

PLANNING COMMISSION MINUTES

Date of Meeting: Tuesday, September 11, 2007
Time of Meeting: 5:15 p.m.
Place of Meeting: Red Bluff Community/Senior Center
1500 South Jackson Street
Red Bluff, CA

Commissioners Present: Doug Dale
Greg Latourell
Andrew Christ
Jean Moran
Bob Carrel

Commissioners Absent: None

Staff Present: Scot Timboe, Planning Director
Mike Bachmeyer, Division Chief
Cheryl Smith, Deputy City Clerk

The Pledge of Allegiance was led by Division Chief Mike Bachmeyer and the assemblage joined in.

CITIZEN'S COMMENT:

Cliff Larimer, Red Bluff Daily News, apologized for listing the incorrect location for this meeting in his news article.

CURRENT BUSINESS

APPROVAL OF MINUTES

M/S/C Latourell, Christ to approve the minutes of August 28, 2007 as submitted.

AYES: Commissioners: Christ, Carrel, Moran and Latourell

NOES: None

ABSENT OR NOT VOTING: Commissioner Dale (abstained – absent that meeting)

PUBLIC HEARING TO CONSIDER; USE PERMIT NO. 376 – A REQUEST TO ESTABLISH AN EMERGENCY/TRANSITIONAL HOMELESS SHELTER AT 310 KIMBALL ROAD (APN: 33-260-11); RESOLUTION NO. 07-015; POOR AND THE HOMELESS (P.A.T.H.)

Scot Timboe, Planning Director, reviewed the staff report and gave staff's recommendation that the Planning Commission:

1. Conduct the Public Hearing.
2. Consider all public testimony and all other information relating to this project submitted to the Commission.
3. Adopt Resolution No. 07-015, approving Use Permit No. 376 with the Findings and Conditions of Approval.
4. Approve:
 - A. Require 3 off-street parking spaces within 300 feet of the operation as allowed in RBCC Section 25.220 (A), which shall require the security of a long term lease (20 yrs. or more) prior to occupancy of Building A or Building B;
 - or**
 - B. Approve the parking reduction of 3 off-street parking spaces as allowed in Section 25.224 of the Zoning Code.
5. Approve:
 - A. Require the construction of an 8 foot masonry wall from the face of the front structure (Building A) along the west side of the side yard continuing along the rear property line and along the east side property with the 6 foot. Rod iron fences from the face of the front structure (Building A) to the curb and gutter on Kimball Rd. prior to the occupancy of Building A and/or Building B which ever occupancy is requested first (Mother and Children dormitory and men's dormitory);
 - or**
 - B. Allow and require the construction of an 8 foot masonry wall and 6 ft. rod iron fences phased into two parts; the first part would be the construction of the 6 ft. rod iron fence from the face of the house to the curb and gutter on Kimball Rd. along with the construction of the 8 ft. masonry wall along the west property line prior to occupancy of Building A (Mother and Children's dormitory), allowing and requiring then the rest of the 8 ft. masonry wall along the rear property line and east side yard to the face of the front structure (Building A) with the 6 foot rod iron fence from the face of the front structure (Building A) to the Curb and gutter on Kimball Rd. prior to the occupancy of the remodeled means dormitory in the rear structure (Building B).

Members of the Planning Commission requested and received clarification Division Chief Bachmeyer on the parking of cars in the existing driveway, the driveway length and the closest fire hydrant.

Chairperson Dale opened the Public Hearing at 5:35 p.m.

Allene Dering, President of P.A.T.H., spoke regarding their request. They would most likely use the home for transitional housing, which means someone could stay there for up to 2 years. Ms. Dering explained the difference in transitional housing and emergency shelter.

Chairperson Dale asked if Ms. Dering had any comments concerning the requirement of an 8 foot masonry wall and 6 foot wrought iron fence.

Ms. Dering stated that it didn't bother her and that it would be good for the children playing in the front yard, which is where they prefer the children to play.

Chairperson Dale requested and received clarification on the condition that stated that no children would be allowed in the front yard between 7 p.m. and 9 a.m.

Mr. Timboe explained that Section 4 was added as a public benefit as people have different work schedules.

