



# TOWN OF PARADISE

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**Planning Commission Staff:**

Craig Baker, Community Development Director  
Susan Hartman, Assistant Planner

**Planning Commission Members:**

Jody Jones, Chair  
Daniel Wentland, Vice Chair  
James Clarkson, Commissioner  
Stephanie Neumann, Commissioner  
Michael Zuccolillo, Commissioner

## PLANNING COMMISSION AGENDA

6:00 PM – October 15, 2013

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Community Development Director Baker, at 872-6291 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Presiding Clerk.

Members of the public may address the Planning Commission on any agenda item, including closed session. If you wish to address the Planning Commission on any matter on the Agenda, it is requested that you complete a "Request to Address Council/Commission" card and give it to the Presiding Clerk prior to the beginning of the Council Meeting.

All writings or documents which are related to any item on an open session agenda and which are distributed to a majority of the Planning Commission within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk or Community Development Services Department located at 5555 Skyway, Room 3, at the time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday through Thursday from 8:00 a.m. to 5:00 p.m.

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

### ROLL CALL

#### 1. APPROVAL OF MINUTES

- 1a. Approve regular meeting minutes of September 17, 2013.

#### 2. COMMUNICATION

- a. Recent Council Actions
- b. Staff Comments

**3. PUBLIC COMMUNICATION**

Comments are limited to a maximum of five minutes duration. If more time is needed, please request staff to place the subject on an agenda for a future Commission meeting.

**\*\*\* PUBLIC HEARING PROCEDURE \*\*\***

- A. Staff comments
- B. Open the hearing to the public
  - 1. Project applicant
  - 2. Parties for the project
  - 3. Parties against the project
  - 4. Rebuttals
- C. Close hearing to the public
- D. Commission discussion
- E. Motion
- F. Vote

**NOTE:** Pursuant to Planning Commission Resolution No. 96-001, any person may speak before the Commission regarding the matter under consideration for a **maximum of five minutes** unless granted additional time by the Chair. "In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Community Development Dept., at 872-6291 at least 48 hours in advance of the meeting."

**4. CONTINUED PUBLIC HEARING - None**

**5. PUBLIC HEARING**

5a. EMBRY ASSET GROUP TREE FELLING PERMIT APPLICATION: Request for town approval of a tree felling permit proposing the felling of +/-36 qualifying trees upon a vacant +1.62 acre site zoned Community Commercial (CC) located at 6574 Clark Road (AP No. 050-400-013 and 014) to facilitate construction of a +/-9,100 square foot discount retail store (Dollar General) and related site improvements.

5b. PARADISE MUNICIPAL CODE: Planning Commission consideration of a recommendation for Town Council adoption of a proposed text amendment to the Town’s zoning regulations contained in Paradise Municipal Code Title 17 (Zoning Ordinance). If adopted, the amendment would affect a municipal code section related to the definition of “major utility service” by rewording the definition to include privately-owned and operated major utility services. As currently worded, the definition only includes publicly-owned and operated major utility services.

**6. OTHER BUSINESS**

**7. COMMITTEE ACTIVITIES**

**8. FUTURE AGENDA ITEMS**

**9. ADJOURNMENT**

STATE OF CALIFORNIA )	SS.
COUNTY OF BUTTE )	
I declare under penalty of perjury that I am employed by the Town of Paradise in the Town Clerk’s Department and that I posted this Agenda on the bulletin Board both inside and outside of Town Hall on the following date:	
_____	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	