



DATE: November 5, 2020

TO: PLANNING COMMISSION

FROM: Mike Sawley, Senior Planner (879-6812; mike.sawley@chicoca.gov)

RE: 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

REPORT IN BRIEF

This is a proposed use permit 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: Sabbath House 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: Within 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 proposal would facilitate movement of the Jesus Center organization from their current location on Park Avenue to the former WTC site on Fair Street. No major issues have been identified.

Recommendation:

Planning staff recommends adoption of Resolution No. 20-15 (**Attachment A**), approving Use Permit 20-07, subject to the attached conditions.

Proposed Motion:

I move that the Planning Commission adopt Resolution No. 20-15, approving Use Permit 20-07, subject to the conditions as set forth therein.

BACKGROUND

Since the 1960s the WTC has occupied offices on the east side of Fair Street, eventually expanding operations onto the west side of the street (APNs 005-471-042 and 005-480-063) (see Location Map, **Attachment B**, and Detailed Site Plan, **Attachment C**). Existing WTC improvements on the east side of Fair Street include approximately 19,500 square feet of building space and 42 parking spaces. This 1.46-acre parcel is designated Commercial Services on the General Plan Land Use Diagram and zoned CS-SD6 (Commercial Services with Chapman/Mulberry Neighborhood Plan overlay). Emergency shelters require a use permit in the CS district, office uses are permitted.

The west side of Fair Street is largely unimproved, containing mostly outbuildings and temporary structures. It has been used most recently for a landscape supply business, nursery and vehicle parking. This use permit involves approximately 2.5 acres of the existing 3.8-acre parcel for a new building and parking area (the Renewal Center). Either with the construction of the Renewal Center or as a precondition of the land division, public improvements (curbs, gutter, and sidewalk) will be required along the parcel's frontage as required by the municipal code (CMC). The Renewal Center site is designated Manufacturing and Warehousing on the General Plan Land Use Diagram and zoned IOMU (Industrial Office Mixed Use). Emergency shelters require use permit authorization in the IOMU district, office uses are permitted.

Proposed Project

Sabbath House: A 60-bed, dormitory style, emergency shelter program for individuals and families experiencing homelessness for stays up to six months. Operated by the Jesus Center, Sabbath House would be a comprehensive, substance-free emergency shelter program that includes case management, mild to moderate mental health services, trauma recovery, and life and vocational skills training. Sabbath House focuses on long-term stabilization, connections and relationships to the community, and permanent housing through a trauma informed care approach. Sabbath House has a 20-year history at its current location on Park Avenue, this new location would allow for the program to operate 24 hours a day.

The Sabbath House program would re-purpose the existing office buildings formerly used by the WTC (approximately 19,500 sq. ft.) to accommodate residential shelter use and reconfigure office space for administrative and support program staff. The residential component includes 35 beds for women and 25 beds for men, as well as appurtenant residential support facilities (dining areas, kitchen facilities, daytime lounges with computer space, laundry, restrooms, lockers, etc.). Different from Jesus Center operations elsewhere, Sabbath House programs would be limited to shelter participants; no provision of services would be offered to those not living in the shelter.

Participants must agree to adhere to a written set of policies that specify attendance expectations, clean and sober living, and a variety of communal living standards that will support the mission (see Sabbath House Expectations, **Attachment D**). Service dogs will be the only animals allowed to accompany program participants; no pets will be admitted.

Exterior improvements are anticipated to include a façade remodel to update the appearance of the buildings, as well as extensive interior renovations (see Eastside Building Elevation, **Attachment E**). Minor landscaping improvements are proposed to create separate outdoor spaces for use by shelter participants as well as onsite staff.

The 42-space parking area would remain in its current state for use by onsite staff, service providers and program participants. Sabbath House operations are anticipated to include up to 9 daytime workers and 6 nighttime staff members. The Municipal Code does not specify a parking rate for emergency shelters, however, existing homeless shelters in Chico need approximately one off-street parking space for each ten program participants. It is anticipated that a maximum of 32 vehicle spaces may be needed at times of peak usage. The former Work Training Center use included 35-40 daytime workers and 20-30 visitors over the course of a typical weekday.

Renewal Center: Within a new 38,000 square foot building on the west side of Fair Street, the Renewal Center would primarily include offices for various partnering agencies providing support services for individuals experiencing homelessness. Use permit authorization is required for the emergency shelter component, which would include up to 100 beds serving families and specialized populations. The office uses do not require a use permit.

Designed from the ground up to provide specialized shelter space and enrichment services, the Renewal Center would include mental health services, substance use cessation support, and trauma recovery in an effective environment with qualified case managers. The concept would promote co-located programming for participants to access several critical services at once and allow the providers to fill gaps currently unaddressed. Sheltering programs would include family shelter units, as well as shelter for specialized populations including a co-hosted back-to-work program, medical respite beds, support for those experiencing lapsed sobriety, and several others. Life and vocational skills development would be embedded in all aspects of both the Renewal Center and Sabbath House programs.

Renewal Center service providers are anticipated to include: Ampla Health, Butte County Department of Behavioral Health, Butte County Office of Education, Butte County Public Health, Catalyst Domestic Violence Services, Department of Social Services (DESS), Enloe Medical Center, Help Central.org/211 Butte County, Torres Community Shelter, Nations Finest, Youth for Change, Sierra Health & Wellness, and the Elijah House Foundation. Establishing this broad array of service providers at one location is responsive to the diverse needs of individuals experiencing homelessness.

The new Renewal Center site would occupy approximately 2.5 acres of the existing 3.83-acre parcel on the west side of Fair Street. A future lot split would be requested to effectuate the proposed site boundaries.

Neighborhood Meeting

The Applicant held a virtual neighborhood meeting online on 09/10/20, 7pm (see Neighborhood Meeting Notice, **Attachment F**). Staff furnished the applicant with a list of all property owners and occupants within 500 feet of the project site, pursuant to CMC section 19.16.020.B (Pre-application neighborhood meetings, Notice). Several applicant representatives and interested citizens were present and participated in the meeting.

The design team went over the project, explaining background details of how the WTC's model of service delivery has become more mobile and they no longer require the project site, so it was for sale. The Jesus Center organization has aspired to change their location for some time now and move to a better-integrated model that brings together a variety of agencies and providers. Neighbors asked about details of the program, and the Applicant explained that foot traffic would be infrequent in the area because participation would be limited to residents of the program.