Chairperson Dale questioned Ms. Dering as to where parking would be if the parking of a vehicle in the driveway was prohibited.

Ms. Dering stated that there was parking across the street in front of a vacant field and that she lived two houses down from this location and people could park in front of her residence.

Commissioner Carrel asked Ms. Dering to explain P.A.T.H. and how they would know the background of the people staying there.

Ms. Dering stated that they check the internet but that most people are recommended to them, someone could not just walk in.

Commissioner Latourell questioned Ms. Dering on the number of homeless in Red Bluff and whether those staying in this home would have a background screening as he was concerned that children are kept safe.

Ms. Dering stated that there were approximately 103 homeless and that the safety of children is always a priority in the shelter. One rule is that children must always be with their parents and that the shelters in Chico and Redding required the separation of women/children from the men.

Commissioner Latourell questioned if there were sidewalks in the area and was informed that there were none. He also requested and received clarification from Ms. Dering on how P.A.T.H. currently works with the local churches.

Commissioner Moran requested and received clarification on the residents in the transitional program and whether P.A.T.H. partners with other agencies.

Commissioner Carrel requested and received clarification from Ms. Dering on whether it was standard procedure to segregate the males from the females and Ms. Dering stated that it was standard, but they would prefer to allow the fathers with their children.

Chairperson Dale commented that the Hinkle Street proposal was much larger than the current proposal.

Ms. Dering stated that proposal was for a different type of program and that they will most likely have to continue to use the churches with this program.

Seth Lawrence, concerned citizen, spoke on behalf of Luke and Shannon Kershaw and expressed the Kershaw's concerns of safety for their children, themselves and the effect this was having on Mrs. Kershaw health. Mr. Lawrence stated that this would have an effect on the property values in the area, asked that P.A.T.H. pursue the purchase of one the vacant convalescent hospitals to use, or if this location is used that only women and children be allowed. He also expressed concerns of the runoff problems and how the masonry wall will add to these problems. He asked that the Planning Commission deny the request and presented a petition with 100 signatures of citizens that disagree with the location of the proposed P.A.T.H. transitional house.

Kathy Rockman, P.A.T.H. Director, spoke in favor of the request and stated that P.A.T.H. does have specific guidelines for staying in a transitional house.

Betty Meyers, representing the Los Molinos Grange, stated that they did not believe that a homeless shelter should be placed in a school area and that the City needs to protect the neighborhood.

Andrea Molares, concerned citizen, stated that this would help people re-enter society and asked that the Planning Commission support this project.

Darla Lawrence, concerned citizen, stated that this was not the right facility for the project and that she was not against a homeless shelter as there is the need for one. She expressed her concern that most of the information she has seen doesn't explain clearly the difference between transitional and homeless.

Marilyn Dailey, P.A.T.H., spoke in favor of the project and asked that if the project was granted that the number of restrictions be reduced or eliminated, although she did see a problem with just using the existing fence. She described the programs that she would like to see implemented at P.A.T.H. such as a cooking class in the kitchen area. Commissioner Carrel requested and received clarification from Ms. Dailey on how often the Board of Directors meet, which is at least once a month.

Commissioner Christ inquired of Ms. Dering on whether P.A.T.H. would deny housing to a known molester.

Ms. Dering stated that they would not want them there if it's known that they are a molester and they will do their best to find out.

Ann Parkinson, concerned citizen, spoke in favor of the project.

Lacy Hutchson, concerned citizen, spoke against the location of the facility and stated that she was not opposed to a homeless shelter, just the location.

Clarence Zenfield, P.A.T.H. volunteer, spoke in favor of the project and stated that without this shelter you don't know where the homeless are.

Mattie Gates, concerned citizen, spoke against the location, but if it's necessary that the women and children use the back building as a meeting place.

Bill Trapp, concerned citizen, requested clarification on the purpose of the 8 foot wall.

Wayne Dykes, area property owner, spoke in opposition of the location. He questioned why only the property around Ms. Dering's home had been looked at and how would they screen the residents.

Ellen Cody, concerned citizen, spoke in favor of the project.

Jack Iso, concerned citizen, spoke in favor of the project.

