, except as otherwise provided in these Bylaws, may by resolution authorize any officer or agent of the corporation to enter into any contract or executive and deliver any instrument in the name of and on behalf of the corporation, and such authority may be general or confined to specific instances. Unless so authorized, no officer, agent, or employee shall have any power or authority to bind the corporation by any contract or engagement or to pledge its credit or to render it liable monetarily for any purpose or in any amount.

Section 2. Checks and Notes

Except as otherwise specifically determined by resolution of the Board of Directors, or as otherwise required by law, checks, drafts, promissory notes, orders for the payment of money, and other evidence of indebtedness of the corporation shall be signed by the Treasurer and countersigned by the President of the corporation.

Section 3. Deposits

All funds of the corporation shall be deposited from time to time to the credit of the corporation in such banks, trust companies, or other depositories as the Board of Directors may select.

Section 4. Gifts

The Board of Directors may accept on behalf of the corporation any contribution, gift, bequest, or devise for the charitable or public purposes of this corporation

ARTICLE 7 CORPORATE RECORDS, REPORTS AND SEAL

Section 1. Maintenance of corporate Records

The corporation shall keep at its principal office in the State of California:

- (a) Minutes of all meetings of directors committees of the board and, if this corporation has members, of all meetings of members, indicating the time and place of holding such meetings, whether regular or special, how called, the notice given, and the names of those present and the proceedings thereof;
- (b) Adequate and correct book and records of account, including accounts of its properties and business transactions and accounts of its assets, liabilities, receipts, disbursements, gains and losses;
- (c) A record of its members, if any, indicating their names and addresses and, if applicable, the class of membership held by each member and the termination date of any membership;
- (d) A copy of the corporation's Articles of Incorporation and Bylaws as amended to date, which shall be open to inspection by the members, if any of the corporation at all reasonable times during office hours.

Section 2. Corporate Seal

The Board of Directors may adopt, use, and at will alter, a corporate seal. Such seal shall be kept at the principal office of the corporation. Failure to affix the seal to corporation instruments, however, shall not affect the validity of any such instrument.

Section 3. Directors' Inspection Rights

Every director shall have the absolute right at any reasonable time to inspect and copy at books, records and documents of every kind and to inspect the physical properties of the corporation.

Section 4. Members' Inspection Rights

If this corporation has any members, then each and every member shall have the following inspection rights, for a purpose reasonably related to such person's interest as a member.

- (a) To inspect and copy the record of all members' names, addresses and voting rights, at reasonable times, upon five (5) business days' prior written demand on the corporation, which demand shall state the purpose for which the inspection rights are requested
- (b) To obtain from the Secretary of the corporation, upon written demand and payment of a reasonable charge, an alphabetized list of the names, addresses and voting rights of those members entitled to vote for the election of directors as of the most recent record date for which the list has been compiled or as of the date specified by the member subsequent to the date of demand. The demand shall state the purpose for which the list is requested. The membership list shall be made available on or before the later of then (10) business days after the demand is received or after the date specified therein as of which the list is to be compiled.
- (c) To inspect at any reasonable time the books, records, or minutes of proceedings of the members, or of the board or committees of the board, upon written demand on the corporation by the member, for a purpose reasonably related to such person's interests as a member.

Section 5. Right To Copy and Make Extracts

Any inspection under the provisions of this Article may be made in person or by agent or attorney and the right to inspection includes the right to copy and make extracts.

Section 6. Annual Report

The Board shall cause an annual report to be furnished not later than one hundred and twenty (120) days after the close of the corporation's fiscal year to all directors of the corporation and, if the corporation has members, to any member who requests it in writing, which report shall contain the following information in appropriate detail:

- (a) The Assets and liabilities, including the trust funds, of the corporation as of the end of the fiscal year;
- (b) The principal changes in assets and liabilities, including trust funds, during the fiscal year,
- (c) The revenue or receipts of the corporation, both unrestricted and restricted to particular purposes, for the fiscal year,
- (d) The expenses of disbursements of the corporation, for both general and restricted purpose, during the fiscal year;
- (e) Any information required by Section 7 of this Article.

The annual report shall be accompanied by any report thereon of independent accountants, or, if there is no such report, the certificate of any authorized officer of the corporation that such statements were prepared without audit from the books and records of the corporation.

If this corporation has members, then, if this corporation receives TWENTY-FIVE THOUSAND DOLLARS (25,000), or more, in gross revenues or receipts during this fiscal year, this corporation shall automatically send the above annual report to all members, in such manner, at such time, and with such contents, including an accompanying report from independent accountants or certification of a corporate officer, as specified by the above provisions of this Section relating to the annual report.

Section 7. Annual Statement of Specific Transactions to Members

This corporation shall mail or deliver to all directors and any and all members a statement within one hundred and twenty (120) days after the close of its fiscal year which briefly describes the amount and circumstances of any indemnification or transaction of the following kind:

- (a) Any transaction in which the corporation, or its parent or its subsidiary, was a party, and in which either of the following has a direct or indirect material financial interest.
 - (1) Any director or officer of the corporation, or its parent or subsidiary (a mere common directorship shall not be considered a material financial interest); or
 - (2) Any holder of more than ten percent (10%) of the voting power of the corporation, its parent or its subsidiary

The above statement need only be provided with respect to a transaction during the previous fiscal year involving more than FIFTY THOUSAND DOLLARS (\$50,000) or which was one of a number of transactions with the same persons involving, in the aggregate more than FIFTY THOUSAND DOLLARS (\$50,000)

Similarly, the statement need only be provided with respect to indemnifications or advances aggregating more than TEN THOUSAND DOLLARS (\$10,000) paid during the previous fiscal year to any director or officer, except that no such statement need be made if such indemnification was approved by the members pursuant to Section 5238 (e)(2) of the California Nonprofit Public Benefit Corporation Law.

Any statement required by this Section shall briefly describe the names of the interested persons involved in such transactions, stating each person's relationship to the corporation, the nature of such person's interest in the transaction and, where practical, the amount of such interest, provided that, in the case of a transaction with a partnership of which such person is a partner, only the interest of the partnership need be stated

If this corporation has any members and provides all members with an annual report according to the provisions of Section 6 of this Article, then such annual report shall include the information required by this Section.

ARTICLE 8 FISCAL YEAR

Section 1. Fiscal Year of The Corporation

The fiscal year of the corporation shall begin on the 1st of January and end on the 31st of December in each year.

ARTICLE 9 AMENDMENT OF BYLAWS

Section 1. Amendment

Subject to any provision of law applicable to the amendment of Bylaws of public benefit nonprofit corporations, these Bylaws, or any of them, may be altered, amended, or repealed and new Bylaws adopted as follows:

- (a) Subject to the power of members, if any, to change or repeal these Bylaws under Section 5150 of the Corporations Code, by approval if the Board of Directors unless the Bylaw amendment would materially and adversely affect the rights of members, if any, as to voting or transfer, provided, however, if this corporation has admitted any members, then a Bylaw specifying or changing the fixed number of directors of the corporation, the maximum or minimum number of directors, or changing from a fixed to variable board or vice versa, may not be adopted, amended, or repealed except as provided in subparagraph (b) of this Section; or
- (b) By approval of the members, if any, of this corporation.

ARTICLE 10 AMENDMENT OF ARTICLES

Section 1. Amendment of Articles before Admission of Members

Before any members have been admitted to the corporation, any amendment of the Articles of Incorporation may be adopted by approval of the Board of Directors.

Section 2. Amendment of Articles After admission of Members

After members, if any, have been admitted to the corporation, amendment of the Articles of Incorporation may be adopted by the approval of the Board of Directors and by the approval of the members of this corporation.

Section 3. Certain Amendments

Notwithstanding the above sections of this Article, this corporation shall not amend its Articles of Incorporation to alter any statement which appears in the original Articles of Incorporation of the names and addresses of the first directors of this corporation, nor the name and address of its initial agent, except to correct an error in such statement or to delete such statement after the corporation has filed a "Statement by a Domestic Non-Profit Corporation" pursuant to Section 6210 of the California Nonprofit Corporation Law.

**ARTICLE 11
PROHIBITION AGAINST SHARING CORPORATE PROFITS AND ASSETS**

Section 1. Prohibition against Sharing Corporate Profits and Assets

No Member, director, officer, employee, or other person connected with this corporation, or any private individual, shall receive at any time any of the net earnings or pecuniary profit from the operations of the corporation, provided, however, that this provision shall not prevent payment to any such person of reasonable compensation for services performed for the corporation in effecting any of its public or charitable purpose, provided that such compensation is other wise permitted by these Bylaws and is fixed by resolution of the Board of Directors; and no such person or persons shall be entitled to share in the distribution of, and shall not receive, any of the corporate assets on dissolution of the corporation. All members, if any, of the corporation shall be deemed to have expressly consented and agreed that on such dissolution or winding up of the affairs of the corporation, whether voluntarily or involuntarily, the assets of the corporation, after all debts have been satisfied, shall be distributed as required by the Articles of Incorporation of this corporation and not otherwise.

(IF FORMING A MEMBERSHIP CORPORATION, REPLACE REMAINING PROVISIONS WITH MEMBERSHIP PROVISIONS FOR PUBLIC BENEFIT CORPORATIONS)

**ARTICLE 12
MEMBERS**

Section 1. Determination of Members

If this corporation makes no provision for members, then, pursuant to Section 5310 (b) of the Nonprofit Public Benefit Corporation Law of the State of California, any action which would otherwise, under law or the provisions of the Articles of Incorporation or Bylaws of this corporation, require approval by a majority of all members of approval by the members, shall only require the approval of the Board of Directors.

WRITTEN CONSENT OF DIRECTORS ADOPTING BYLAWS

We, the undersigned, are all of the persons named as the initial directors in the Articles of Incorporation of Christian Women Supporting Women, a California nonprofit corporation, and, pursuant to the authority grant to the directors by these Bylaws to take action by unanimous written consent without a meeting, consent to, and hereby do, adopt the foregoing Bylaws, consisting of _____pages, as the Bylaws of this corporation.

Dated: _____

, President, (chairman of the Board), CEO

, Vice President

, Secretary, Treasurer

, Director

, Director

ARTICLES OF INCORPORATION

I

The name of this corporation is Christian Women supporting Women

II

- A. This corporation is a nonprofit PUBLIC BENEFIT CORPORATION and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation Law for: public purposes
- B. The specific purposes for which this corporation is organized are to create a post transitional residence geared toward women who have been in recovery and have had a history of chronic substance abuse. It would serve women whom are working and trying to rebuild their lives and regain financial independence. The project helps families reunite, promote family skills, work skills, and education.

III

The name and address in the State of California of this corporation's initial agent for service of process is:

Jason A. Wooley

1144 12th street

Oakland, California 94607

IV

- A. This corporation is organized and operated exclusively for **charitable** purposes within the meaning of Section 501(c)(3), Internal Revenue Code.
- B. No substantial part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate or intervene in any political campaign (including the publishing or distribution of statements) on behalf of any candidate for public office.