GENERAL PLAN

The westerly parcel is within "The Wedge" Opportunity Site identified by the General Plan, described as follows: *"The area known as 'the Wedge,' due to its shape, is a crossroads between the Chapman and Mulberry neighborhoods, the Southwest Chico Neighborhood,*

the Fairgrounds, and the southwest industrial area. The area is underutilized with predominantly light industrial uses and some commercial services and retail stores. Good infrastructure is in place. Opportunities for mixed-use development include commercial mixed uses in the north near E. 20th Street and industrial-office mixed uses in the southern part of the Wedge. Additional development of office and light industry in this location will provide employment opportunities and act as a transition to the industrial area to the west.”

The following General Plan policies apply to the proposed use permit request:

Goal H.4: Encourage the creation of housing for persons with special needs.

Policy H.4.5: Seek to provide temporary housing for persons who are recently homeless or at risk of becoming homeless.

Policy H.4.6: Encourage the development of housing for homeless and extremely low-income persons.

Policy LU-4.2 (Infill Compatibility) - Support infill development, redevelopment, and rehabilitation projects that are compatible with surrounding properties and neighborhoods.

Goal LU-5: Support development and redevelopment of the designated Opportunity Sites.

Policy LU-5.1 (Opportunity Sites) - Facilitate increased density and intensity of development and revitalization in [The Wedge] Opportunity Site.

Action LU-5.1.1 (Incentives for Opportunity Site Development) – Utilize City incentives identified in Action LU-2.3.1 to promote infill development, redevelopment, rehabilitation, and mixed-use projects in the designated Opportunity Sites.

Action LU-2.3.1: City incentives, including but not limited to: Priority project processing, Deferral of development impact or permit fees, Flexibility in development standards such as parking, setbacks, and landscaping requirements, Density and intensity bonuses; Support for infrastructure upgrades.

Policy PPF-7.2 (Health and Social Services) – Support efforts to improve and expand health and social services for all segments of the community.

MUNICIPAL CODE

Emergency shelters are defined by CMC Chapter 19.04 as “A facility which provides emergency shelter to homeless individuals and/or groups or others in need of shelter. Such accommodations include lodging and may in addition include meals, laundry facilities, bathing, counseling, and other basic support services.”

Pursuant to CMC Sections 19.44.020 and 19.46.020 a use permit is required to authorize emergency shelters in the following zoning districts:

- OR (Office Residential)
- OC (Office Commercial)

- CC (Community Commercial)
- CS (Commercial Services)
- IOMU (Industrial Office Mixed-Use)
- ML (Light Manufacturing/Industrial)

Emergency shelters are a permitted use in the PQ (Public/Quasi Public Facilities) district.

DISCUSSION

The proposed use is essentially residential, with office/commercial components for the management and meal service aspects. Re-using the WTC office buildings for Sabbath House will be compatible with the neighborhood, as the site would retain its existing layout which has operated compatibly on the edge of the Mulberry Neighborhood for several decades.

The proposed emergency shelter use will fulfill an existing need in the community for additional shelter beds. Providing active case management and a variety of services at one location will allow the Applicant to better serve individuals experiencing homelessness compared to the limitations of their current site on Park Avenue. This proposal on Fair Street is also a different model, with activity focused toward onsite residents as opposed to informal drop-in foot traffic.

Development of the Renewal Center on the west side of the street will be a welcome investment on the corridor which contains the necessary utilities but is under-developed and lacks urban street improvements.

Recommended conditions would specify that the renovations of the existing WTC offices for Sabbath House would be subject to administrative design review, and development of the Renewal Center would be subject to major design review by the Architectural Review and Historic Preservation Board (respectively Conditions #3 and #4 on Attachment A, Exhibit II). Condition #6 is also recommended to ensure compliance with the City's Tree Preservation Regulations, should tree removal be necessary at future stages of the project.

Overall, the Sabbath House and Renewal Center emergency shelter programs are anticipated to fill important roles in the community's ongoing efforts to constructively reduce homelessness.

HOUSING ACCOUNTABILITY ACT

The proposed emergency shelters fall within the ambit of the Housing Accountability Act (Gov. Code, § 65589.5), which states: "A local agency shall not disapprove a housing development project ... or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of... an emergency shelter, including through the use of design review standards" unless the City makes certain written findings. (Gov. Code, § 65589.5, subd. (d).) Specifically, the City cannot deny an emergency shelter project, or condition approval so as to make the project infeasible, unless it finds one of the following circumstances exists:

1. The City has adopted a housing element pursuant that has been revised in accordance with Government Code Section 65588, is in substantial compliance

with State law requirements for the, and the City has met or exceed the need for emergency shelter based on the most recent homeless point-in-time count.

2. The project would have a specific, adverse impact on the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the project financially infeasible.
3. Denial or imposition of conditions is required to comply with specific State or Federal law, and there is no feasible method to comply without rendering the development financially infeasible.
4. The project is proposed on land that is zoned for agriculture or resource preservation, and meets certain other criteria.
5. The project is inconsistent with the City's zoning and general plan land use designation, and the City's housing element complies with Government Code section 65588.

The City can require the project comply with objective standards currently in place and can condition the project, so long as those conditions do not render it infeasible.

ENVIROMENTAL REVIEW

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines §15332 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with the applicable general plan designation, zoning regulations, and general plan policies; is less than five acres in size; substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

FINDINGS

Following a public hearing, the Planning Commission may approve a use permit application, with or without conditions, only if all of the following findings can be made:

Use Permit Findings

- A. *The proposed use is allowed within the subject-zoning district and complies with all of the applicable provisions of Chapter 19.24 (Use Permits).*

Chico Municipal Code Chapters 19.44 and 19.46 allow emergency shelters in the CS and IOMU zoning districts respectively, subject to use permit approval. This use permit has been processed in accordance with the requirements of Chapter 19.24 (*Use Permits*).

