



CITY OF RED BLUFF

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PLANNING COMMISSION MINUTES Tuesday, June 25, 2019, 5:15 p.m. City Council Chambers

1. CALL TO ORDER:

Vice Chair Doug Dale called the meeting to order at 5:15 p.m.

2. PLEDGE OF ALLEGIANCE:

Vice Chair Dale led the assembly in the pledge of allegiance.

3. ROLL CALL:

Planning Commissioners Present:	Planning Commissioners Absent:
Doug Dale, Vice Chair	Steve Piffero, Chairperson (Excused)
Robert James, Commissioner	
Gerry Reyes, Commissioner	
Tyler Miranda, Commissioner	

STAFF PRESENT:

Mike Martin, City Planner

Anita Rice, Deputy City Clerk

Michael Bachmeyer, Division Fire Chief

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4. CITIZEN COMMENT

None

5. APPROVAL OF MINUTES

Approve the May 28, 2019 Minutes.

Commissioner Reyes motioned to approve the May 28, 2019 minutes and Commissioner James seconded the motion.

Ayes: Commissioners Dale, Reyes, James and Miranda

Noes: None

Absent or Not Voting: Chairperson Piffero

6. PUBLIC HEARINGS

[Resolution 06-2019; Use Permit 2019-01 Increase from 6-14 Persons - 224 Ash St.](#)

A public hearing continued from the May 28, 2019 Planning Commission meeting to consider all public testimony, the Categorical Exemption, and all information submitted with Use Permit No. 2019-01 to increase the capacity of an existing Adult Men's Transitional facility from six persons to fourteen persons in the Neighborhood Apartment (R-3) zoning district.

Mike Martin, City Planner, reviewed the agenda report and explained that if residential care facilities request to increase their residency above 6 people, they must obtain a Use Permit approved by the Planning Commission.

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Commissioner Reyes asked and received confirmation that the Police Department (PD) reviewed the Use Permit. Mr. Martin stated that even with all the PD calls to the residence, PD did not comment one way or the other.

Vice Chairperson Dale opened the Public Hearing at 5:20 p.m.

Kathleen Smith, next door neighbor to 224 Ash Street, stated she had a medical condition that may prevent her ability to speak but she will try to finish. She expressed her concerns in increasing the residency from 6-14 persons. The expansion does not allow enough room for the residents. She and her family think that the maximum number of residents should be limited to 10 people. She stated that her family has witnessed the residents having problems.

Colleen Lewis, Vice President of Poor and the Homeless (PATH), stated she understands the neighbors concerns but explained that there are worse problems happening in the park that is less than a block away. The argument that she made was those individuals are placed in residential facilities to be stabilized, do you want them having problems with no supervision? Or, do you want someone there addressing those issues and making them productive members of society. The reason PATH came up with fourteen residents, was because of the the number of bedrooms and the way the house is set up. There is adequate room with the men sharing bedrooms and there are two restrooms. They would love to purchase more

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houses so everyone has their own bedroom, but they cannot. The goal is to help as many people as they can.

Ms. Lewis explained that the number of police incidents dropped significantly since PATH took over the home management. She explained that some of the calls made to the (PD) were made by her and the calls were not about PATH's residents but other people that did not live at the facility. She asked that the Commission look at each individual PD call-out and read what really happened and don't just the bulk number of calls. There is a house monitor, a case manager, and an executive director; it is PATH's goal to provide adequate oversight.

Commissioner Reyes asked who is actually living at the facility and supervising and is it supervised 24/7.

Ms. Lewis responded that currently, there is a house monitor and 5 individuals at the facility and if the Use Permit is approved there will be a house monitor and 13 individuals. Additionally, there is a case manager who visits the facility weekly. Each person has their own case plan and if they don't follow the plan, PATH will eject them from the program. When the "big" incident happened¹, the previous house monitor was removed and during the transition of replacing him, that was when the big incident happened.

¹ Ms. Lewis did not explain the "Big Incident"

Ms. Lewis explained the requirements of the daily activities the residents must adhere to in order to live at the care facility.

