



## **Organization of Special Needs Families**

Federal 501(c)3 non-profit  
10823 Willowbrook Way, Cupertino, CA 95014  
(o) (408)996-0850  
[www.osfamilies.org](http://www.osfamilies.org)

Organization of Special Needs Families (OSF) is a non-profit organization founded in 2001 in Cupertino and focused on improving the lives of those with disabilities.

### **Our Vision:**

Families and individuals with special needs will live life as full and active members of our community.

### **Our Mission:**

Support community integration for individuals with special needs toward an independent, productive, and normal life. We advocate for stable and healthy environments for families and individuals with special needs.

### **Our Community Services and Volunteers**

Beyond the beneficial social and living skill development programs OSF offers, a warm community of caring adults and student volunteers has been created for special needs children in the Silicon Valley through OSF.

### **Our Awards**

- 2006 Cupertino CREST Award Winner
- 2013 Cupertino Bridge Award

## **OSF Community Care Center**

# **Project Description**

**Center location:** 511 S. Bascom Ave, San Jose, CA 95128

### **Operation Hours:**

Monday – Friday, 2:00pm to 6:00pm

2:00-3:30 Drop-off

4:30-6:00 Pick-up

### **OSF program**

OSF does not provide academic program, nor residential program. Instead, **OSF** provides the following independent living skill training program/activities during the normal operation hours:

- Provides training and basic living skill development for individual with special needs;
- Provides basic motor skill development which will benefit the physical wellness;
- Provides basic social skill development for individual with special needs so that they can live a joyful social and community life.

Special Needs clients are dropped off by Outreach minivan or taxi at around or after 2pm, and picked up by parents or guardians before 6pm. The traffic impact on S. Bascom Ave is minimum with our traffic control plan in place.

During the training session, clients are taking shifts to go to the backyard enclosed area for outdoor fresh air. We will divide the outdoor time to 3 shifts, with 5 clients a shift. We had practiced this in our Cupertino site and it was approved by licensing. With 5 clients we need  $75 \times 5 = 375$  sf outdoor space and we have 500 sf at the backyard for it.

Clients take above mentioned independent living skill training while onsite. All the trainings are conducted in the classroom. There is no loud speaker used on site, and special needs clients are either non-verbal or generally non-communicative, so the noise level is very low.

### **Clients/staff**

15 clients with special needs, age 5 – 18, with 1 staff onsite

### **Traffic Control Plan:**

The drop-off and pick-up will be strictly scheduled in specific time slots. No transportation vehicle will be allowed to wait while another car is loading-unloading. That means, this car will have to leave the site and come back at

another scheduled time. We will make sure no vehicle will block the traffic, bus, and other street side parking.

### **Building usage:**

There are 2 existing buildings onsite, and the plan is to move the front building to adjoin the back building (please see Site Plan).

The front building, about 837sf, is currently running a **limited (<= 6) community care program** with a CA license and fire clearance. Please see attached photos for the exterior and interior of the building. This use permit application is to apply for a number increase from 6 to **15 people with special needs**.

The back building (built in 1958 with building permit) is currently used as indoor parking garage and storage room for storing program related training materials. There is a plan to obtain building permit to remodel the downstairs storage room into an independent living skill training room for special needs. The rest of the back building will remain as storage.

Combined building materials and color palette: both buildings will maintain stucco wall and “pearl brown” wall color and “dark brown” trim color.

### **Disabled Access:**

There are 2 entry/exit in the front building and 3 entry/exit in the back building.

### **Landscape Plan:**

Mobil plant/flower boxes are currently placed in the middle court (please see attached pictures), and will be placed in the front yard. Since the buildings are going to be adjoined, we will take advise from County Planning Department on how County wish us to decorate the middle court.

### **Lighting Plan:**

There are existing lights at every entrance/exit door of the building. There is a motion-sensitive flooding light at the side gate for safety. The 2 middle court lights are under the balcony, controlled with light switches, which only illuminate the subject site (please see attached pictures).

### **CEQA**

Noise analysis completed by Board Certified acoustic consultant.