- B. *The proposed use would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed use.*

Operation of an emergency shelter use with up to a total of 160 beds at the former WTC site on Fair Street would not be detrimental to the health, safety, or general

welfare of persons residing or working in the neighborhood because it represents a combination of residential uses and office uses, and the area is developed with a combination of residential, commercial service and light manufacturing uses. Improvements along Fair Street will be required in conjunction with re-development on the west side, improving health and safety along the corridor by reducing traffic-generated dust and better organizing the movement of traffic through the area. New buildings and improvements will be constructed to meet building code and Chico Municipal Code Standards, which are intended to promote the health, safety, and general welfare of the public.

- C. *The proposed use will not be detrimental and/or injurious to property and improvements in the neighborhood of the proposed use, as well as the general welfare of the City.*

The proposed emergency shelter use with up to a total of 160 beds will not be detrimental or injurious to property and improvements in the neighborhood of the proposed use, or the general welfare of the City because it will involve relatively low levels of traffic as a residential facility with onsite services and management staff. The operating characteristics of the facility are consistent with residential uses and vehicle traffic generated by the use will be less than the former vocational training and business support services use. The proposed use is conditioned to comply with all applicable building and development standards. Existing regulations require that any property or public improvements damaged during construction be repaired or reconstructed by the applicant. No other impacts to property or improvements outside of the project site have been identified.

- D. *The proposed use will be consistent with the policies, standards, and land use designations established by the General Plan.*

The proposed use is consistent with General Plan policies that promote rehabilitation and redevelopment in identified Opportunity Sites such as “The Wedge,” and those that seek to provide temporary housing for homeless persons (LU-5, LU-5.1, H.4.5). The use is further supported by General Plan Policies PPF-7.2 and H.4.1, which encourage efforts to improve and expand social services for all segments of the community, and is consistent with General Plan Goal H.4, which encourages the creation of housing for those with special housing needs.

Additionally, a portion of the site is within the boundaries of the Chapman-Mulberry Neighborhood Plan, which recognizes the compatibility of existing long-term commercial service uses with the residential character of the area.

- E. *The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.*

Re-purposing the existing office uses for the Sabbath House 60-bed emergency shelter and authorizing up to 100 additional beds in the new Renewal Center will result in uses that are compatible with residential uses generally east, and service or light manufacturing uses generally west of the site.

PUBLIC CONTACT

A notice was published in the Chico Enterprise Record 10 days prior to the meeting date and notices were mailed out to all property owners and tenants within 500 feet of the project site. At the time of the staff report being published, no comments have been received from the public.

DISTRIBUTION

PC Distribution

Amber Abney-Bass via email

Laura Cootsona via email

Tom DiGiovanni via email

Matt Gallaway via email

ATTACHMENTS

- A. Resolution 20-15
 - Exhibit I – Fair Street Use Permit Exhibit 20-07
 - Exhibit II – Conditions of Approval Use Permit 20-07
- B. Location Map
- C. Detailed Site Plan
- D. Sabbath House Expectations
- E. Eastside Building Elevations
- F. Neighborhood Meeting Notice

RESOLUTION NO. 20-15
RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION
APPROVING USE PERMIT 20-07
(Sabbath House and Renewal Center on Fair Street)

WHEREAS, Jesus Center has submitted a use permit application to establish an emergency shelter with up to 160 beds and associated services at the former Work Training Center (WTC) site located at 2233 and 2216 Fair Street, further identified as Assessor's Parcel Nos. 005-471-042 and 005-480-063 (the "Project"); and

WHEREAS, the Planning Commission considered the use permit application, staff report, and comments submitted at a noticed public hearing held on November 19, 2020; and

WHEREAS, the Project has been determined to be exempt pursuant to California Environmental Quality Act Guidelines Section 15332 (Infill Development Projects) because the Project is consistent with the General Plan and applicable zoning; it occurs within City limits on a site of no more than five acres substantially surrounded by urban uses which has no value as habitat for endangered, rare or threatened species; approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Chico as follows:

1. With regard to the use permit the Planning Commission finds that:
 - A. The proposed emergency shelter use is allowed within the subject zoning districts (CS and IOMU) and complies with all of the applicable provisions of Chapter 19.24 (Use Permits) in that, pursuant to Chico Municipal Code (CMC) Sections 19.44.020 and 19.46.020, emergency shelters may be allowed in the CS (Commercial Services) and IOMU (Industrial Office Mixed Use) zoning districts, subject to use permit approval. This use permit has been processed in accordance with CMC 19.24; and
 - B. Operation of an emergency shelter use with up to a total of 160 beds at the former WTC site on Fair Street would not be detrimental to the health, safety, or general welfare of

1 persons residing or working in the neighborhood because it represents a combination of
2 residential uses and office uses, and the area is developed with a combination of residential,
3 commercial service and light manufacturing uses. Improvements along Fair Street will be
4 required in conjunction with re-development on the west side, improving health and safety
5 along the corridor by reducing traffic-generated dust and better organizing the movement
6 of traffic through the area. New buildings and improvements will be constructed to meet
7 building code and Chico Municipal Code Standards, which are intended to promote the
8 health, safety, and general welfare of the public; and

9 C. The proposed emergency shelter use with up to a total of 160 beds will not be detrimental
10 or injurious to property and improvements in the neighborhood of the proposed use, or the
11 general welfare of the City because it will involve relatively low levels of traffic as a
12 residential facility with onsite services and management staff. The operating characteristics
13 of the facility are consistent with residential uses and vehicle traffic generated by the use
14 will be less than the former vocational training and business support services use. The
15 proposed use is conditioned to comply with all applicable building and development
16 standards. Existing regulations require that any property or public improvements damaged
17 during construction be repaired or reconstructed by the applicant. No other impacts to
18 property or improvements outside of the project site have been identified; and

19 D. The proposed expansion is consistent with the General Plan policies that promote
20 rehabilitation and redevelopment in identified Opportunity Sites such as “The Wedge,” and
21 those that seek to provide temporary housing for homeless persons (LU-5, LU-5.1, H.4.5).
22 The use is further supported by General Plan Policies PPFS-7.2 and H.4.1, which
23 encourage efforts to improve and expand social services for all segments of the community,
24 and is consistent with General Plan Goal H.4, which encourages the creation of housing
25 for those with special housing needs. Additionally, a portion of the site is within the
26 boundaries of the Chapman-Mulberry Neighborhood Plan, which recognizes the
27 compatibility of existing long-term commercial service uses with the residential character
28 of the area; and

1 E. Re-purposing the existing office uses for the Sabbath House 60-bed emergency shelter and
2 authorizing up to 100 additional beds in the new Renewal Center will result in uses that are
3 compatible with residential uses generally east, and service or light manufacturing uses
4 generally west of the site.