V

The property of this corporation is irrevocably dedicated to **charitable** purposes and no part of the net income or assets of this corporation shall ever inure to the benefit of any director, officer or member thereof or to the benefit of any private person. Upon the dissolution or winding up of the corporation, its assets remaining after payment, or provision for payment, of all debts and liabilities of this corporation shall be distributed to a nonprofit fund, foundation or corporation which is organized and operated exclusively for **charitable** purposes and which has established its tax exempt status under Section 501(c)(3), Internal Revenue Code.

Jason A. Wooley, Incorporator

THE OAK CENTER CULTURAL CENTER, INC.

Founded October, 1970

*1324 Adeline Street
Oakland, CA 94607
(510) 891-0035*

July 1, 2003

To: Ms. Jacqueline Wooley
Christina Women Supporting Women
1144 – 12th Street
Oakland, CA 94607

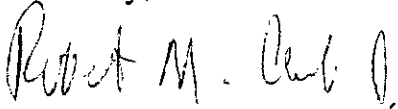
From: The Board of Directors

Re: Parking Space at OCCC

Dear Ms. Wooley,

This letter is to confirm that the Board of *The Oak Center Cultural Center* has agreed to designate two (2) parking spaces for your organization's use. You may submit this letter to any entity or organization that needs this verification, as well as instruct them to contact our Board directly, if necessary. Thank you.

Sincerely,



Robert Clark, Board Secretary
The Oak Center Cultural Center

ATTACHMENT B

CITY HALL • FRANK H. OGAWA PLAZA • OAKLAND, CALIFORNIA 94612

NANCY J. NADEL

Vice Mayor

Councilmember

District 3

MEMORANDUM

(510) 238-7003

FAX: (510) 238-6129

TDD: (510) 830-6451

To: Gary Patton, Zoning Administrator
From: Nancy J. Nadel, City Council District 3
Re: Proposed CWHW Residential Treatment Program 1144 12th St.
CC: Oak Center Neighborhood Association; CWHW

I have met separately with community members in Oak Center, the location of the proposed facility, as well as CWHW program representatives. I have also been present at one Oak Center public meeting and heard the discussion about this facility.

My concerns are the following:

1. The description of the project has changed numerous times. It is still unclear as to what the program is. Originally we were told that it was transitional housing for women who had completed a program and were ready to work but still needed a supportive environment before returning to their own homes and families. That model appears to have changed to a treatment based model. Their own proposal seems to contradict itself saying that they will not have treatment but they will have onsite AA and NA meetings. They say that the Community Needs Assessment states that the community needs more rehabilitation programs and that is why they are opening this program but another part of the proposal (Section 2.11) states that it is not a rehabilitation program. Finally the proposal states that they will take women with chronic relapse problems. From my familiarity with this population, people with chronic relapse problems do need a rehabilitation program with skilled healthcare staff to be successful.
2. The density of 3 people per room with each bed a trundle bed is of concern for an environment that will really promote healing.
3. If treatment is one of the functions of the program, the applicants don't appear to have any staff skilled in treatment. While spiritual support is helpful, it doesn't replace skilled healthcare staff.
4. Will there be sufficient parking for staff?
5. If this is a program for women only, experienced practitioners say that it is better not to have male staff but it is my understanding that they are planning to have male staff.
6. The petitions of support are questionable. Several of the pages do not have a statement showing why people had signed. One page has people all from one address which is the address of a church. Another is an address of another church. Many are people who live outside the Oak Center neighborhood.

In summary, we have many programs for drug treatment and rehabilitation sprouting up throughout West Oakland. Many turn out to be scams that

ATTACHMENT B

Assistance money and food stamps and provide little in return. The unskilled staff addressing people with deep problems results in clients becoming problems in the neighborhood because they aren't getting the discipline and supervision they need.

I urge you to approve only programs with skilled staff in buildings that are adequate for the service to be provided and to address the over-concentration issue that is already a problem in West Oakland. It took almost a year to close down one badly run facility and the amount of time needed by our inspectors as well as the seriously diminished quality of life felt by the neighbors over that period were an important lesson to be learned.

ATTACHMENT B

CWSW

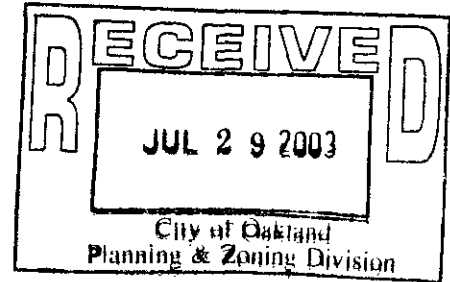


1144 12th Street • Oakland, CA 94607 • (510) 436-4569 • (510) 543-7867

Clean & Sober Living

July 28, 2003

Nancy J. Nadel, Vice Mayor
City Hall
1 Frank H. Ogawa Plaza
Oakland, California 94612



Re: Proposed CWSW Clean and Sober Living Facility 1144 12th St.

Dear Vice Mayor Nadel,

As of this morning (7/28/03) I am in receipt of a faxed memorandum from Gary Patton, Zoning Administrator, regarding CWSW. The Memorandum I received has misspelled our name, miss-stated the nature of our business, and outlined a number of concerns that do not apply in any manner to CWSW.

I must say that I was very disappointed to read the contents of the memo. For nearly two years we have made every effort to comply with both the City of Oakland, and the Oak Center Neighborhood Association. We have repeatedly stated our plan, structure, mission, intentions, and description of our facility. In addition to this, we have mailed, faxed, and verbally presented documentation and facts to satisfy concerns and respond to requests for information. Upon receipt of this recent memo, I can't help but conclude that this information has fallen on deaf ears. The content and language of your memo to Gary Patton appears to have been taken from another source, (a third party perhaps), who has poorly misstated facts and given a categorically untrue assessment of our facility.

Adding to my disappointment is the fact that despite our diligence and willingness to meet every obstacle and provide all requested information, it seems to be of little consequence. You have not returned any of my telephone calls in the past few months and have not even taken the time to come by and visit the facility at 1144 12th Street to see for yourself that most of the items stated as concerns in your cut and paste memo are entirely false, erroneously stated, or do not apply to our facility at all.

Though most every item on your memo has already been addressed, asked, and answered numerous times, I would like to take this opportunity to respond to them again

in the hopes of providing a clear and unambiguous response to your concerns as they are expressed in your memo.

Your Concern: 1. The description of the project, AA and NA meetings.

Our Response: 1. CWSW is a transitional housing facility NOT a treatment center or program. We have never represented ourselves as anything other than transitional housing, hence, Clean and Sober Living, verbally or in any of our written material or collateral. Our facility is a place for women who have an alcohol or chemical dependency problem to recover and transition back into the community. They must have successfully demonstrated a commitment to recovery by completing a qualified program by a qualified agency or medical facility and have evidenced through that program that they can maintain an acceptable period of sobriety before even being accepted for Clean and Sober Living. Our clients will be referred from bona-fide programs that treat chemical dependency. They will be required to continue treatment with their doctors, physicians, or treatment centers. CWSW Clean and Sober Living is just transitional housing, not treatment.

AA and NA meetings will be offered on site as well as other arranged group meetings for those women who feel they need them. They are not mandatory and are considered an adjunct to the clients' recovery from their physicians or treatment centers. In addition to AA and NA, we also have other speakers and classes on our agenda for the year 2004. Community professionals will be offering workshops in a wide range of classes so that women can build their self esteem by learning a skill or becoming better qualified in their current positions.

Your Concern: 2. 3 to a room density and trundle beds.

Our Response: 2. Of all 6 bedrooms only the two largest have 3 beds. All other rooms have only 2 beds. There are no trundle beds in our facility now and there never have been. Each room has either a day bed or twin beds. It has been expressed and implied that the house is too small for the number of women we desire. We anticipate approximately 10 to 11 women at a time in our facility; 5 per level. We believe that this is most comfortable compared to many other facilities who pile women up 4 to 5 beds per room and have beds in the living room and dining room areas.

We do not operate in this fashion. CWSW has comfortable sleeping quarters as well as spacious common living areas. Each level has a spacious bathroom, kitchen, dining room, and living room. In addition to this each level has a spacious private outdoor deck and reading or quiet room. This facility has 24-hour security and offers its occupants a protected gated community to recover successfully.

Your Concern: 3. If treatment is a component of the program.

Our Response: 3. Treatment is not a component of the program. We have never represented ourselves as such. What we do offer is a nurturing, inspiring, supportive, and esteem building environment for recovery. This may have been construed as treatment, but it has never been referred to as such.

Your Concern: 4. Will there be sufficient parking for staff.

Our Response: 4. Yes. Our driveway provides 1 parking space in close proximity to the house. In addition to this, Oak Center Cultural Center just around the corner (in the same block at 1324 Adeline Street) have such confidence and support of our facility that they have offered two of their parking spaces to us for permanent parking for staff. We have a signed letter stating such from center Secretary Robert Clark.

Your Concern: 5. The question of male staff.

Our Response: 5. CWSW has only female staff members that come in contact with the women. The only male component to our facility at this time works in an administrative capacity only, and his focus is on business management, bookkeeping and off site administrative duties. Nearly all facilities that we have spoken to in the bay area have a male or two in one position or another that do not come in daily contact with the women.

Your Concern: 6. The issue of the Petition

Our Response: 6. We have never been given a definitive response as to the exact number of signatures we need on the petition. However, we have still received approximately 120 after being told by someone at City Hall that we needed approximately 25 or so. You seem to take issue with the signatures obtained from the two churches in the neighborhood. If it is your wish, we can retype the petition so that the "cause" is clearly stated on the top of all pages and re-obtain signatures of only those people who live in the neighborhood. We recently acquired the pro-bono assistance of a marketing firm that believes in our cause and has been actively assisting us in building community awareness and inspiring community acceptance. Again, I pose the question. How many signatures do you want?

In response to other items of concern stated in the memo: Though many of our clients will be on limited incomes, we are primarily seeking women who are working and have families that they wish to reunite with after their recovery. We have no intention of squandering their assistance, food stamps, or checks. Again, this is the practice of a few poorly operated facilities being lorded over the many

who are trying to provide a useful and productive component to the neighborhood and the community.

For reasons unknown to myself as well as the many neighbors and volunteers who have contributed time, effort, money, and countless hours of labor toward this project, there appears to be a sole deterrent to the success of this facility and its place in the community. While the objections of this individual appear sound and well founded, they are on many levels specious, unqualified, and seem to be based on information and facts that have nothing to do with our facility. It is unfair to punish one for the downfall of others. It appears that because other like facilities in the past were poorly operated ---- "Let's not ever do it again!" and "Let's make sure no one else ever opens up another like facility even if their intentions are honorable." This attitude is narcissistic and has no place in a democracy or in an association that is supposed to be a forum by which "all" members are represented.

It appears that there is a governing unilateral voter with a single-minded agenda making decision for the entire neighborhood as well as the Oak Center Neighborhood Association. I find this exceedingly peculiar, as nearly all of the people in the neighborhood that I and my volunteers have spoken to appear to think that CWSW Clean and Sober Living is a fantastic approach for providing transitional housing for women coming out of recovery programs and would be a splendid and much needed asset to the community.