Vice Chair Dale asked if there is group counseling or is it one on one counseling for the residents.

Ms. Lewis explained that the case manager provides one on one counseling and there are other outpatient services such as drug and alcohol counseling, AA and NA that might be part of the resident's case plan.

Audrey Smith, neighbor to 224 Ash Street, stated that she thinks the services PATH provides are great, but she must deal with things that happen there at the facility. There are children and women in the home, and they are not supposed to be there at all. She is not against the home however; she is against 14 residents. There should be no more than 10 because if they are already having issues with 5 residents. More than doubling it would cause more issues. Start small by adding 4 more and if it works out, ask for another Variance to add more people. PD has been there frequently and even though there has been less incidents, it is still happening.

EC Ross, President of PATH, stated that PATH didn't start running the 224 Ash Street facility until January 2017. PATH provides for a drug free, alcohol free and safe environment. All medication is checked in and monitored.

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Aileen Derring, PATH Treasurer, explained the Saint Elizabeth's Hospital is mandated to have facilities available to place homeless people who are checked out of the hospital after treatment. PATH is considering assigning two beds for Saint Elizabeth patients to utilize.

Vice Chair Dale closed the Public Hearing at 5:35 p.m.

Commissioner James asked if the Commission allows 14 individuals to live at the care facility and it doesn't work out, what would it take to reverse the Use Permit.

Mr. Martin explained that once the Commission approves a Use Permit, it covers the property, not the business. If there were several PD reports, the Commission could revisit the Use Permit. A stipulation or a time frame could be added to the Use Permit to survey the facility's impact on the neighborhood. The Use Permit cannot be revoked immediately. It should be considered that Use Permits are around \$1700 per permit.

Commissioner Reyes asked if the home already has 8 bedrooms and currently, what are the extra bedrooms used for.

Ms. Lewis stated the extra bedrooms are used for storage.

Audrey Smith stated that Ash Street has become a highway to the River Park. There is a group wanting to put in a splash park at the River Park, but people know there is a

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care home on Ash Street that houses drug addicts and ex-cons and it deters them from using the park.

Commissioner James stated he spoke with people at the car wash next to the residential facility and learned that they are dissatisfied with more people living at the facility.

Commissioner Miranda stated that he just can't believe the proximity of the care facility to the High School, Northern California Child Development which is a preschool, the City Pool, City Playgrounds and the City Park. There are already problems with a 6-bed facility; increasing it to a 14-bed facility would exaggerate the problems.

Commissioner Miranda motioned to deny Use Permit 2019-01; an increase of 6 to 14 persons at the 224 Ash Street PATH facility. Commissioner James seconded the motion.

AYES: Commissioners Dale, Reyes, Miranda and James

NOES: None

ABSENT OR NOT VOTING: Chairperson Piffero

Ms. Lewis asked Mr. James to comment on what he saw at the car wash.

Commissioner James stated he saw nefarious looking activity; the people looked angry.

Ms. Lewis questioned Commissioner James if he knows the people he saw were PATH clients as opposed to street traffic.

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Commissioner Miranda stated the records he reviewed reflect only 7 bedrooms and asked and received confirmation that each bedroom has a closet.

7. Staff / Commission Reports and Comments

Mike Martin, City Planner, reported that an application from Marshalls was officially received and it is in review. Formal plans for the 24-unit apartments near Vista should be submitted soon.

Vice Chair Dale asked and received confirmation that there have been no requests to move into the space where Grocery Outlet was located on Main Street.

Commissioner Reyes asked and received confirmation that Paradise Wheels and Tires moved to Red Bluff.

Commissioner Miranda asked about Conditional Use Permits; how are they tracked to ensure the conditions are being followed.

Mr. Martin explained that staff can look up the permits by the address.

Vice Chair Dale asked if Uhaul has conformed to the requirements placed on them.

Mr. Martin stated that staff contacted Uhaul and has not heard back from them.

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9. Adjourn

Vice Chair Dale adjourned the meeting at 5:50 p.m.