5 2. Based on all of the above, the Planning Commission hereby approves the Project, in substantial
6 conformity with the “Fair Street Use Permit Exhibit 20-07” as set forth in Exhibit I, and subject
7 to the conditions set forth in Exhibit II attached hereto.

8 3. The Planning Commission hereby specifies that the materials and documents which
9 constitute the record of proceedings upon which its decision is based are located at and
10 under the custody of the City of Chico Community Development Department.

11 THE FOREGOING RESOLUTION WAS ADOPTED by the Planning Commission at its
12 meeting held on November 19, 2020, by the following vote:

13 AYES:

14 NOES:

15 ABSENT:

16 ABSTAINED:

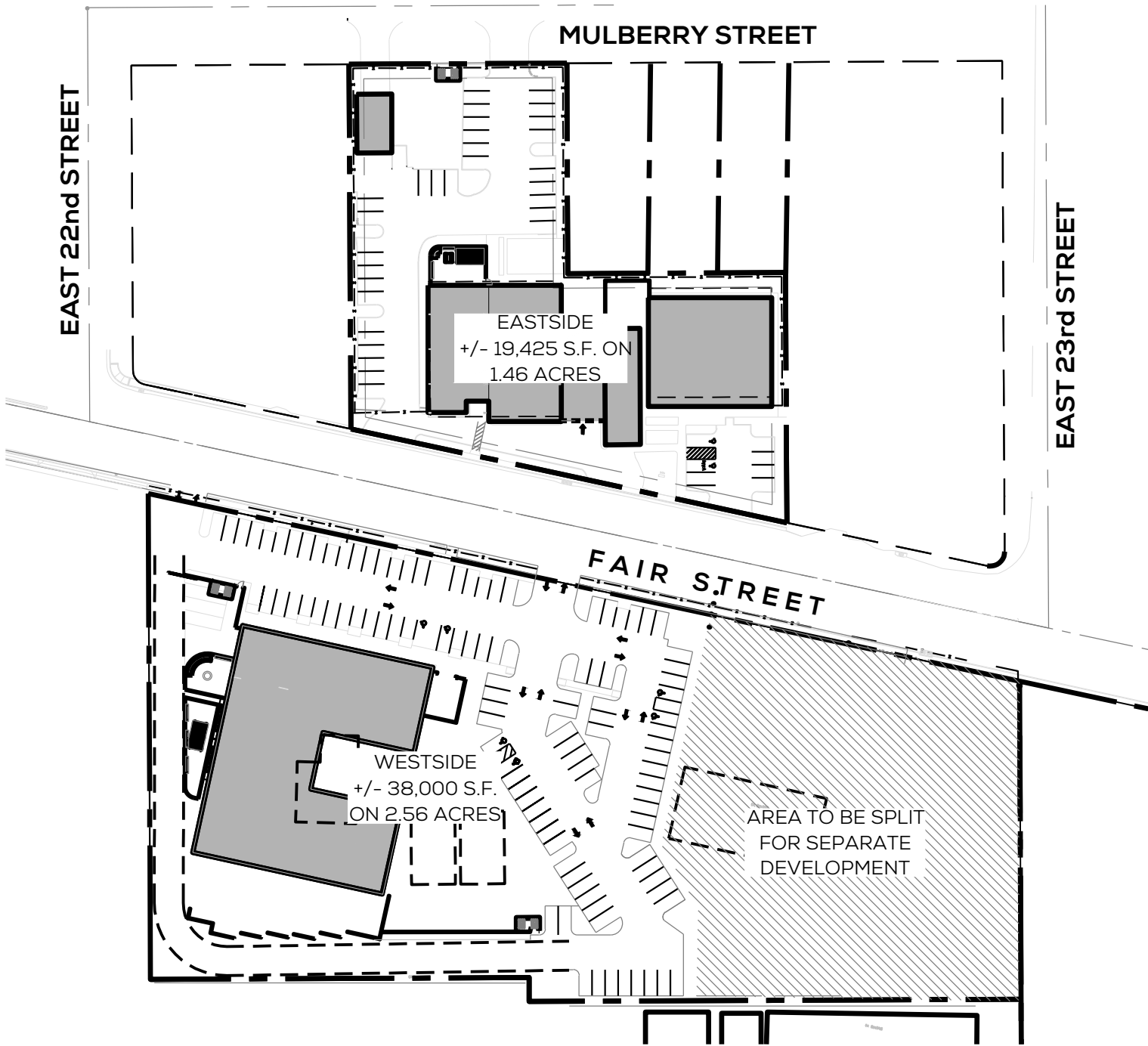
17 DISQUALIFIED:

18 ATTEST:

APPROVED AS TO FORM:

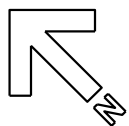
19
20 _____
21 Bruce Ambo
22 Planning Commission Secretary

20 _____
21 Andrew L. Jared, City Attorney*
22 *Pursuant to the Charter of the City of
23 Chico, Section 906(E)



EASTSIDE APN: 005-471-042
WESTSIDE APN: 005-480-063

RECEIVED Oct 23, 2020
City of Chico
Planning Division



0 50' 100' 200'



SCALE: 1" = 100'-0"

Planning Commission
Resolution No. 20-15
Exhibit "I"



FAIR STREET
CHICO, CA 95928



FAIR STREET
USE PERMIT EXHIBIT 20-07

r.g.a. project number 20-437

Exhibit "I"

Attachment A

EXHIBIT “II”
CONDITIONS OF APPROVAL FOR USE PERMIT 20-07
(SABBATH HOUSE AND RENEWAL CENTER ON FAIR STREET)