I do hope that you will take the time to carefully consider the contents of this letter along with all of the other information that I have submitted to you. It is also my wish that you take the time to visit Clean and Sober Living for yourself so that your determinations may be more accurately based on the actual facility rather than second hand erroneous information. Many people in the neighborhood and beyond have worked long and hard on this project. I want to give it every opportunity for success. I hope you can understand that I cannot passively let this project fall by the wayside without exhausting every possible avenue available to me. I am hoping that you will oblige me in this effort to the extent that you are able. I am available to show the facility whenever you would like to visit. I look forward to hearing from you and hope to speak to you soon.

Sincerely and Respectfully yours,

Jacqueline Wooley, Founder
CWSW Clean and Sober Living

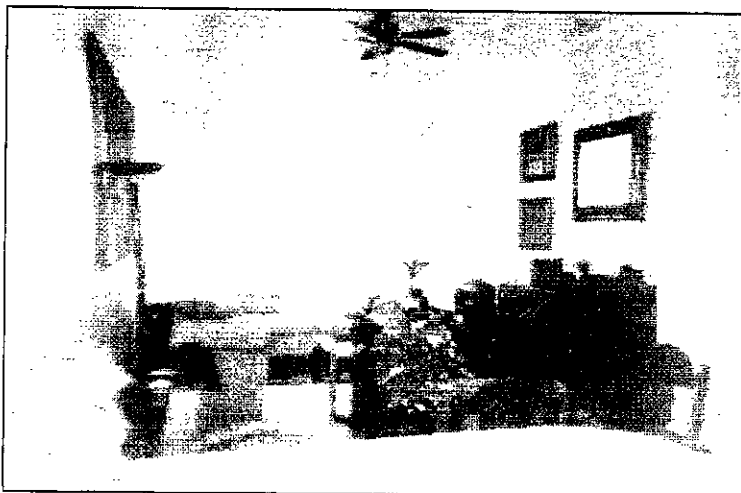
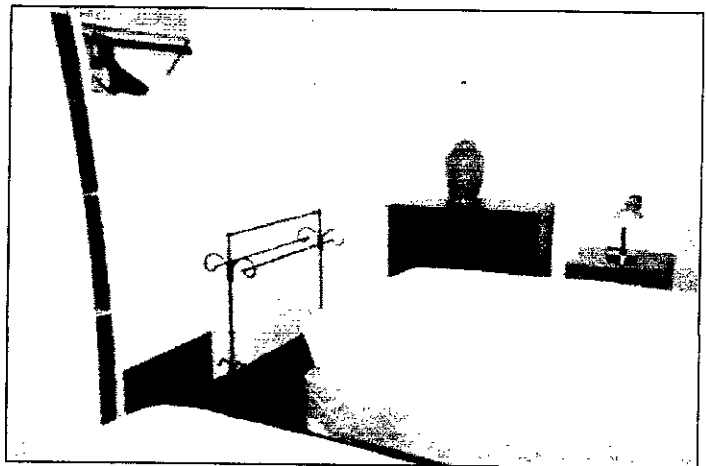
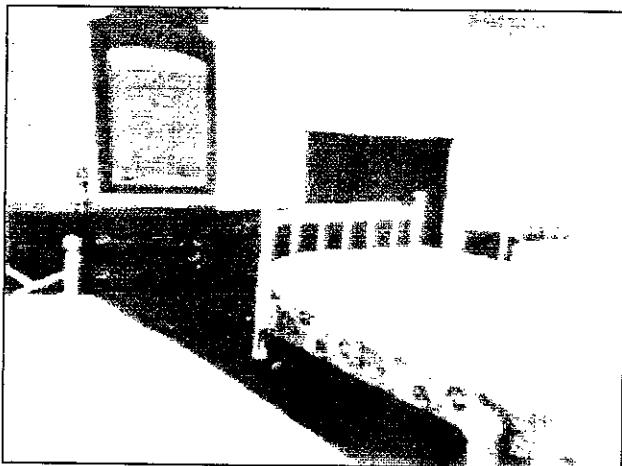
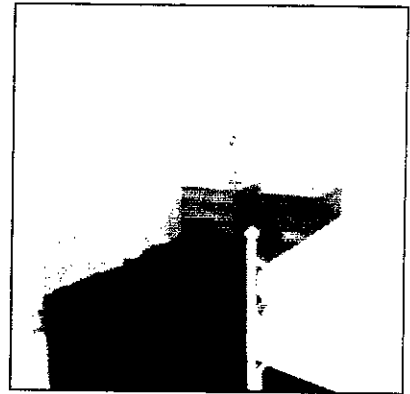
Encl:

CC: Gary Patton, Oakland City Hall
Ellen Wyrick, Parkinson, OCNA President
Paula Taylor, Alameda County
Gwendolyn McShepard, VP Marketing – Malaga Corp.
Pamela Butler-Harriss, Director, Case Management



1144 12th Street ■ Oakland, CA 94607 ■ (510) 436-4569 ■ (510) 543-7867

Clean & Sober Living

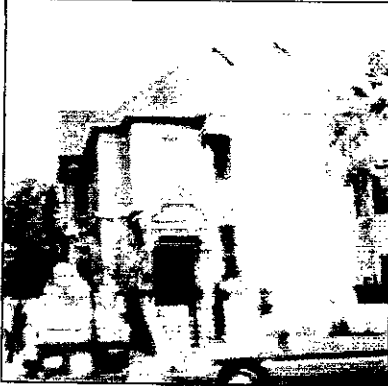


Dining room
and living
room
common
areas as
seen from
kitchen
countertop
area.

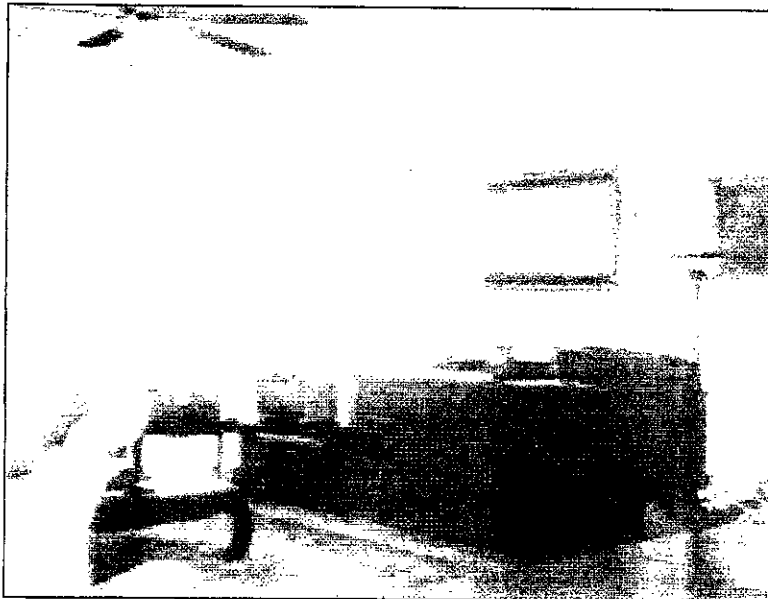


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Clean & Sober Living



Private gated decks are spacious and peaceful on both levels of facility affording clients privacy, fresh air, quiet space and a place to gather with family.



living room common areas to be used for group meetings, etc.



CWSW Clean & Sober Living



Clean & Sober Living
1144 12th Street
Oakland, CA
94607
(510) 436-4569
(510) 543-7867



Founder:
Jacqueline Wooley
Executive Director:
Jason A. Wooley
Program Director:
Gwendolyn McShepard
Community Outreach:
Paula Taylor

CWSW: A safe House For Women in Recovery

CWSW operates as a close-knit family of women who share a common goal: Clean and Sober Living. In this beautiful gated Victorian community, our residents share responsibilities and provide emotional support, love and encouragement for each other. Our facility is clean and spacious, including large private outdoor decks, shared rooms, comfortable common areas, reading rooms and quiet areas, kitchen and dining areas and much more.

In this environment we provide care and support through your recovery process. It is this caring attitude that provides the foundation for strength and fortitude during the healing process. Our goal is for each woman to leave CWSW recovered, confident, and productive for herself, children, family, and community. Feel free to contact us to take a look at our facility. We welcome your interest and support.

CWSW, a Clean & Sober environment for women is now open and seeking qualified applicants and referrals. **\$150.00** Application Fee is delayed until second month. The cost of living fee is from **\$500** to **\$750** per month depending on whether food is provided as a part of the cost, and is available on a month to month basis.

Move in today if you qualify.

At CWSW we provide:

- Weekly support meetings
- One-on-One Counseling if needed
- 24-hour secure, supervised, and guarded living
- Transitional Workshops
- Training Workshops
- Spiritual Worship if desired
- Transportation to and from treatment

The life you save may be your own:
Change Your World
Call us Today!

Location:	1144 12 th Street (See map on reverse)
Assessors Parcel Number:	004-00350-038-00
Proposal:	To convert an existing two unit residential structure to a clean and sober facility (a Service-Enriched Residential facility)
Applicant:	Christian Women Supporting Women/Jacqueline Wooley
Contact Person/Phone Number	Jacqueline Wooley/510-436-4569
Owner:	K. M. Lewis
Planning Permits Required:	Major Conditional Use Permit and Minor Variance to allow designation of two parking spaces located more than 390 feet away where 300 feet is required.
General Plan:	Mixed Housing Type
Zoning:	R-70: High Density Residential Zone
Environmental Determination:	Exempt 15301; State CEQA Guidelines, Existing Facilities
Historic Status:	Potentially Designated Historic Property. Survey Rating: C2+
Service Delivery District:	I – West Oakland
City Council District:	3
Date Filed:	May 14, 2003
Staff Recommendation:	Approve subject to the attached conditions
Finality of Decision:	<i>Appealable to City Council</i>
For Further Information:	Contact case planner Miroo Desai Brewer at 510-238-6935

FILE COPY

SUMMARY

At the August 6th, 2003 public hearing, the Planning Commission considered the project, took public testimony and directed staff to further investigate whether similar facilities are located within 300 feet of the project site.

Staff requested that the Oak Center Neighborhood Association (OCNA) provide addresses of similar facilities in the vicinity of the project site. One address, 1125 Magnolia Street was provided. This property is located more 500 feet away from the project parcel. There is no record of the issuance of a Conditional Use Permit necessary for operation of a Residential Care, Service-Enriched Permanent Housing, Transitional Housing, or Emergency Shelter Residential Activity at this site. Staff has requested that Code Enforcement personnel investigate this site and take appropriate follow-up action if necessary.

