



# TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

TELEPHONE (530) 872-6291 FAX (530) 877-5059

[www.townofparadise.com](http://www.townofparadise.com)

**Planning Commission Staff:**

Susan Hartman, Community Development Director

**Planning Commission Members:**

Shannon Costa, Chair

James Clarkson, Vice Chair

Kim Morris, Commissioner

Stephanie Neumann, Commissioner

Anita Towslee, Commissioner

## PLANNING COMMISSION AGENDA

**6:00 PM – November 19, 2019**

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Community Development Director Hartman, 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. 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 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, 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. Approval of October 22, 2019 regular meeting minutes

### 2. COMMUNICATION

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

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. HOHENTHANER SITE PLAN REVIEW PERMIT (PL19-00226) APPLICATION** Planning Commission consideration of a Site Plan Review permit for the establishment of a two-family residence land use [one single-family dwelling and one manufactured dwelling] to replace two residences that were destroyed by the Camp Fire. Project property is a 2.0-acre parcel zoned Rural Residential, 2/3-acre minimum (RR-2/3) located at 6121 Twin Lane, AP No. 053-011-115.
- 5b. CALVARY BAPTIST CHURCH CONDITIONAL USE PERMIT [PL19-00221] APPLICATION** Consideration of a Conditional Use Permit for proposed lease and establishment/operation of church facilities within a 5,400 sq. ft. building in the James Square Plaza. Project property is a 1.89-acre parcel zoned Community Commercial (CC) located at 5905 Clark Road [Units A-D], AP No. 053-120-064.
- 5c. McAFEE GENERAL PLAN AMENDMENT/REZONE APPLICATION [PL19-00227]** Consider Adopting Resolution No. 19-06, A Resolution of the Paradise Planning Commission Recommending Town Council Adoption of a Paradise General Plan Land Use Map Amendment and Rezoning of Certain Real Property Within the Town of Paradise affecting a 0.67 acre portion of an existing 2.06 acre property from Agricultural Residential (AR) to Rural Residential (RR) and rezone the same area from Agricultural Residential-1 acre minimum (AR-1) to Rural Residential-1/2 acre minimum (RR-1/2) to accommodate a lot line adjustment. No land division or increase in residential density is proposed. Project is located at 5204 & 5218 Foster Road, AP Nos. 055-130-026 & 064.

**6. OTHER BUSINESS**

**7. COMMITTEE ACTIVITIES**

**8. COMMISSION MEMBERS**

**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:	
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TOWN/ASSISTANT TOWN CLERK SIGNATURE	