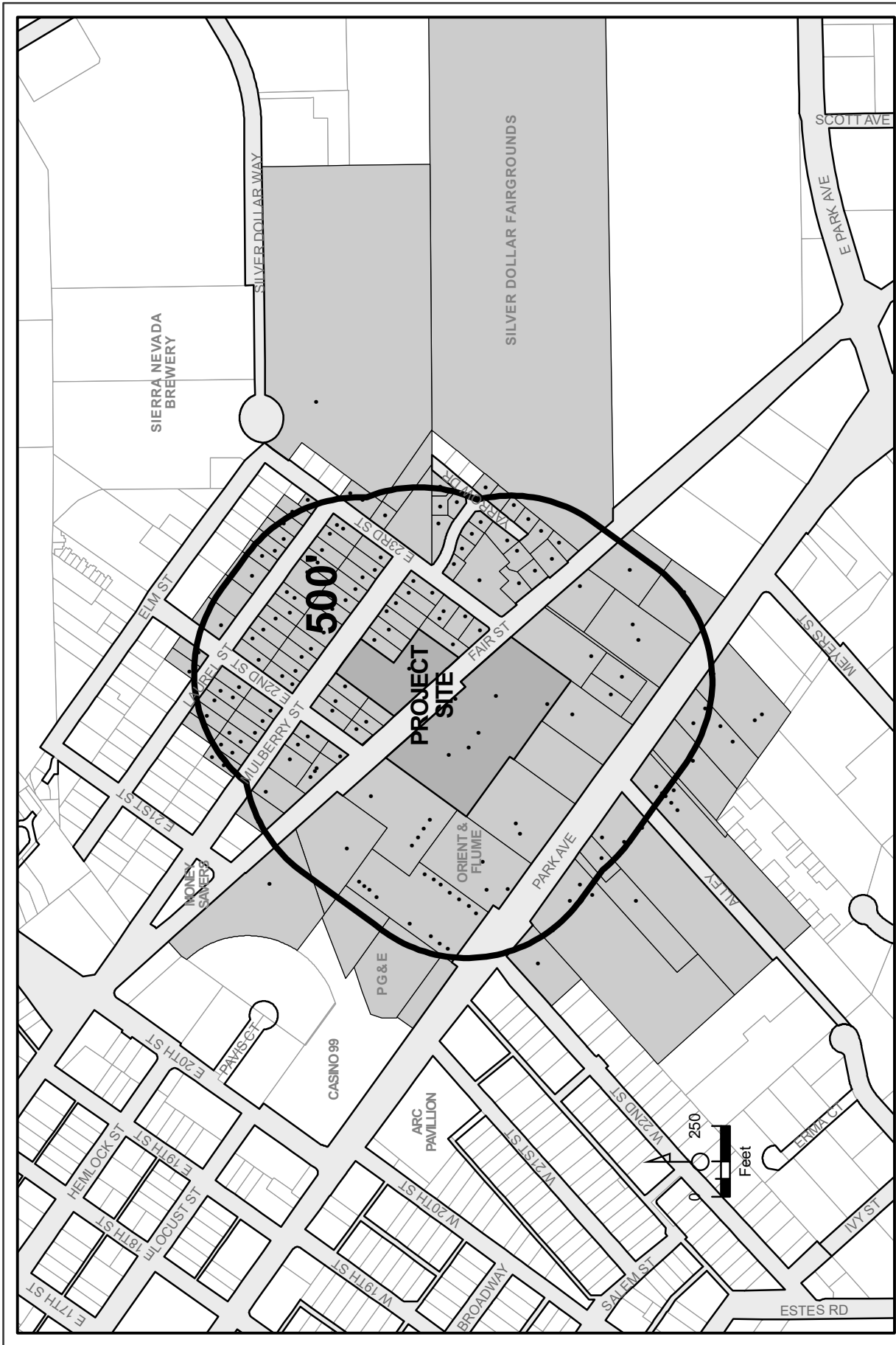
1. Use Permit 20-07 authorizes emergency shelter residential and social services uses at two locations as follows:
 - a. Sabbath House, 2233 Fair Street: a 60-bed emergency shelter to house homeless individuals and families for stays up to six months. The former Work Training Center (WTC) offices on the east side of Fair Street (approximately 19,500 sq. ft.) would be re-purposed to accommodate the use.
 - b. Renewal Center at 2216 Fair Street: Within 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.

These uses are approved in substantial accord with the “FAIR STREET USE PERMIT EXHIBIT 20-07” date stamped Oct. 23, 2020, by the City of Chico Planning Division and in compliance with all other conditions of approval.

2. The permittee shall comply with all other State and local Code provisions, including those of the Building Division, Public Works Department, Fire Department, and Butte County Environmental Health. The permittee is responsible for contacting these offices to verify the need for permits.
3. Prior to issuance of Building Permits for the new construction, Planning staff shall conduct administrative site design and architectural review regarding the façade and landscape improvements associated with the Sabbath House renovations at 2233 Fair Street.
4. Future development of the Renewal Center shall be subject to Site Design and Architectural Review by the Architectural Review and Historic Preservation Board as required by Chico Municipal Code Chapter 19.18.
5. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
6. Applicant shall obtain written approval from the City of Chico’s Urban Forester prior to removal of any trees. As required by CMC 16.66, any trees removed and requiring mitigation shall be replaced as follows:
 - a. On-site. For every six inches DBH removed, a new 15-gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings’ survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the director. If any

