

**CITY OF CHICO PLANNING COMMISSION
REGULAR MEETING OF
September 02, 2021
Minutes**

Municipal Center
421 Main Street
Council Chambers

Commissioners Present: Toni Scott, Chair
Richard Ober, Vice Chair
Paul Cooper
Dennis Deromedi
Bryce Goldstein
Lindsay Poulin
Larry Wahl

Commissioners Absent:

Staff Members Present: Bruce Ambo, AICP, Principal Planner
Tina Wilson, Associate Planner
Matt Johnson, Senior Development Engineer
Scott Nichols, Assistant City Attorney
Nicole Acain, Administrative Assistant
Jamie Hernandez, Administrative Analyst

1. CALL TO ORDER

Chair Scott called the meeting to order at 0:00pm.

1.1 Chair Scott led the Pledge of Allegiance.

1.2 Commission members and staff were present as noted.

2. CONSENT AGENDA

Commissioner Wahl moved to approve the minutes from the July 15, 2021 meeting.

Commissioner Poulin seconded the motion.

The motion carried by the following vote:

AYES: Scott, Ober, Cooper, Deromedi, Goldstein, Poulin, Wahl.

NOES: None.

ABSTAIN: None.

ABSENT: None.

3. BUSINESS FROM THE FLOOR

None.

4. PUBLIC HEARINGS

- 4.1 Modification MOD 21-02 to UP 01-09 (Torres Shelter) – 101 Silver Dollar Way, APN 005-560-037: A request to modify a previously approved conditional use permit to change the number of guests from 125 to 195 people. The modification application also requests updates to the previous conditions of approval. No significant changes to the exterior of the existing facilities are proposed at this time. The 1.15-acre project site is located on the south side of Silver Dollar Way, approximately 500 feet west of Dr. Martin Luther King Jr. Parkway. The site is designated Manufacturing and Warehousing (MW) on the City of Chico General Plan Land Use Diagram and within the Light Manufacturing (ML) zoning district. The project has been determined to be categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301 (Existing Facilities). **Questions regarding this project may be directed to Associate Planner Tina Wilson at tina.wilson@chicoca.gov or (530) 879-6807.**

Announcement of Ex Parte communications: Paul Cooper received a text during the meeting from Joy Amaro disclosing prior to COVID all beds were full, during COVID, there are 25 empty beds.

Associate Planner Tina Wilson presented the report and answered questions from the Commission.

Chair Scott opened the public hearing and invited public testimony.

Addressing the Commission on this item were: Matt Gallaway- Architect, Mike Trolinder-Torres Shelter.

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

Commissioner Wahl moved that the Planning Commission Adopt Resolution No. 21-07 (Attachment A), approving the modification to the conditional use permit, subject to the attached conditions as follows:

Condition No. 8 was modified as follows: ~~Prior to the operation of the shelter, the operator shall submit a plan for transporting guests to and from the shelter.~~ Submit a revised plan for transporting guests based on the new low barrier model and the new capacity. In order to discourage foot traffic through the residential neighborhood to the west, the operator shall provide either a shuttle service to and from the shelter, shall offer guests free bus passes for Butte Regional Transit (Butte County Association of Governments, BCAG), and/or shall provide vouchers for use with local taxi companies.

Commissioner Cooper seconded the motion.

The motion was carried by the following vote:

AYES: Scott, Ober, Cooper, Deromedi, Goldstein, Poulin, Wahl
NOES: None.
ABSTAIN: None.
ABSENT: None.

5. REGULAR AGENDA

None.

6. REPORTS AND COMMUNICATIONS

None.

7. ADJOURNMENT

The meeting adjourned at 7:04 pm to the regular meeting of Thursday, September 16, 2021.

Date Approved

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