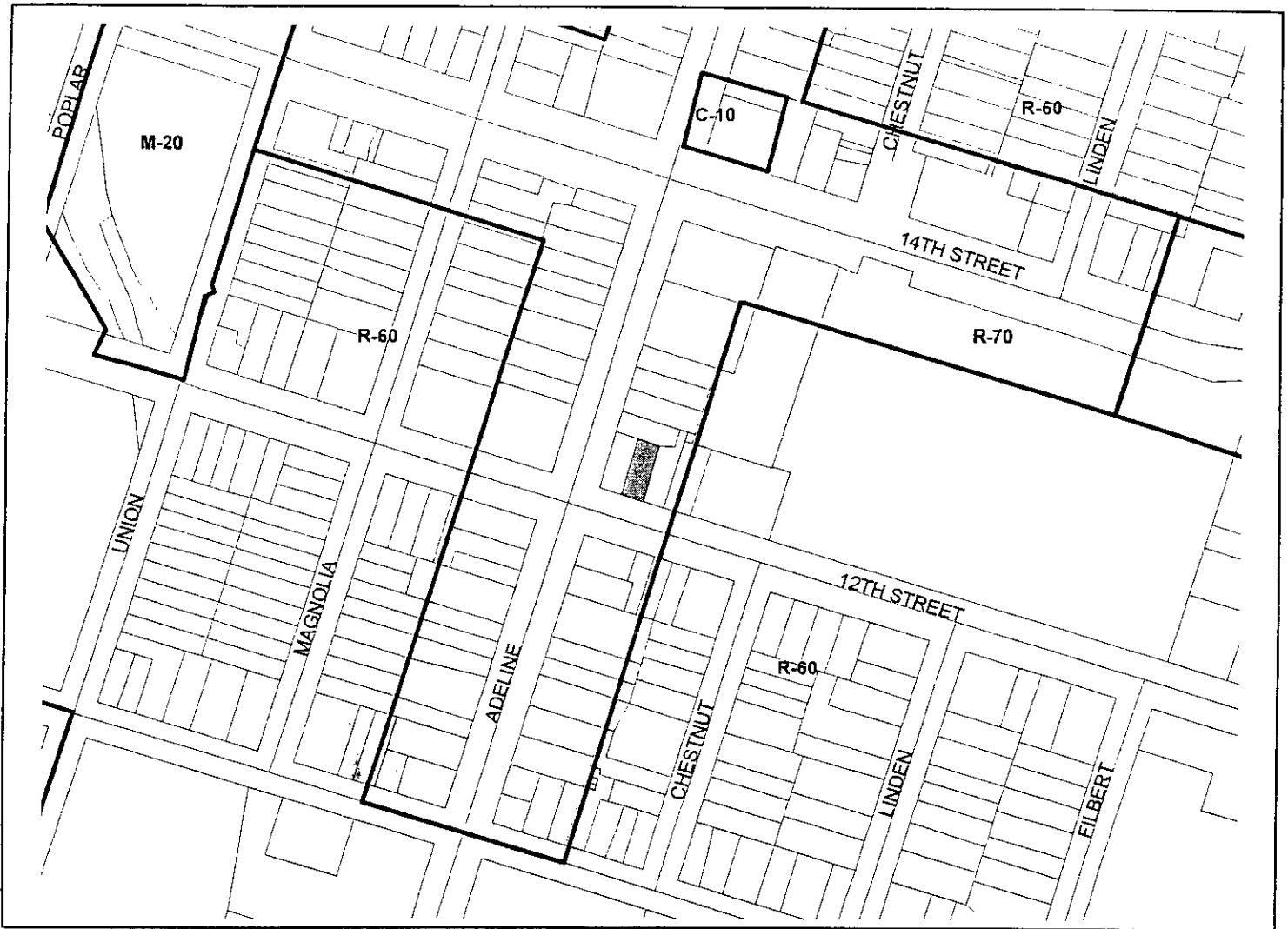
At the August 6th meeting, during the public testimony period, mention was made of operation of S.I.S.T.E.R. –a service-enriched permanent housing facility at 1324 Adeline Street. This location lies within 300 feet of the project site. Staff investigated and found that this facility relocated to 1724 Mandela Parkway in February 2003 and conducts no activities at their former location.

There is no evidence of similar uses being located within 300 feet of the subject site.

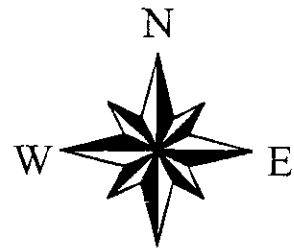
Staff believes that the required findings for the Conditional Use Permit and Variance for this project can be made and recommends approval subject to attached conditions.

ATTACHMENT C

CITY OF OAKLAND PLANNING COMMISSION



Case File: CMV03-207
Applicant: Christian Women Supporting Women
Address: 1144 12th Street
Zone: R-70



ATTACHMENT C

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines lists projects that qualify as categorical exemptions from environmental review. The project falls under the category exemption listed in Section 15301, which relate to modifications to existing structures.

CONCLUSION

The proposed activity will provide an essential service to the community by offering support services to at risk women in the community to continue and solidify their recovery and become productive members of society. Staff believes that required findings for approval of the Conditional Use Permit and Variance can be made subject to attached conditions.

RECOMMENDATIONS:

1. Affirm staff's environmental determination.
2. Approve the Major Conditional Use Permit and Variance subject to the attached findings and conditions.

Prepared by:

Miroo Desai Brewer

Miroo Desai Brewer
Planner III

Approved by:

Gary Patton

GARY PATTON
Deputy Director of Planning and Zoning

Approved for forwarding to the
City Planning Commission:

Claudia Cappio

Claudia Cappio
Director of Planning and Zoning

ATTACHMENT C

ATTACHMENTS:

- A. August 6th 2003 Planning Commission Staff Report (Without Attachments)
- B. Letter to Oak Center Neighborhood Association

ATTACHMENT C

FINDINGS FOR APPROVAL:

This proposal meets the required findings under Sections 17.134.050 (General Use Permit Criteria), Section 17.102.212 (Special Regulations Applying to Residential Care, Service Enriched Permanent Housing, Transitional Housing, and Emergency Shelter Residential Activities) and Section 17.148.050a (Minor Variance Criteria) as set forth below. Required findings are shown in **bold** type; explanations as to why these findings can be made are in normal type.

Section 17.134.050 (General Use Permit Criteria):

- A. That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.**

The proposed development involves establishing a clean and sober facility for 10 women in an existing Victorian duplex. The operating characteristics of the facility as described in Project Description section of August 6th staff report and in Client Rules and Regulations Service Agreement (Attachment G of August 6th staff report) will not adversely affect livability of surrounding neighborhood. The residents will either be working or in school and will have to follow strict rules and regulations geared to monitor resident activity and behavior.

- B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.**

Introduction of a clean and sober facility will meet essentially residential and basic support needs of at risk women in an existing duplex thereby providing a functional living environment.

- C. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.**

The proposed development will provide an essential service to the community by providing a safe and supportive environment to women who are struggling to stay clean and sober.

- D. That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.070.**

No internal or external physical change is proposed to the existing structure.

- E. That the proposal conforms in all significant respects with the Oakland Comprehensive Plan and with any other applicable plan or development control map which has been adopted by the City Council.**

The subject property is located in the "Mixed Housing Type" General Plan designation. The document "Guidelines for Determining Project Conformity with the ~~General Plan and Zoning Regulations~~" (the Guidelines) is silent regarding service-enriched residenti

ATTACHMENT C

use is primarily residential in character and provides support services that can be considered institutional services. Further, the use is conditionally permitted use under the Zoning Ordinance and is characterized as a "Residential Activity". Staff believes that the project conforms to the Mixed Housing Type and Urban Residential General Plan designation in that the proposal is primarily a residential activity that provides housing opportunity at a reasonable cost and conforms with the General Plan Policy N6.1 regarding encouraging a mix of housing types.

17.102.212 (Special Regulations Applying to Residential Care, Service-Enriched Permanent Housing, and Emergency Shelter Residential Activities):

F. That staffing of the facility is in compliance with any State Licensing Agency Requirements.

There are no State Licensing Agency requirements for operation of a clean and sober facility.

G. That if located in a residential zone, the operation of buses and vans to transport residents to and from off-site activities does not generate vehicular traffic substantially greater than that normally generated by Residential Activities in the surrounding area.

The project is located in a residential zone. However, there will be no operation of buses or vans to transport residents to and from off-site activities. The 10 residents are expected to work or attend school and are anticipated to use public transportation to reach their destinations. Generation of traffic by ten women to go to work or attend school will not be substantially greater than that normally generated by residential activities.

H. That if located in a residential zone, the on-street parking demand generated by the facility due to visitors is not substantially greater than that normally generated by the surrounding Residential activities.

Given the small number of residents (ten), visitors are not expected to be substantially greater than what can be expected in the surrounding residential activities. Visitors will include friends, spouses and children of the residents primarily during the weekend and some counselors for residents to provide counseling and case management services.

I. That if located in a residential zone, arrangements for delivery of goods are made within the hours that are compatible with and will not adversely affect the livability of the surrounding properties.

The facility is not expected to generate the need of goods in large supplies given the small number of residents. Nonetheless, Staff has included a condition addressing hours for delivery of goods.

J. That the facility's program does not generate noise at levels that will adversely affect the livability of the surrounding properties.

The proposed clean and sober facility will provide housing to ten adult women who would be working or attending school. The only activities that are expected to occur onsite are meetings for purposes of case management and counseling and occasional educational classes. These activities will not adversely affect the livability of the surrounding properties. Furthermore, the facility's rules and regulations are geared to ensure that the residents do not engage in behavior that could create

general nuisance to surrounding neighbors. (See Attachment G for CWSW's Client Rules and Regulations/Service Agreement).

SECTION 17.148.050(a) - MINOR VARIANCE FINDINGS:

- K. That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning regulations, due to unique physical or topographic circumstances or conditions of design; or as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance.**

The applicant requests a variance to the parking requirements to allow designation of two parking spaces located more than 300 feet away with no common ownership of property on which parking is provided.

The general intent of distance requirement of 300 feet (roughly one city block) is considered a reasonable distance for a person to walk to his/her destination. The off-site parking spaces are located roughly one block away and are only 90 feet further than what is required. The marginal increased distance will not deter utilization of parking spaces at 1324 Adeline Street by users. As regards to ownership requirements, the intent of this requirement is to ensure that designation of parking spaces on a lot other than where the activity is taking place are kept during the life of the operation of that particular use. Staff believes that this intent can be met via an agreement executed by the property owners of 1324 Adeline Street and 1144 12th Street and recorded at the County Recorder's Office will be sufficient to address the intent of the common ownership requirement. For these reasons, Staff believes that strict compliance with the regulation would result in unnecessary hardship inconsistent with the purposes of the zoning regulations.

- L. That strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation.**

City of Oakland has approved variances to parking requirement for similar facilities in similarly zoned property in different parts of the city. Therefore, denial of this variance would deprive the applicant of privileges enjoyed by owners of similarly zoned property.

- M. That the variance, if granted, will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area, and will not be detrimental to the public welfare or contrary to adopted plans or development policy.**

Designation of two parking spaces for users 390 feet with no common ownership will result in marginal increase in pedestrian traffic over one city block. This will not have an adverse impact on the character, livability or development of abutting properties or the surrounding area.

- N. That the variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the zoning regulations.**

City of Oakland has approved variances to parking requirement for similar facilities in similarly zoned property in different parts of the city. Therefore, approval of this project will not constitute a grant of

special privilege nor will it be inconsistent with the purposes of the zoning regulations as explained in Finding K.

- O. For proposals involving one or two dwelling units on a lot: That the elements of the proposal requiring the variance (e.g. elements such as buildings, walls, fences, driveways, garages and carports, etc.) conform with the design review criteria set forth in the design review procedure at Section 17.136.070.**

Requested variance from parking requirements will not involve construction of structure nor will it involve modifications to an existing structure.

CONDITIONS OF APPROVAL

STANDARD CONDITIONS:

1. Approved Use.

a. Ongoing.