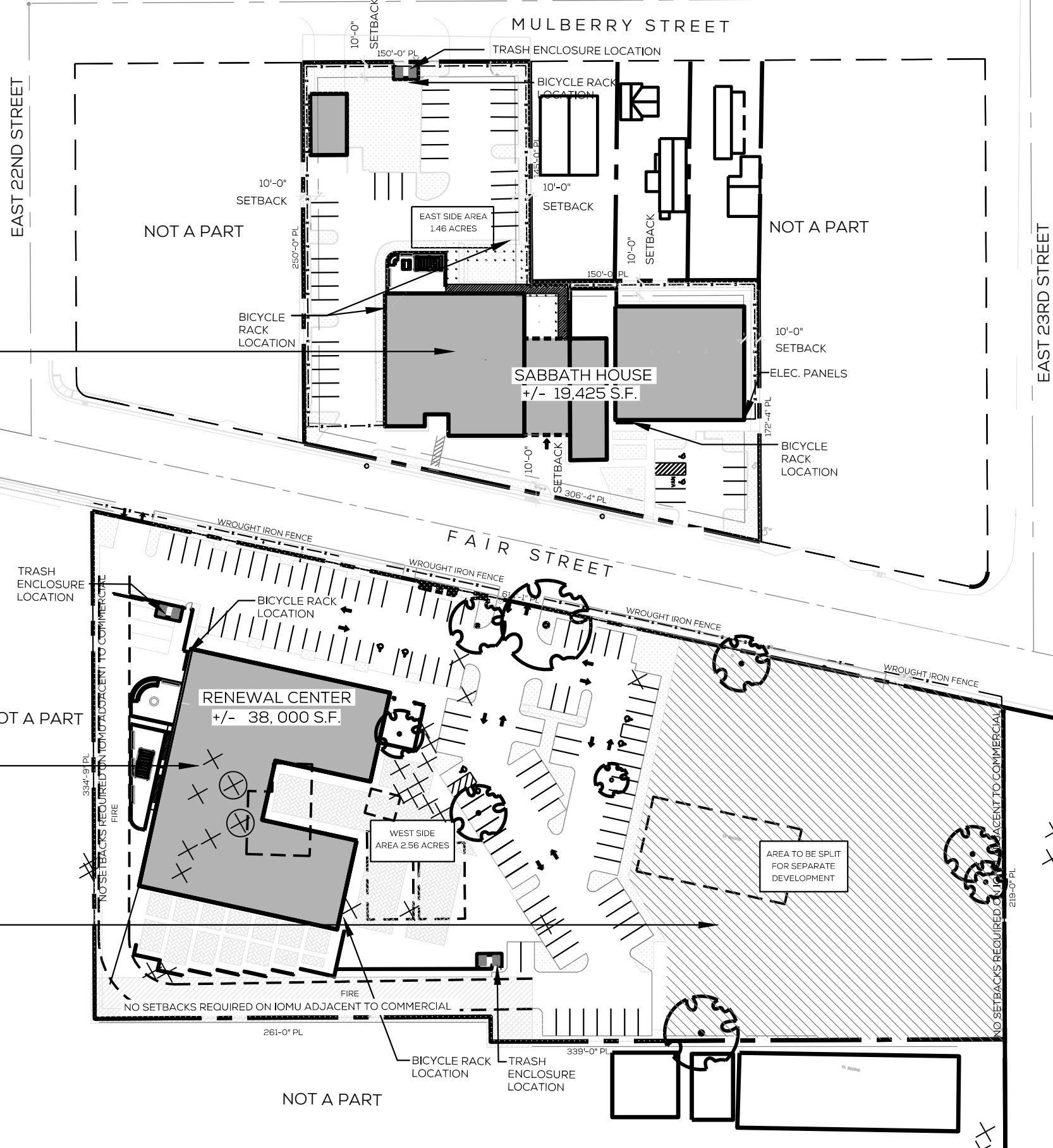
Exhibit “II”

- replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.
- b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.
 - c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
 - d. Tree removal shall be subject to the in-lieu fee payment requirements set forth CMC16.66 and fee schedule adopted by the City Council.
 - e. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.
7. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.



UP 20-07 (Sabbath House and Renewal Center)
 2233 Fair Street
 APN 005-471-042-000, 005-480-063-000

- Notified Addresses
- ◻ Notified Parcels

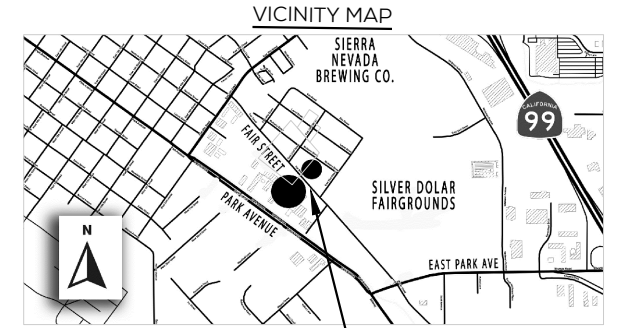


"EAST SIDE"
 APN: 005-471-042
 +/- 42 PARKING

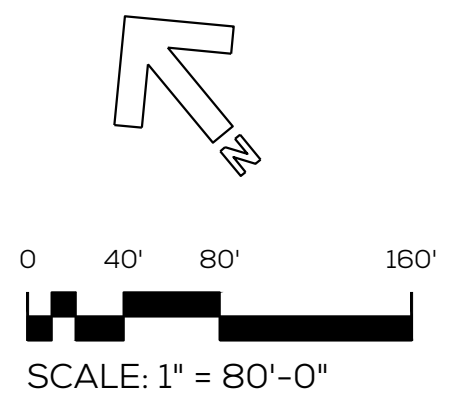
"WEST SIDE"
 APN: 005-480-063
 +/- 117 PARKING

"WEST SIDE"
 APN: 005-480-063
 (MOST LIKELY SUBJECT TO
 FUTURE PARCEL MAP)
 +/- 58 PARKING

- LEGEND**
- PROPERTY LINE
 - FIRE APPARATUS ACCESS
 - EXISTING EASEMENT
 - PROPOSED BUILDING/INFILL
 - EXISTING BUILDING TO BE REMOVED
 - TITLE 19 COMPLIANT LANDSCAPING
 - EXISTING VALLEY OAK TO REMAIN
 - TREE TO BE REMOVED (CIRCLED TREES TO BE MITIGATED)



FAIR STREET
 CHICO, CA 95928





Sabbath House Expectations

Welcome to the Sabbath House! We are glad you are here! The mission of the Sabbath House is to offer help and hope to you in the name of Jesus. It is our intent to provide you with resources and referrals to assist you in ending your homelessness. We ask you to remember that you are a participant, and this is a temporary stay. In an effort to provide temporary shelter to several people we require that you respect and comply with the following expectations of the shelter. Failure to comply may result in a suspension of shelter services.

Please initial next to each to signify your understanding of these expectations:

ATTENDANCE:

- ⊕ Shelter return hours are daily from 4:00pm – 5:30pm unless you have a preapproved reason for late arrival. Any participant who fails to return or has an unapproved arrival after 7:00pm may receive a write-up or possible three (3) day suspension of services.
- ⊕ Signing in each evening and signing out each morning is required of all participants. For your safety, it is very important that we always know who is at the Sabbath House.
- ⊕ After 30-days in Sabbath House, and having developed a Case Plan with staff, you will have the opportunity to obtain permission to check-in after the hours of 5:30pm twice a week. These requests require a minimum of 24 hours advance notice so that we have time to properly process them.