## **Fire Protection Information**

**Total square footage:**

**Front building : 837 Back building: 2500 (proposed training room: 570)**

**Building type of construction: VB**

**Water Source:**

San Jose Water Company

**Water flow:**

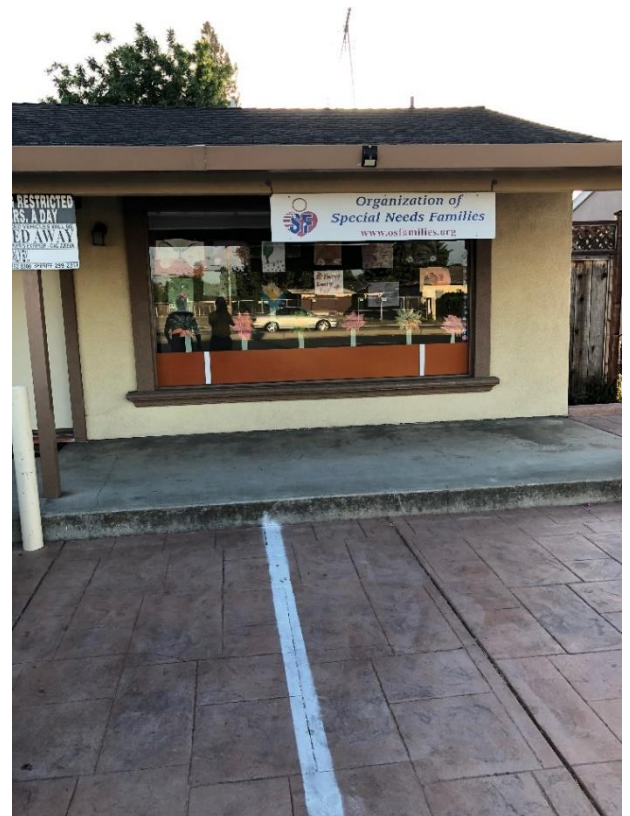
San Jose Water Company has provided the water supply computer simulation at this location.

**Fire Hydrants:**

There are 2 hydrants nearby, on the same side of street. The first one, 2 houses to the right, at the corner of S. Bascom and Scott. The second one, 4 houses to the left, in front of 523 S Bascom Ave. (Please see attached pictures and Site Plan.)