The project shall be constructed and operated in accordance with the authorized use as described in this staff report and the plans submitted on May 14, 2003 and as amended by the following conditions. Any additional uses or facilities other than those approved with this permit, as described in the project description and approved plans, will require a separate application and approval

2. Effective Date, Expiration, and Extensions

a. Ongoing.

This permit shall become effective upon satisfactory compliance with these conditions. This permit shall expire on September 3, 2004 unless actual construction or alteration, or actual commencement of the authorized activities in the case of a permit not involving construction or alteration, has begun under necessary permits by this date. Upon written request and payment of appropriate fees submitted no later than the expiration date, the Zoning Administrator may grant a one-year extension of this date, with additional extensions subject to approval by the City Planning Commission.

3. Scope of This Approval; Major and Minor Changes

a. Ongoing.

The project is approved pursuant to the Planning Code only and shall comply with all other applicable codes, requirements, regulations, and guidelines imposed by other affected departments, including but not limited to the Building Services Division and the Fire Marshal. Minor changes to approved plans may be approved administratively by the Zoning Administrator; major changes shall be subject to review and approval by the City Planning Commission.

4. Modification of Conditions or Revocation

a. Ongoing.

The City Planning Commission reserves the right, after notice and public hearing, to alter Conditions of Approval or revoke this conditional use permit if it is found that the approved use or facility is violating any of the Conditions of Approval, any applicable codes, requirements, regulation, guideline or causing a public nuisance.

5. Recording of Conditions of Approval

a. Prior to issuance of building permit or commencement of activity.

The applicant shall execute and record with the Alameda County Recorder's Office a copy of these conditions of approval on a form approved by the Zoning Administrator. Proof of recordation shall be provided to the Zoning Administrator.

6. Reproduction of Conditions on Building Plans

a. Prior to issuance of building permit.

These conditions of approval shall be reproduced on page one of any plans submitted for a building permit for this project.

7. Indemnification

a. Ongoing.

The applicant shall defend, indemnify, and hold harmless the City of Oakland, its agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Oakland, its agents, officers or employees to attack, set aside, void or annul, an approval by the City of Oakland, the Office of Planning and Zoning Division, Planning Commission, or City Council relating to this project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate fully in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

STANDARD CONDITIONS FOR CLEAN AND SOBER FACILITY:

8. Waste Reduction and Recycling

a. Prior to commencement of activity

The applicant may be required to complete and submit a "Waste Reduction and Recycling Plan," and a plan to divert 50 percent of the solid waste generated by the operation of the project, to the Public Works Agency for review and approval, pursuant to City of Oakland Ordinance No. 12253. Contact the City of Oakland Environmental Services Division of Public Works at (510) 238-7073 for information.

9. Recycling Space Allocation Requirements

a. Prior to commencement of activity

The design, location and maintenance of recycling collection and storage areas must substantially comply with the provision of the Oakland City Planning Commission "Guidelines for the Development and Evaluation of Recycling Collection and Storage Areas", Policy 100-28. A minimum of two cubic feet of storage and collection area shall be provided for each dwelling unit and for each 1,000 square feet of commercial space.

STANDARD CONDITIONS FOR CLEAN AND SOBER FACILITY:

10. Number of Residents

a. Ongoing

This permit allows no more than 10 residents and one staff member to permanently reside at the Clean and Sober facility. Any change to the number of residents will require an amendment to the permit.

11. Parking Agreement

a. Prior to commencement of activity

Per Section 17.116.180, the owner or owners of 1144 12th Street and owner of owners of 1324 Adeline Street shall prepare and execute to the satisfaction of the City Attorney and file with the Alameda County Recorder, an agreement guaranteeing that two parking spaces at 1324 Adeline Street will be designated for Clean and Sober Facility located at 1144 12th Street for the duration of operation of the facility.

12. Restriction on Residents

a. Ongoing

The applicant shall make a condition of service agreement for all its clients that restricts them from using a private vehicle as a means of transportation to and from the project site. The

applicant shall provide the City of Oakland Zoning Division with copies of the service agreement prior to initial occupancy.

13. Hours of Delivery

a. Ongoing

All deliveries to the facility by commercial operators shall be made during reasonable hours and no deliveries shall be made during the hours of 10:00 p.m. and 5:00 a.m.

APPROVED BY: City Planning Commission: _____ (date) _____ (vote)
City Council: _____ (date) _____ (vote)

ATTACHMENT C
CONDI I

Location:	1144 12 th Street (See map on reverse)
Assessors Parcel Number:	004-00350-038-00
Proposal:	To convert an existing two unit residential structure to a clean and sober facility (a Service-Enriched Residential facility)
Applicant:	Christian Women Supporting Women/Jacqueline Wooley
Owner:	K. M. Lewis
Planning Permits Required:	Major Conditional Use Permit and Minor Variance to allow designation of two parking spaces located more than 390 feet away where 300 feet is required.
General Plan:	Mixed Housing Type
Zoning:	R-70: High Density Residential Zone
Environmental Determination:	Exempt 15301; State CEQA Guidelines, Existing Facilities
Historic Status:	Potentially Designated Historic Property. Survey Rating: C2+
Service Delivery District:	I – West Oakland
City Council District:	3
Date Filed:	May 14, 2003
Staff Recommendation:	Take public testimony and continue the item with direction to staff to prepare appropriate findings.
Finality of Decision:	<i>Appealable to City Council</i>
For Further Information:	Contact case planner Miroo Desai Brewer at 510-238-6935

SUMMARY

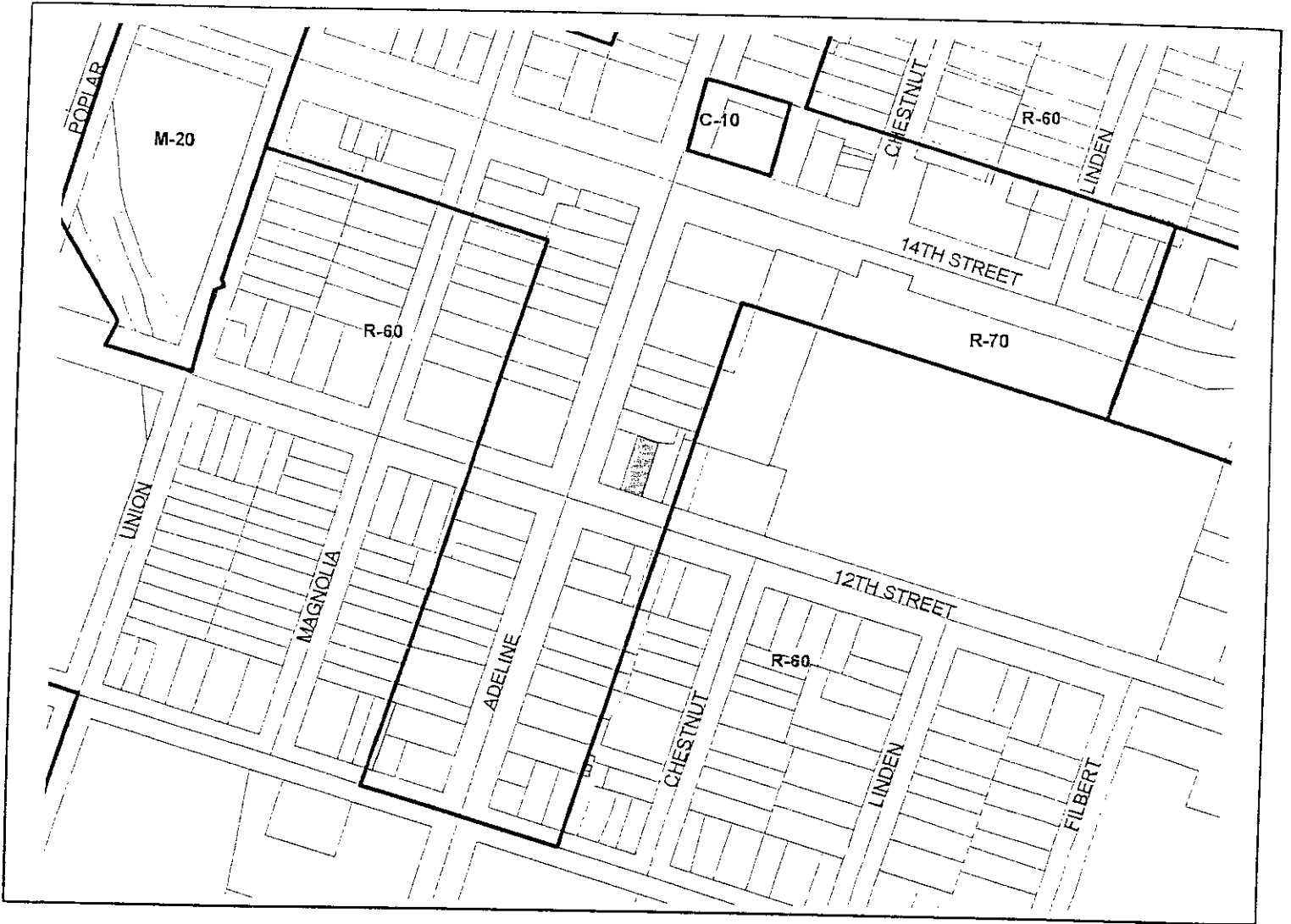
The applicant, Christian Women Supporting Women (CWSW), proposes to convert an existing Victorian duplex to a clean and sober facility for 10 residents. CWSW requests to establish a Sunday to Saturday facility with 24-hour staff supervision. There will be two permanent employees with one employee on site at all times. The residents will be ten women who will reside in four bedrooms. All residents are expected either to work or attend school. The resident stay will be no more than one year. Counseling and case management services will be provided on-site for the residents and educational classes may be provided from time to time.

Clean and sober facilities fall under the use category of service-enriched residential facilities that are permitted in a residential zone with issuance of a major conditional use permit. One parking space is provided on-site and two parking spaces are provided at 1324 Adeline Street located approximately 390 feet (one block) away. The applicant also requests a variance to the parking requirements to allow designation of two parking spaces located more than 300 feet away with no common ownership of property on which parking is provided.

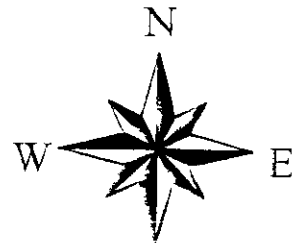
The project has support from some residents in the neighborhood but not from Oak Center Neighborhood Association (OCNA), a local community organization. Staff has also received letter from Nancy Nadel's office (City Council District 3) expressing concerns for the proposal. Staff recommends that the Planning Commission take public testimony and continue the item with direction to staff to prepare appropriate findings.

ATTACHMENT C

CITY OF OAKLAND PLANNING COMMISSION



Case File: CMV03-207
Applicant: Christian Women Supporting Women
Address: 1144 12th Street
Zone: R-70



ATTACHMENT C

PROJECT DESCRIPTION

The applicant, Christian Women Supporting Women (CWSW), proposes to convert an existing 2,402 square foot Victorian duplex to a "clean and sober facility" for 10 residents. CWSW is a nonprofit organization designed for chemically dependent women who have experienced chronic relapses. CWSW requests to establish a Sunday to Saturday facility with 24-hour staff supervision. To be eligible for the program, the women must have successfully demonstrated a commitment to recovery or have come from another referral agency having evidenced an acceptable period of sobriety. The facility endeavors to provide a non-profit, post-transitional housing program that provides a clean and sober living environment for women maintaining recovery from drug and/or alcohol abuse.