CLEAN AND SOBER LIVING:

- ⊕ ALCOHOL AND/OR DRUGS are prohibited in the Sabbath House, including in your body. All illegal drugs, paraphernalia, and alcohol will be confiscated during intake.
- ⊕ All Sabbath House participants will be subject to alcohol and drug testing upon intake and at any time requested by Sabbath House staff.
- ⊕ Testing will be closely monitored by a staff member to prevent contamination of the sample and to maintain the integrity of results.
- ⊕ All testing records will be entered into your permanent Sabbath House records.
- ⊕ If you are found to be under the influence of alcohol and/or other non-prescribed drugs it may result in a three (3) day suspension of services, or a referral for alcohol and drug services offered by Elijah House.
- ⊕ When returning from suspension if you are unable to successfully meet drug and sobriety requirements, you may be subject up to a 30-day suspension of services.

COMMUNAL LIVING:

- ⊕ Weapons of any kind are not allowed in Sabbath House and will be confiscated during intake.
- ⊕ If you are experiencing conflict with another participant, please notify staff and we will help resolve the problem.
- ⊕ A staff member must invite you into the office, please do not enter until which time you've been asked.
- ⊕ Participants are not to escalate conflicts, provoke, or aggravate other participants.
- ⊕ Good personal hygiene is important for many reasons, to that end, we require showers to be taken every day when you arrive at Sabbath House. We have a 10-minute courtesy time limit for all participants.
Pajamas, towels, and toiletries will all be provided for you during your stay, but please remember that they are the property of Sabbath House and may not be removed from the premises.
- ⊕ We ask that you respect the common spaces in Sabbath House by cleaning up after yourself, including washing any used dishes.
- ⊕ Weekly linen washing is required for all participants at Sabbath House. For you, this will occur on the morning of your assigned laundry day.
- ⊕ Daily tasks are assigned to participants at Sabbath House so that we can help to maintain a clean and safe shelter environment. All participants are expected to complete assigned tasks in a timely manner.

MEDICAL AND MEDICATIONS:

- ⊕ In an effort to preserve the health of all staying at the Sabbath House, participants must seek medical attention if they become ill. Staff will require proof of medical treatment along with prescribed medication upon return to Sabbath House.
- ⊕ During your stay at Sabbath House, you are responsible to take your medication as prescribed by your doctor.
- ⊕ For your safety, all prescription medications must be stored in their original container(s) and locked in the office medicine cabinet by a Sabbath House staff member during your stay. (Over the counter medications or supplements may be stored in your cubby.)
- ⊕ All medications and supplements are required to be taken at the staff desk and require you to sign your Medication Usage Sheet while taking them.
- ⊕ Insulin users must use the bathroom to test blood glucose and inject insulin. Needles must be recapped and given to staff after use.

PROPERTY

- ⊕ To ensure the safety of all participants, belongings will be inspected at intake and at any time during your stay.
- ⊕ Personal belongings (especially valuables) need to be stored in your locker.
- ⊕ Belongings are to be kept in your assigned space and available storage.

- ⊕ Personal belongings in the bedrooms will be limited and need to be maintained in a clean manner.
- ⊕ You will have a scheduled laundry day once a week during your stay at Sabbath House and you will be expected to manage your personal laundry.
- ⊕ You will have a place for both your clean clothes and dirty clothes. Please be mindful to keep the two separated.
- ⊕ Any belongings left behind after a departure will be held for 14 days and may be claimed by setting an appointment with a Sabbath House staff member.

Property will be disposed of as we see fit after 14 days.

LOCKERS

- ⊕ Individual lockers are available for participants use during the posted hours.
- ⊕ Please remember that no food, contraband, alcohol, or illegal substances are allowed in your locker.
- ⊕ You will be issued a combination lock with your locker. If the lock is removed, lost, or damaged you will be charged \$12.95 for a replacement.

MAIL AND PHONES:

- ⊕ Mail service will be provided during your stay at Sabbath House.
- ⊕ If you leave Sabbath House your mail service here will discontinue. Please see the mail room for further information about how to access your mail.
- ⊕ There is a designated telephone available for participant use until 9pm daily.
- ⊕ Calls are limited to 10 minutes, including cell phones.
- ⊕ Long distance calls require approval from staff when using the landline phone.
- ⊕ As a courtesy to others, we require all cell phones be turned on vibrate and off at 10:00pm, there is a charging station available in the staff office.
- ⊕ To protect your confidentiality and others, no cell phone videos, or pictures are allowed to be taken in Sabbath House.
- ⊕ Refer to Statement of Confidentiality for Cell Phones for further instructions.

SMOKING:

- ⊕ Smoking is permitted in the designated smoking area and is allowed until 9:45pm daily. The smoking area can accommodate up to three (3) people at a time.
- ⊕ Smoking in the morning is allowed after 6:00am providing you are dressed and have made your bed.
- ⊕ Please help us keep the smoking area clean by using the ashtray to extinguish your cigarettes.

FOOD:

- ⊕ In order to prevent spills, all beverages need to have a lid or cover on them.
- ⊕ The lounge area is where all food and drinks need to be consumed.

- ⊕ We ask that you please use the tables provided for eating or drinking and not be doing so on the couches.
- ⊕ You can bring in your own food to Sabbath House. In order to minimize the opportunity for lost items, all food and drinks should be labeled with your name.
- ⊕ The lounge closed for eating/snacking from 9:00pm to 7:00am unless preapproved arrangements have been made with staff.

CARS AND BICYCLES:

- ⊕ Bicycles are to be secured in the designated spaces in the Jesus Center parking lot by participants.
- ⊕ Out of respect for our residential neighbors, all participant's personal vehicles are to be parked in designated areas of the Jesus Center main parking lot overnight.
- ⊕ All vehicles are to be kept in running order, with current registration, and evidence of insurance. Non-operating vehicles are not to be parked in the parking lot or adjacent streets and may be subject to being towed at the owner's expense.