Luke Kershaw, adjacent property owner, stated that he was not challenging the need but the location. He expressed his concerns with the location, parking, stated that the nearest street lights were more than 200 feet away and that he was more concerned with the men utilizing the home, not the women and children. He also stated that if the men were removed the 8 foot masonry wall would not be needed.

Peter Barbush, concerned citizen, spoke against the location.

Chuck Hayden, former P.A.T.H. Director, spoke in favor of the location and stated that with the current economy will most likely see an increase in the homeless. He stated that other sites had been looked at; that drainage concerns could be addressed through design; that the Planning Commission consider allowing something other than masonry walls and also consider what the experience the people who have ran these shelters have to say.

Amanda Roberts, concerned citizen, questioned why P.A.T.H. would want to limit themselves with such a small area and asked that they find a place that will hold more people.

Shannon Kershaw, adjacent property owner, spoke of her need to protect her children and that no one can promise her that they will be safe with the men in the shelter next door because P.A.T.H. can not guarantee who would be there and if they were a child molester or rapist. She explained the run-off problem that currently exists and how the masonry wall will increase this problem.

Daniel Colgate, concerned citizen, spoke in regards to the size of the property and stated that this size will be over crowded if you put 5-8 children there.

Liz Keith, concerned citizen, spoke in favor of the location.

Amy Patrick, concerned citizen, expressed her concerns with the project and the location.

Wes Crane, P.A.T.H. Board Member, spoke in favor of the location.

Seth Lawrence asked that the Planning Commission consider that any other business going into this location would be required to have more parking that what is proposed.

Chris Schultz, P.A.T.H. member, stated that they have been "shot down" three times and this time they have decided to start small. They will continue to use the churches beginning in November. She stated that although they can not check everyone's background she has never had problems or been threatened when she has been working in the shelter.

Chairperson Dale closed the Public Hearing at 7:25 p.m. and called for a 10 minutes recess.

Chairperson Dale reconvened the meeting at 7:40 p.m.

Commissioner Latourell requested and received a sketch of the future development of the Kimball and Montgomery Road area and if there were any immediate plans for the installation of sidewalks and lighting, to which Mr. Timboe stated no. He also questioned Division Chief Bachmeyer on whether sprinklers would be required.

Division Chief Bachmeyer stated that as soon as they reach 10 people in each building they would have to install sprinklers.

Chairperson Dale requested and received clarification on vehicle access to the back of the property, which Division Chief Bachmeyer stated that as long as the vehicle didn't interfere with the exit door, but that would have to be determined with measurements.

Commissioner Latourell expressed his concerns on whether 3 parking spaces would be sufficient.

Commissioner Carrel expressed his concerns with parking, requested and received clarification on the number of cars that could park in front. He stated that he is looking at the whole project size, the parking issues and stated that he would like to see P.A.T.H. find a larger spot.

Chairperson Dale stated that there was vacant land across the street and noted that the conditions require P.A.T.H. to obtain a 20 year lease for parking. He also questioned the need for a wrought iron fence in the front yard and why a masonry wall. He stated that he did not see a need for the fence.

Commissioner Moran expressed her concerns with parking, as well as her concern for the children living in the area. She is in favor of P.A.T.H. finding a home, but has concerns with this location.

Mr. Timboe explained the masonry wall was something that would last and will provide safety and security for neighbors. It is also a hindrance to climb. He stated that the P.A.T.H. President was not opposed to the wrought iron fence and that all these conditions had been collaborated with P.A.T.H.

Chairperson Dale stated that he would like to see P.A.T.H. continue to work with staff on this project and continue the hearing until October 9th here at the Red Bluff Community/Senior Center.

M/S/C Dale, Christ to continue the public hearing one month.

AYES: Commissioners: Dale, Carrel and Christ

NOES: Commissioners: Latourell and Moran

ABSENT OR NOT VOTING: None

STAFF ITEMS/REPORTS

Scot Timboe, Planning Director, reported that at the September 25, 2007 meeting would be a rezone and that he would not be in attendance at the meeting, but staff would present the rezone.

ADJOURNMENT:

There being no further business the meeting was adjourned at 8:10 p.m. until September 25, 2007 at 5.15 p.m.

Respectfully submitted,

s/b Scot Timboe
Planning Director