There will be two permanent employees with one employee on site at all times. The residents will be all women. Total number of residents will be ten who will reside in four bedrooms. Two bedrooms will hold 2 residents each and two bedrooms will hold 3 women each. On the first floor, the bedroom sizes expected to accommodate 2 residents and 3 residents are 147 square feet and 184 square feet respectively. On the second floor, the bedroom sizes expected to accommodate 2 residents and 3 residents are 128 square feet and 208 square feet respectively. One staff member will reside on the second floor in a room that will double as Staff Room (126.5 square feet) during day-time hours and bedroom during night hours. Common areas on the first floor include a 225 square foot living room; 201 square foot dining and kitchen area; 103 square foot quiet room; and a 181 square foot rear deck. Common areas on the second floor include a 223 square foot living area; 117 square foot dining and kitchen area; a 103 square foot quiet room; and a 234 square foot rear deck. CWSW will provide all furniture for the facility and charge residents rent in exchange for food and board.

All residents are expected either to work or attend school. The resident stay will be no more than one year. It is anticipated that children of residents may visit during the weekends (Friday evening to Sunday evening). These visits will be scheduled to prevent overcrowding. Counseling and case management services will be provided on-site for the residents and educational classes may be provided from time to time.

No physical internal or external changes are proposed.

PROPERTY DESCRIPTION

The 3,610 square foot project parcel is located on 11th Street in West Oakland. The nearest cross street is Adeline Avenue. The site is zoned R-70 High-Density Residential zone and is developed with a 2,402 square foot Victorian duplex that appears to be in good condition. The surrounding area is developed with one and two story residential dwelling units with three churches within one block of the project site.

GENERAL PLAN ANALYSIS

The subject property is located in the "Mixed Housing Type" General Plan designation. This classification is intended to create, maintain and enhance residential areas typically located near the City's major arterials and characterized by a mix of single family homes, townhouses, and neighborhood businesses. The desired character of the classification is primarily residential in character with small commercial enterprises and small-scale compatible civic and institutional uses.

The document "Guidelines for Determining Project Conformity with the General Plan and Zoning Regulations" (the Guidelines) passed by the Planning Commission on May 6, 1998 is silent regarding service-enriched residential facilities. The proposed use is primarily residential support services that can be considered institutional services. Further, the use is

use under the Zoning Ordinance and is characterized as a "Residential Activity". Staff believes that the project conforms to the Mixed Housing Type and Urban Residential General Plan designation in that the proposal is primarily a residential activity that provides housing opportunity at a reasonable cost and conforms with the General Plan Policy N6.1 regarding encouraging a mix of housing types.

ZONING ANALYSIS

The proposed use falls under Service Enriched Permanent Housing Residential classification per Section 17.10.114 which includes "permanent housing in which residents are tenants who live independently and have access to various voluntary support services, such as, health, mental health, education and employment/training services."

The site is located within the R-70, High Density Residential Zone that is intended to "create, preserve, and enhance areas for apartment living at high densities in desirable settings." Service-enhanced permanent housing is a conditionally permitted use under Section 17.28.060 (*Conditionally permitted activities*) of the Zoning Ordinance.

Section 17.134.020 of the Zoning Ordinance (*Definition of major and minor conditional use permits*) states that any all service enriched housing residential uses are considered major and requires a hearing in front of the Planning Commission. To permit this project, the Planning Commission must make the regular Conditional Use Permit findings (Section 17.134.050), special use permit findings (Section 17.102.212) and Minor Variance Findings (Section 17.148.050a). New special use permit findings (Section 17.102.212) were adopted in 1999 to provide guidance in evaluating applications for Service Enriched Residential activities as well as other related special housing activities. Key issues to be addressed are parking and over-concentration of activities.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines lists projects that qualify as categorical exemptions from environmental review. The project falls under the category exemption listed in Section 15301, which relate to modifications to existing structures.

KEY ISSUES AND IMPACTS

The proposed development is to convert an existing Victorian duplex to a clean and sober facility for 10 residents. The applicant requests to establish a Sunday to Saturday facility with 24-hour staff supervision. There will be two permanent employees and one employee will be on site at all times. The residents will be all women and the ten women will reside in four bedrooms. All residents are expected either to work or attend school. The resident stay will be no more than one year. It is anticipated that children of residents may visit during the weekends (Friday evening to Sunday evening). These visits will be scheduled to prevent overcrowding. Counseling and case management services will be provided on-site for the residents and educational classes may be provided from time to time. No external or internal improvements are proposed.

Parking and Traffic

Per Section 17.116.060 (B) of the Zoning Code Service-Enriched Permanent Housing requires two spaces for each three dwelling units and one space for each three rooming units plus one space for each three employees on site during the shift that has maximum staffing, plus one space for each facility vehicle. The proposal involves two dwelling units, 4 rooming units, and two employees. There will be no facility vehicle. This triggers a parking requirement of three spaces. One parking space is provided on-

site and two parking spaces are provided at 1324 Adeline Street located approximately 390 feet (one block) away. Section 17.116.170 allows provision of parking spaces on another lot located within 300 feet and having at least one owner in common with the lot where the activity is taking place. The applicant requests a variance to allow designation of two parking spaces located more than 300 feet away with no common ownership of property on which parking is provided.

Staff believes that the variance can be granted. The general intent of distance requirement of 300 feet (roughly one city block) is considered a reasonable distance for a person to walk to his/her destination. The off-site parking spaces are located roughly one block away and are only 90 feet further than what is required. The marginal increased distance will not deter utilization of parking spaces at 1324 Adeline Street by users. As regards to ownership requirements, the intent of this requirement is to ensure that designation of parking spaces on a lot other than where the activity is taking place are kept during the life of the operation of that particular use. Staff believes that this intent can be met via an agreement executed by the property owners of 1324 Adeline Street and 1144 12th Street and recorded at the County Recorder's Office will be sufficient to address the intent of the common ownership requirement. (See Condition Number 11.)

Although the proposed use generates a parking requirement of 3 spaces, staff believes that it would not be unreasonable to expect some of the 10 residents to use a car as means of transportation. For this reason, the staff has included a condition that restricts residents of this facility from using private vehicles (See Condition Number 12). The operator has agreed to enforce this condition.

Over concentration of facilities

Section 17.102.212 (B) requires that "no Residential Care, Service-Enriched Permanent Housing, Transitional Housing, or Emergency Shelter Residential Activity shall be located closer than 300 feet away from any other such Activity or Facility." The City's database record of alcohol and drug rehabilitation facilities show that no such facility is located within 1000 feet of project site. (See Attachment B for Map Showing Location of Drug and Alcohol Facilities in Oakland and Map Showing Absence of such facilities within 300 feet and 1000 feet radius of project site).

Staff used California Community Care Licensing Division's (CCLD) database to conduct search for a variety of facilities for the 94607 and 94612 Zip Codes (Zip Codes for West Oakland). The facility category included the following: Adult Residential Facilities; Adult Support Center; Group Homes; Transitional Care Facilities for Children, Small Facility Homes, Social Rehabilitation Facilities, Residential Care for Elderly and Temporary Shelters. No such facilities fell within 300 feet of the project site. (See Attachment C for CCLD Database Search Results).

The applicant conducted a search using different method that also did not yield a presence of similar facilities within 300 feet of the project site. (See Attachment D for Applicant's Search Results).

From the data available, staff believes that there are no Residential Care, Service-Enriched Permanent Housing, Transitional Housing or Emergency Shelter Residential Activity are located within 300 feet of the project site thereby complying with the requirement in Section 17.102.212 (B).

Community Input

Oak Center Neighborhood Association (OCNA) reviewed the project proposal and reached the conclusion that it could not support the project for a clean and sober facility at 1144 12th Street. (See Attachment E for OCNA's letters). From the correspondence, it appears that OCNA's main issues were a

ATTACHMENT C

shifting project description by the applicant, overcrowding, qualified staffing and issues of adequate parking and over concentration of similar facilities in the neighborhood.

The applicant has submitted 108 signatures of support for the proposed facility from residents living in the surrounding neighborhood. Ten letters of support have also been submitted. (See Attachment F for Signatures and Letters of Support).

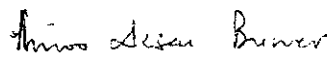
Staff has also received letter from Nancy Nadel's office (City Council District 3) expressing concerns for the proposal regarding overcrowding, parking, over concentration of similar facilities and in general, ability of the applicant to successfully run the proposed facility. (See Attachment J). Please see applicant's response to this letter as Attachment K.

CONCLUSION

Although the proposed activity will provide an essential service to the community by offering support services to at risk women in the community to continue and solidify their recovery, a concern has been raised regarding the ability of the applicant to successfully operate the proposed facility.

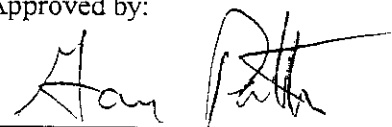
- RECOMMENDATIONS:**
1. Take public testimony and continue the item with direction to staff to prepare appropriate findings.

Prepared by:



Miroo Desai Brewer
Planner III

Approved by:



GARY PATTON
Deputy Director of Planning and Zoning

Approved for forwarding to the
City Planning Commission:



LESLIE GOULD
Director of Planning and Zoning

ATTACHMENTS:

- A. Plans and Elevations
- B. Map Showing Location of Drug and Alcohol Facilities in Oakland & Map Showing Absence of such facilities within 300 feet and 1000 feet radius of project site.
- C. CCLD Database Search Results (Conducted by Staff)
- D. Applicant's Search Results
- E. Oak Center Neighborhood Association Correspondence
- F. Signatures and Letters of Support
- G. Client Rules and Regulations Service Agreement
- H. Christian Women Supporting Women (CWSW) Objectives and By-Laws
- I. Letter from Oak Center Cultural Center Designation of Parking Spaces at 1324 Adeline Street
- J. Letter from Nancy Nadel, City Council District 3
- K. Applicant's Response to Letter from Nancy Nadel

ATTACHMENT C

CITY OF OAKLAND



250 FRANK H. OGAWA PLAZA, SUITE 2114 • OAKLAND, CALIFORNIA 94612-2031

Community and Economic Development Agency
Planning & Zoning Services Division

(510) 238-3911
FAX (510) 238-4730
TDD (510) 839-6451

BY FACISIMILE AND REGULAR MAIL

August 8, 2003

Ellen Wyrick-Parkinson
Chairperson, Oak Center Neighborhood Association
1420 Magnolia Street
Oakland, CA 94607

Re: Case Number: **CMV03-207**
Project Address: **1144 12th Street, Oakland**

Dear Ms. Parkinson:

The Planning Commission on August 6, 2003 heard the above referenced project for a Conditional Use Permit for a clean and sober facility. Based on public testimony regarding proliferation of similar facilities in the area, Planning Commission has directed staff to further investigate presence of such facilities within 300 feet of the project site. If you are aware of such facilities operating in the neighborhood (within 300 feet of the project site), I request that you provide me addresses so that the Planning staff can investigate. The Planning Commission will hear this item on September 3, 2003, so please provide the requested information no later than August 15, 2003.