PARTICIPANT PROGRAM RESPONSIBILITIES:

- ⊕ Rental Savings assists you by setting aside monies for future housing as noted in the addendums provided and is a requirement during your stay at Sabbath House.
- ⊕ You are responsible for budgeting the remainder of your income. A case worker will assist you with making a budget.
- ⊕ All participants may be required to attend the following scheduled events during their stay at Sabbath House:
 - Weekly Life Skills Classes
 - Bible Study
 - Case Management
 - Work Therapy houses/Vocational training
 - Court Mandated Courses & Meetings

CONSEQUENCES:

- ⊕ **The following behaviors will result in immediate suspension of shelter services:**
 - Being under the influence of any illegal substance, marijuana, and/or alcohol
 - Property damage to Sabbath House or property not belonging to you, stealing, or openly aggressive behaviors
 - Profanity or sexually explicit conversations
 - Obscene gestures or literature
 - Violence, or threats of violence, to other participants, staff, interns, or volunteers
 - Sexual harassment or sexual misconduct
- ⊕ You will be responsible for keeping all appointments and following through on your personal Case Plan developed with staff. Failure to comply with your Case Plan may result in suspension of receiving services at Sabbath House.

- ⊕ Non-compliance with the Sabbath House program may cause a suspension of shelter services for three (3) or more days.
- ⊕ A second offense will result in a 30-day suspension of shelter services.

I have read and agree to comply will all expectations during my stay at Sabbath House.

Participant Signature: _____ Date: _____

Staff Signature: _____ Date: _____

The Jesus Center does not and shall not discriminate on the basis of race, color, religion (creed), gender, gender expression, age, national origin (ancestry), disability, marital status, sexual orientation, or military status, in any of its activities or operations. These activities include, but are not limited to, hiring and firing of staff, selection of volunteers, vendors, and provisions of services. We are committed to providing an inclusive and welcoming environment for all members of our staff, clients, volunteers, subcontractors, vendors, and clients.



Participants Rights

As a participant staying in the Sabbath House, you have rights, which include, but are not limited to, the following:

- The right to be safe, heard, and treated with respect.
- You have the right to be treated with dignity and respect by all staff, volunteers, board members, and other persons.
- You have the right to be accorded a safe and healthful accommodation to meet your needs.
- You have the right to have your personal information kept confidential except in rare occasions where we are concerned with your safety.
- You have the right to be free from verbal, emotional, physical abuse, and/or any inappropriate sexual behavior.
- You have the right to be informed by the program of the procedure to file a grievance.
- You have the right to be free from discrimination based on ethnic group identification, religion, age, sex, color, or disability.

Participant Signature

Date

Staff Signature

Date



Admission Requirements

- Participant admission is based on the availability of space in the Sabbath House.
- Returning participants may need prior approval of Sabbath House management.
- Participant may not be under the influence of alcohol or illegal drugs (except THC) to enter the shelter.
- Participant must and will be informed of the Sabbath House Drug Testing Policy. Drug testing may happen on a random basis or if a suspicion of being under the influence occurs by Sabbath House staff.
- Participant will be informed of their rights.
- Participant will have the right to file a grievance and the participant will be informed of the grievance process and outcome.
- Potential participants cannot exhibit any kind of belligerent or aggressive behavior.
- Participants with open wounds or oozing sores can stay *after* they have sought medical attention. Participants with head lice or lice eggs will need to be treated before entry.
- Service animals are welcome in the Sabbath House.
- All participants prescribed psychiatric medication will be asked to remain medication compliant. If you are struggling with your medications, a case worker can assist you with scheduling an appointment with your doctor.
- Participants on prescription medication must be able to care for themselves and take their medications as directed by their physician.
- Participants experiencing a behavioral health crisis, suicidal, or homicidal episode will be referred to a mental health provider. If you are feeling suicidal, please call Butte County behavioral Health for assistance at 891-2810.



Drug and Alcohol Policy

All Sabbath House participants will be subject to drug screening and/or testing upon request. If a participant is suspected of being under the influence of any controlled substance while participating in Sabbath house, they will be required to submit to testing by providing a urine sample.

All samples will be taken by the Sabbath House staff on site, staff will closely monitor to prevent any contamination of sample collected and to preserve integrity of results. All samples will be tested on site and the results will be documented in the participants records.

If you are suspected of being intoxicated, you will be asked to submit to a breathalyzer test, the results will be documented in your records.

SABBATH HOUSE MAINTAINS AN ALCOHOL AND DRUG FREE ENVIRONMENT

I, _____, have read the above policy. I agree to its provisions and acknowledge this document is part of my permanent record at the Sabbath House. I understand I could be referred for a coaching session or for counsel on alcohol and drug-use, or I may be excluded from Sabbath House for three (3) days or more should I be found intoxicated or under the influence of drugs.

Participants Signature: _____ Date: _____



Program Expectations

Case Management

It is a requirement for all Sabbath House participants to meet with a case manager. During the meeting you will be given several tasks to complete before your next scheduled appointment; it will be your responsibility to fulfill these tasks. Your case manager is here to support you in ending your homelessness.

Failure to show up for your appointments and/or complete your assigned tasks could affect your stay at Sabbath House. A warning will be given for the first offense and you may be departed from the Sabbath House for three (3) nights or longer if you chose to not participant in your case management appointment or plan.

Participant Signature: _____

Staff Signature: _____

Life Skills/Bible Study

It is a requirement of all Sabbath House participants to attend the weekly scheduled life skills classes and a weekly bible study. It is our desire to take this opportunity to share valuable resources, skills, and life lessons with you while you are staying in the Sabbath House. Failure to attend life skill class and the bible study without prior permission to be absent may affect your stay in the Sabbath House. If you have any questions, feel free to reach out to staff.

_____ Initial





ONLINE NEIGHBORHOOD WORKSHOP

Redevelopment of Fair Street Property (Formerly Work Training Center), Chico, CA

September 10th at 7pm

ZOOM MEETING INFORMATION WILL BE GIVEN AFTER RSVP

Dear Interested Community Members,

We have scheduled an online workshop, focusing on the redevelopment of the former Work Training Center site on Fair Street and wanted to invite you and other interested neighbors. The workshop is a perfect way for community members to:

- Hear an update about the relocation of the Work Training Center's current Fair Street Operations
- Meet the team who is designing the programs and services for the Fair Street location
- Learn more about the Renewal Center, an integrated, proactive and holistic approach to addressing the complex issues of homelessness
- Have your questions answered about what to expect, design elements and a timeline

If you are interested in attending or providing input please send to:

Crystal@JesusCenter.org or by calling 530.345.2640



RenewalCENTER
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JESUS CENTER

Attachment F