

**CITY OF CHICO PLANNING COMMISSION
REGULAR MEETING OF
November 19, 2020
Minutes**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Bryce Goldstein, Chair
Lupita Arim-Law, Vice Chair
John Howlett
Richard Ober
Ken Rensink

Commissioners Absent: Toni Scott
Dennis Deromedi

Staff Members Present: Bruce Ambo, AICP, Principal Planner
Mike Sawley, AICP, Senior Planner
Matt Johnson, Senior Development Engineer
Ryan Reed, Assistant City Attorney
Nicole Acain, Administrative Assistant

1. CALL TO ORDER

Chair Goldstein called the meeting to order at 6:27 pm.

1.1 Chair Goldstein led the Pledge of Allegiance.

1.2 Commission members and staff were present as noted.

2. CONSENT AGENDA

Chair Goldstein moved to approve the minutes from the September 17, 2020 meeting.

Commissioner Rensink seconded the motion.

The motion carried by the following vote:

AYES: Goldstein, Arim-Law, Howlett, Ober, Rensink

NOES: None.

ABSTAIN: None.

ABSENT: Toni Scott, Dennis Deromedi.

Chair Goldstein moved to approve the minutes from the November 5, 2020 meeting.

Commissioner Rensink seconded the motion.

The motion carried by the following vote:

AYES: Goldstein, Arim-Law, Howlett, Ober, Rensink

NOES: None.

ABSTAIN: None.

ABSENT: Toni Scott, Dennis Deromedi.

3. **BUSINESS FROM THE FLOOR**

None.

4. **PUBLIC HEARINGS**

4.1 **Use Permit 20-07 (Sabbath House and Renewal Center on Fair Street) 2233 and 2216 Fair Street; APN 005-471-042 and a portion of 005-480-063. This is a request to authorize an emergency shelter (residential use) in conjunction with office uses on Fair Street, between East 22nd Street and East 23rd Street in south Chico.** The project includes two primary components, as follows: (1) Sabbath House at 2233 Fair Street (1.46 acres) would be a 60-bed emergency shelter to house homeless individuals and families for stays up to six months. The former Work Training Center (WTC) offices on the east side of Fair Street (approximately 19,500 sq. ft.) would be re-purposed to accommodate the use. (2) Renewal Center at 2216 Fair Street (2.5 acres), would be a new approximately 38,000 square foot building on the west side of Fair Street. The Renewal Center would include offices for various partnering agencies providing support services for individuals experiencing homelessness, and up to 100 emergency shelter beds for use by families and specialized populations. The parcel on the east side, at 2233 Fair Street, is designated Commercial Services on the Chico General Plan Diagram and zoned CS-SD6 (Commercial Services with Chapman/Mulberry Neighborhood Plan overlay), and the westerly parcel at 2216 Fair Street is designated Manufacturing and Warehousing on the Chico General Plan Diagram and zoned IOMU (Industrial Office Mixed Use). Emergency shelters require use permit authorization in the CS and IOMU zoning districts, office uses are permitted. The project is categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 (Infill Development Projects). (Staff Report: Senior Planner Mike Sawley).

Announcement of Ex Parte communications: Commissioner Rensink spoke with Matt Gallaway

Senior Planner Mike Sawley presented the report and answered questions from the Commission.

Chair Goldstein opened the public hearing and invited public testimony.

Addressing the Commission on this item were: Matt Gallaway- Project Architect, Laura Cootsona- Director of the Jesus Center, Amber Abney-Bass- Assistant Director of the Jesus Center, Shelly Watson- Program Director of the Jesus Center

With no other members of the public wishing to address the Commission, Chair Goldstein closed the public hearing.

Commissioner Rensink moved that the Planning Commission Adopt Resolution No. 20-15, approving use permit 20-07 (Sabbath House and Renewal Center), based on the required

findings and subject to the conditions contained therein, with the addition of Condition #8 as recommended by staff in the Agenda Report Addendum dated November 19, 2020 as follows:

New Condition #8. "The applicant shall advise program participants that the Sabbath House and Renewal Center emergency shelters are located in an area with zoning which allows for commercial and industrial uses, and to the extent these non-residential uses occur on those properties in compliance with City codes and regulations, occupants of Sabbath House or Renewal Center should be prepared to accept the inconveniences or discomfort that may result from these permitted industrial and/or commercial uses.

Commissioner Howlett made a friendly amendment, which was accepted, to add a condition prohibiting the applicant from discriminating against program participants based on religious preference as follows:

New Condition #9. "The applicant shall not discriminate against program participants based on religious preference."

Commissioner Arim-Law seconded the motion.

The motion was carried by the following vote:

AYES: Goldstein, Arim-Law, Howlett, Ober, Rensink.

NOES: None.

ABSTAIN: None.

ABSENT: Toni Scott, Dennis Deromedi.

5. **REGULAR AGENDA**

None

6. **REPORTS AND COMMUNICATIONS**

December 3, 2020 meeting will be cancelled as there is nothing on the Agenda

7. **ADJOURNMENT**

The meeting adjourned at 8:03 pm to the regular meeting of Thursday, December 17, 2020.

Date Approved

Bruce Ambo, Principal Planner
Community Development Department /
Planning Commission Secretary