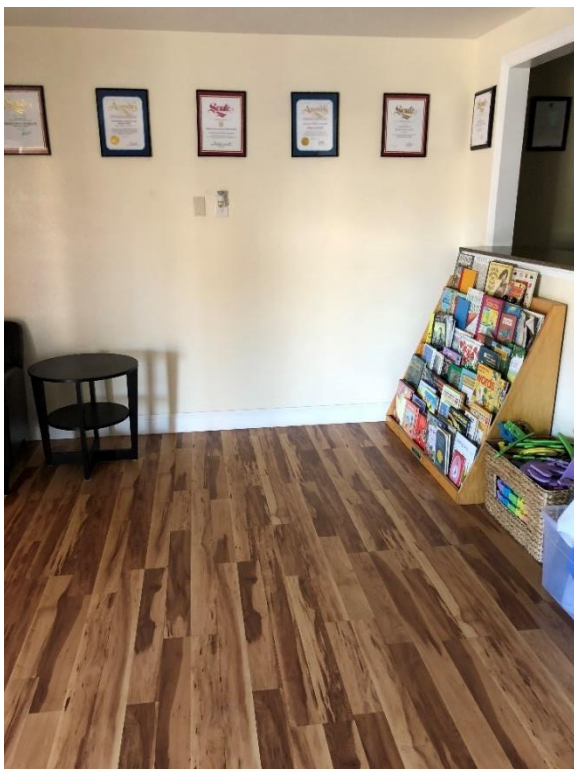


**Drop-off / Check-in Check-out gate (with motion-sensitive lighting)**



**(Stucco wall and “pearl brown” wall color and “dark brown” trim color.)**





**Reading corner**



**Video / music corner**



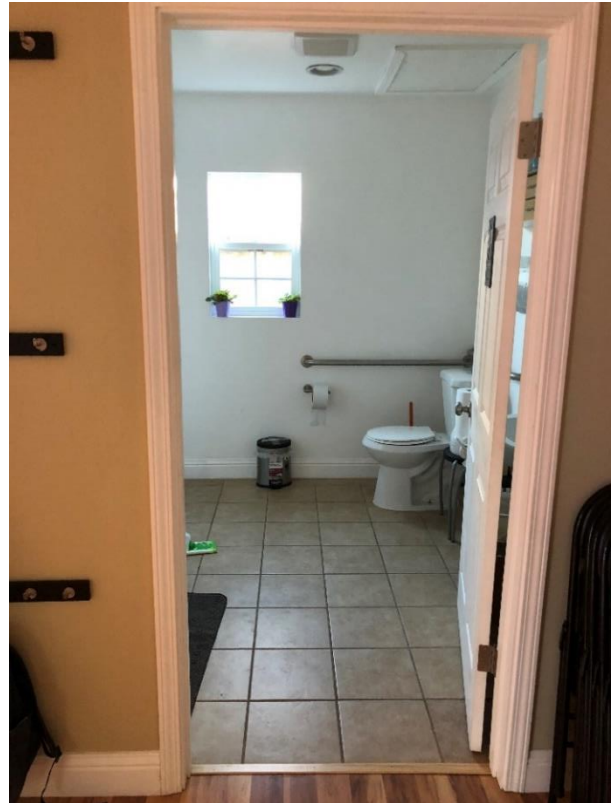
**Motor skill corner**



**Computer corner**



**Storage room  
(future Independent Living Skill training)**



**ADA Restroom**



**Left light**

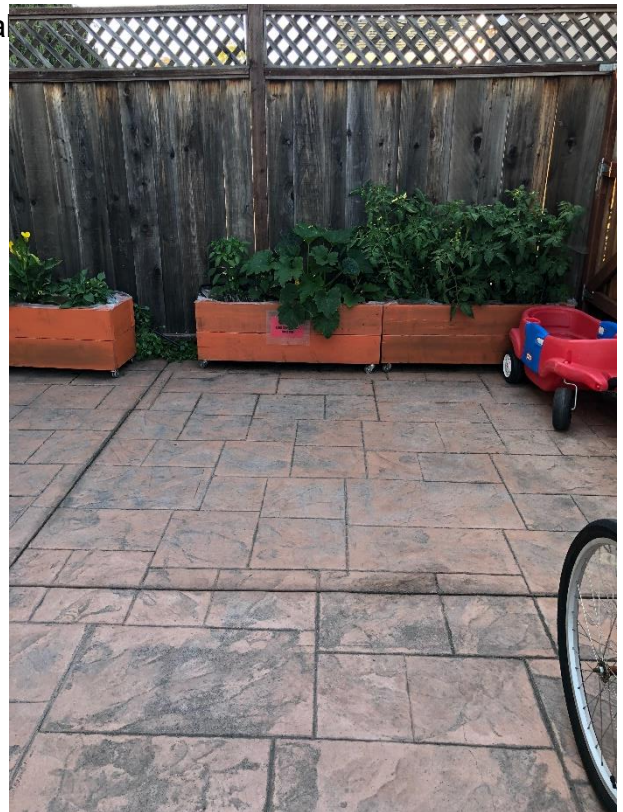


**Right light**

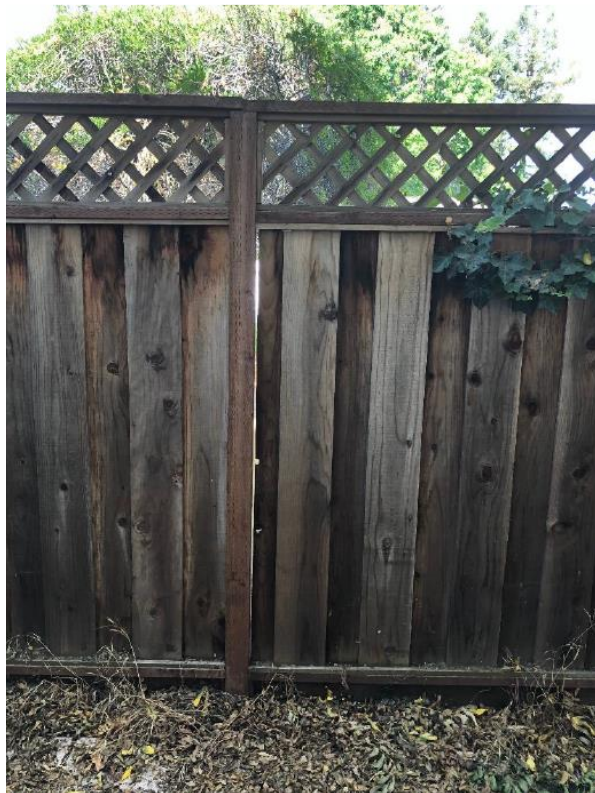




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**Landscape (will move to front)**



**Play area fence**





**Hydrant @ S Bas com & Scott**



**Hydrant @ 523 S Bascom**