If you have any questions, I can be reached at 510/238-6935.

Miroo Desai Brewer
Planner III-Case Planner

cc: Gary Patton, Deputy Director, Zoning Division

ATTACHMENT C



Clean & Sober Living

Request for Permanent Periodic Parking Permission

I, the undersigned, a representative of IDADIA TOBAR

located at: 1400 Adeline St

do hereby approve the request for 2 of our parking spaces to be used by CWSW Clean and Sober Living for as long as they may need them. I understand that the parking space(s) may or may not be used on weekdays between the hours 8am and 6pm by CWSW staff members only.

IDADIA TOBAR (834-7535)
510

Print Name & Title:

Idalia Tobar

Signature:

[Handwritten Signature]
10/17/03

Witnessed by:

CWSW Clean and Sober Living

10-17-03

Date:

10-17-03

Date:

PLEASE NOTE: 1136 14th STREET ALSO IDENTIFIED AS 1400 ADELIN STREET

ATTACHMENT D



Clean & Sober Living

Request for Permanent Periodic Parking Permission

I, the undersigned, a representative of Mansoor Ghanem
located at: 1466 Alameda St Berkeley

do hereby approve the request for 2 of our parking spaces to be used by CWSW Clean and Sober Living for as long as they may need them. I understand that the parking space(s) may or may not be used on weekdays between the hours 8am and 6pm by CWSW staff members only.

MANSSOR GHANEM
Print Name & Title:

Mansoor Ghanem

Signature: [Handwritten Signature]

Witnessed by:
CWSW Clean and Sober Living

JUM BEANY WFL

10 / 7 / 03

Date: 10/7/03

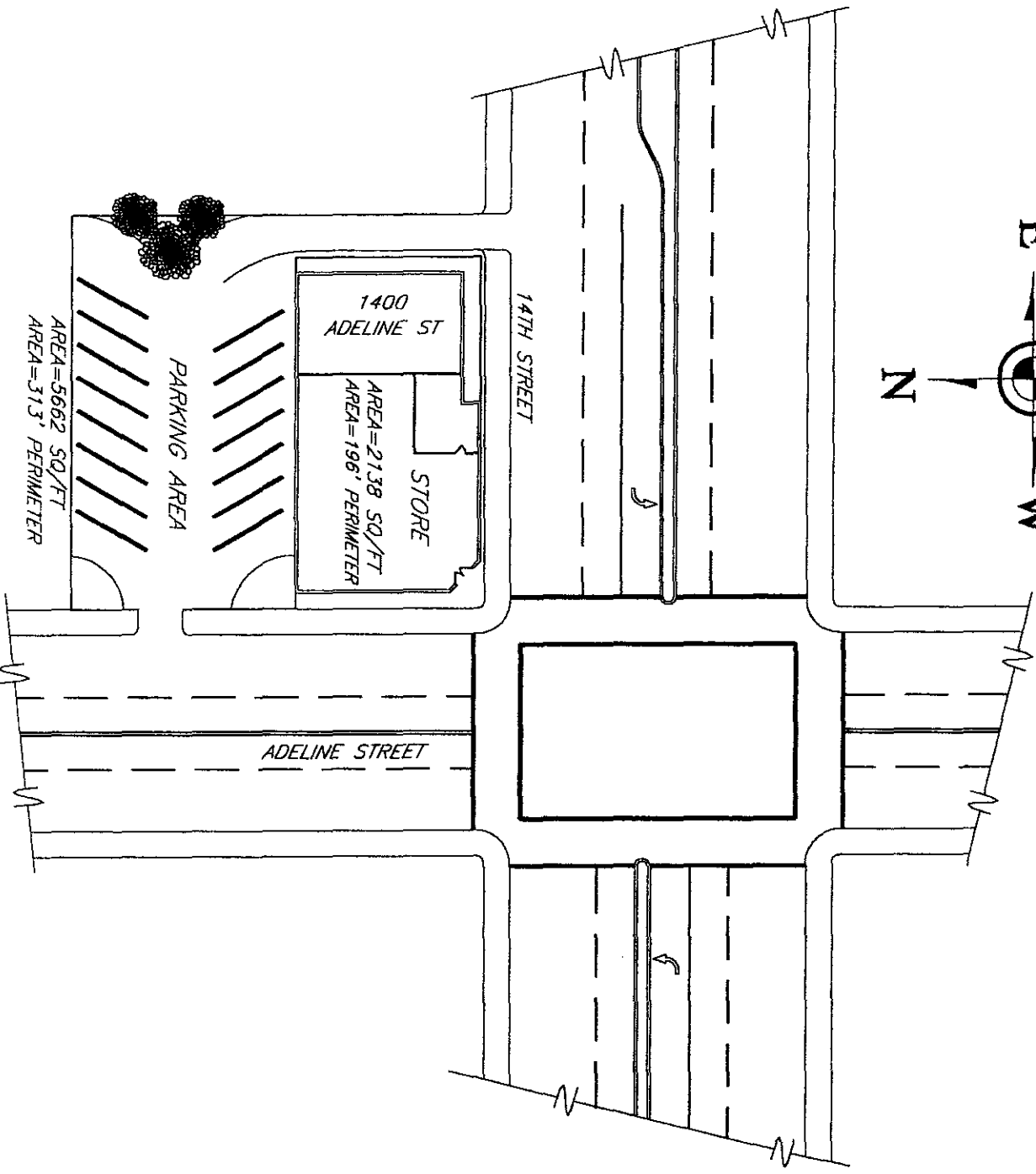
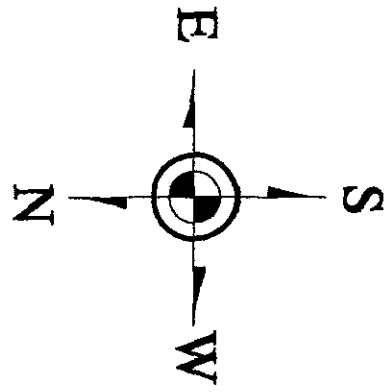
Date:

1400 Alameda St
415-4245

PLEASE NOTE: 1136 14th STREET ALSO IDENTIFIED AS
1400 ADELIN STREET

ATTACHMENT D

San Ladin Market



MAT'L INVENTIC
SOURCE BUY-0

ATTACHMENT D


SCALE:

TOLERANCE & UNLESS OTHERWISE SPECIFIED
 X/X = ±1/32
 X:XX = ±0.030
 X:XXX = ±0.005
 X:XXXX = ±0.0005
 X' = ±0.5'



REF. DWG #

#	REVISIONS	BY	DATE


MATTHIS
 ARCHITECTURAL AND ENGINEERING
 CAD DRAFTING AND DESIGN

DESCRIPT. STAIR AND POUCH
CLOSER LOCK-OUT

DRAWN BY J.MATTHIS DATE 10/15/02

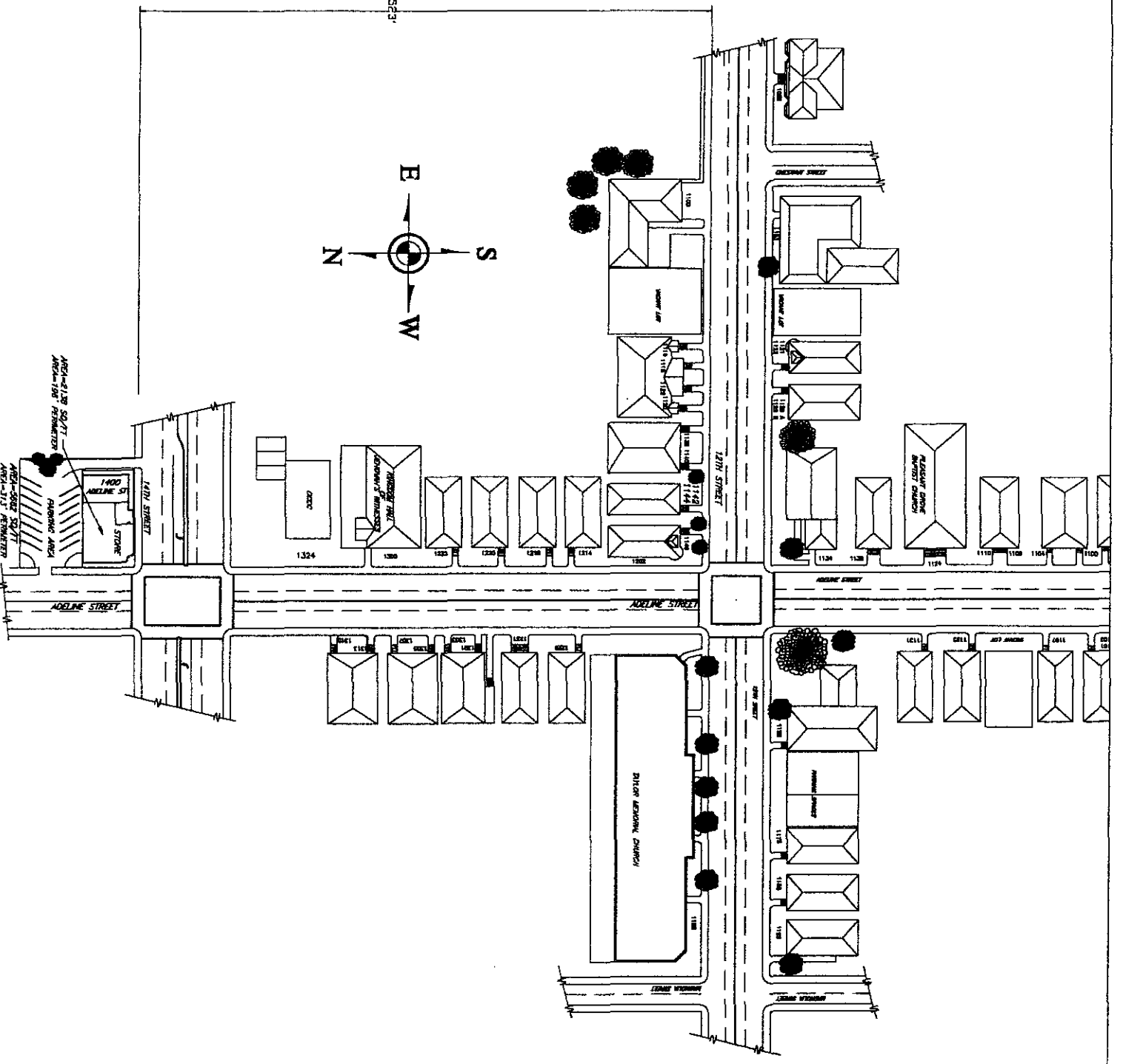
CHK'D BY DATE

FILE# 12th ST. PARKING/SQUARE
SQUARE FOOTING

DWG# 001 REV. 1

OP# *

JOB# 00000



MAT'L INVENTO
SOURCE BUY-0

ATTACHMENT D

SCALE:

TOLERANCE & FIT
 UNLESS OTHERWISE SPECIFIED
 X/X = +1/32
 X.XX = ±0.030
 X.XXX = ±0.005
 X.XXXX = ±0.0005
 X = ±0.5"

REF. DWG #

#	REVISIONS	BY	DATE



MATTHIJS
 ARCHITECTURAL AND ENGINEERING
 CAD DRAFTING AND DESIGN



DESCRPT. STAIR AND POUCH
 CLOSER LOCK-OUT

DRAWN BY J.MATTHIJS DATE 10/15/2011
 CHK'D BY DATE

FILE# 12th St. Draft

DWG# 002 REV. 1

OP# 1

JOR#

FINDINGS FOR APPROVAL

This proposal meets the required findings under Sections 17.134.050 (General Use Permit Criteria), Section 17.102.212 (Special Regulations Applying to Residential Care, Service Enriched Permanent Housing, Transitional Housing, and Emergency Shelter Residential Activities) and Section 17.148.050a (Minor Variance Criteria) as set forth below. Required findings are shown in **bold type**; explanations as to why these findings can be made are in normal type.

Section 17.134.050 (General Use Permit Criteria):

- A. That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.**

The proposed development involves establishing a clean and sober facility for 10 women in an existing Victorian duplex. The operating characteristics of the facility as described in Project Description section of August 6th staff report and in Client Rules and Regulations Service Agreement (Attachment G of August 6th staff report) will not adversely affect livability of surrounding neighborhood. The residents will either be working or in school and will have to follow strict rules and regulations geared to monitor resident activity and behavior.

- B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.**

Introduction of a clean and sober facility will meet essentially residential and basic support needs of at risk women in an existing duplex thereby providing a functional living environment.

- C. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.**

The proposed development will provide an essential service to the community by providing a safe and supportive environment to women who are struggling to stay clean and sober.

- D. That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.070.**

No internal or external physical change is proposed to the existing structure.

- E. That the proposal conforms in all significant respects with the Oakland Comprehensive Plan and with any other applicable plan or development control map which has been adopted by the City Council.**

The subject property is located in the "Mixed Housing Type" General Plan designation. The document "Guidelines for Determining Project Conformity with the General Plan and Zoning Regulations" (the Guidelines) is silent regarding service-enriched residential facilities. The proposed use is primarily residential in character and provides support services that can be considered institutional services. Further, the use is conditionally permitted use under the Zoning Ordinance and is characterized as a "Residential Activity". Staff believes that the project conforms to the Mixed Housing Type and Urban Residential General Plan designation in that the proposal is primarily a residential activity that provides housing opportunity at a reasonable cost and conforms with the General Plan Policy N6.1 regarding encouraging a mix of housing types.

17.102.212 (Special Regulations Applying to Residential Care, Service-Enriched Permanent Housing, and Emergency Shelter Residential Activities):

- F. That staffing of the facility is in compliance with any State Licensing Agency Requirements.**

There are no State Licensing Agency requirements for operation of a clean and sober facility.

- G. That if located in a residential zone, the operation of buses and vans to transport residents to and from off-site activities does not generate vehicular traffic substantially greater than that normally generated by Residential Activities in the surrounding area.**

The project is located in a residential zone. However, there will be no operation of buses or vans to transport residents to and from off-site activities. The 10 residents are expected to work or attend school and are anticipated to use public transportation to reach their destinations. Generation of traffic by ten women to go to work or attend school will not be substantially greater than that normally generated by residential activities.

- H. That if located in a residential zone, the on-street parking demand generated by the facility due to visitors is not substantially greater than that normally generated by the surrounding Residential activities.**

Given the small number of residents (ten), visitors are not expected to be substantially greater than what can be expected in the surrounding residential activities. Visitors will include friends, spouses and children of the residents primarily during the weekend and some counselors for residents to provide counseling and case management services.

- I. That if located in a residential zone, arrangements for delivery of goods are made within the hours that are compatible with and will not adversely affect the livability of the surrounding properties.**

ATTACHMENT E

The facility is not expected to generate the need of goods in large supplies given the small number of residents. Nonetheless, Staff has included a condition addressing hours for delivery of goods.

- J. That the facility's program does not generate noise at levels that will adversely affect the livability of the surrounding properties.**

The proposed clean and sober facility will provide housing to ten adult women who would be working or attending school. The only activities that are expected to occur onsite are meetings for purposes of case management and counseling and occasional educational classes. These activities will not adversely affect the livability of the surrounding properties. Furthermore, the facility's rules and regulations are geared to ensure that the residents do not engage in behavior that could create general nuisance to surrounding neighbors. (See Attachment G for CWSW's Client Rules and Regulations/Service Agreement).

SECTION 17.148.050(a) - MINOR VARIANCE FINDINGS:

- K. That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning regulations, due to unique physical or topographic circumstances or conditions of design; or as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance.**

The applicant requests a variance to the parking requirements to allow designation of two parking spaces located more than 300 feet away with no common ownership of property on which parking is provided.

The general intent of distance requirement of 300 feet (roughly one city block) is considered a reasonable distance for a person to walk to his/her destination. The off-site parking spaces are located roughly one block away and are only 90 feet further than what is required. The marginal increased distance will not deter utilization of parking spaces at 1324 Adeline Street by users. As regards to ownership requirements, the intent of this requirement is to ensure that designation of parking spaces on a lot other than where the activity is taking place are kept during the life of the operation of that particular use. Staff believes that this intent can be met via an agreement executed by the property owners of 1324 Adeline Street and 1144 12th Street and recorded at the County Recorder's Office will be sufficient to address the intent of the common ownership requirement. For these reasons, Staff believes that strict compliance with the regulation would result in unnecessary hardship inconsistent with the purposes of the zoning regulations.

- L. That strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation.**

City of Oakland has approved variances to parking requirement for similar facilities in similarly zoned property in different parts of the city. Therefore, denial of this variance would deprive the applicant of privileges enjoyed by owners of similarly zoned property.

- M. That the variance, if granted, will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area, and will not be detrimental to the public welfare or contrary to adopted plans or development policy.**

Designation of two parking spaces for users 390 feet with no common ownership will result in marginal increase in pedestrian traffic over one city block. This will not have an adverse impact on the character, livability or development of abutting properties or the surrounding area.

- N. That the variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the zoning regulations.**

City of Oakland has approved variances to parking requirement for similar facilities in similarly zoned property in different parts of the city. Therefore, approval of this project will not constitute a grant of special privilege nor will it be inconsistent with the purposes of the zoning regulations as explained in Finding K.

- O. For proposals involving one or two dwelling units on a lot: That the elements of the proposal requiring the variance (e.g. elements such as buildings, walls, fences, driveways, garages and carports, etc.) conform with the design review criteria set forth in the design review procedure at Section 17.136.070.**

Requested variance from parking requirements will not involve construction of structure nor will it involve modifications to an existing structure.

CONDITIONS OF APPROVAL

STANDARD CONDITIONS:

1. **Approved Use.**
 - a. **Ongoing.**

The project shall be constructed and operated in accordance with the authorized use as described in this staff report and the plans submitted on May 14, 2003 and as amended by the following conditions. Any additional uses or facilities other than those approved with this permit, as described in the project description and approved plans, will require a separate application and approval
2. **Effective Date, Expiration, and Extensions**
 - a. **Ongoing.**

This permit shall become effective upon satisfactory compliance with these conditions. This permit shall expire on November 18, 2004 unless actual construction or alteration, or actual commencement of the authorized activities in the case of a permit not involving construction or alteration, has begun under necessary permits by this date. Upon written request and payment of appropriate fees submitted no later than the expiration date, the Zoning Administrator may grant a one-year extension of this date, with additional extensions subject to approval by the City Planning Commission.
3. **Scope of This Approval; Major and Minor Changes**
 - a. **Ongoing.**

The project is approved pursuant to the Planning Code only and shall comply with all other applicable codes, requirements, regulations, and guidelines imposed by other affected departments, including but not limited to the Building Services Division and the Fire Marshal. Minor changes to approved plans may be approved administratively by the Zoning Administrator; major changes shall be subject to review and approval by the City Planning Commission.
4. **Modification of Conditions or Revocation**
 - a. **Ongoing.**

The City Planning Commission reserves the right, after notice and public hearing, to alter Conditions of Approval or revoke this conditional use permit if it is found that the approved use or facility is violating any of the Conditions of Approval, any applicable codes, requirements, regulation, guideline or causing a public nuisance.
5. **Recording of Conditions of Approval**
 - a. **Prior to issuance of building permit or commencement of activity.**

The applicant shall execute and record with the Alameda County Recorder's Office a copy of these conditions of approval on a form approved by the Zoning Administrator. Proof of recordation shall be provided to the Zoning Administrator.
6. **Reproduction of Conditions on Building Plans**
 - a. **Prior to issuance of building permit.**

These conditions of approval shall be reproduced on page one of any plans submitted for a building permit for this project.

7. Indemnification

a. Ongoing.

The applicant shall defend, indemnify, and hold harmless the City of Oakland, its agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Oakland, its agents, officers or employees to attack, set aside, void or annul, an approval by the City of Oakland, the Office of Planning and Zoning Division, Planning Commission, or City Council relating to this project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate fully in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

STANDARD CONDITIONS FOR CLEAN AND SOBER FACILITY:

8. Waste Reduction and Recycling

a. Prior to commencement of activity

The applicant may be required to complete and submit a "Waste Reduction and Recycling Plan," and a plan to divert 50 percent of the solid waste generated by the operation of the project, to the Public Works Agency for review and approval, pursuant to City of Oakland Ordinance No. 12253. Contact the City of Oakland Environmental Services Division of Public Works at (510) 238-7073 for information.

9. Recycling Space Allocation Requirements

a. Prior to commencement of activity

The design, location and maintenance of recycling collection and storage areas must substantially comply with the provision of the Oakland City Planning Commission "Guidelines for the Development and Evaluation of Recycling Collection and Storage Areas", Policy 100-28. A minimum of two cubic feet of storage and collection area shall be provided for each dwelling unit and for each 1,000 square feet of commercial space.

STANDARD CONDITIONS FOR CLEAN AND SOBER FACILITY:

10. Number of Residents

a. Ongoing

This permit allows no more than 10 residents and one staff member to permanently reside at the Clean and Sober facility. Any change to the number of residents will require an amendment to the permit.

11. Parking Agreement

a. Prior to commencement of activity

Per Section 17.116.180, the owner or owners of 1144 12th Street and owner of owners of 1136 14th Street shall prepare and execute to the satisfaction of the City Attorney and file with the Alameda County Recorder, an agreement guaranteeing that two parking spaces at 1136 14th Street will be designated for Clean and Sober Facility located at 1144 12th Street for the duration of operation of the facility.

12. Restriction on Residents

a. Ongoing

The applicant shall make a condition of service agreement for all its clients that restricts them from using a private vehicle as a means of transportation to and from the project

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site. The applicant shall provide the City of Oakland Zoning Division with copies of the service agreement prior to initial occupancy.

13. Hours of Delivery

a. Ongoing

All deliveries to the facility by commercial operators shall be made during reasonable hours and no deliveries shall be made during the hours of 10:00 p.m. and 5:00 a.m.

14. Compliance Review

a. Ongoing

The Planning staff shall provide a Compliance and Operational Status Report of the facility to the Planning Commission at a scheduled public hearing six months and twelve months after the approval date.

14.3
ORA/COUNCIL
NOV 18 2003

ATTACHMENT E