



# TOWN OF PARADISE

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**Planning Commission Staff:**

Craig Baker, Community Development Director  
Susan Hartman, CDD Manager/Assistant Planner

**Planning Commission Members:**

Stephanie Neumann, Chair  
Anita Towslee, Vice Chair  
James Clarkson, Commissioner  
Ray Groom, Commissioner  
Kim Morris, Commissioner

## PLANNING COMMISSION AGENDA

**6:00 PM – August 21, 2018**

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. 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 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 the Regular Meeting Minutes of June 19, 2018

### 2. APPOINTMENT OF PLANNING COMMISSION CHAIR AND VICE CHAIR FOR THE 2018/19 FISCAL YEAR.

- 2a. Appointment of Chair (Secretary presiding)
- 2b. Appointment of Vice Chair (Appointed Chair presiding)

### 3. COMMUNICATION

- 3a. Recent Council Actions
- 3b. Staff Comments

### 4. 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."

### 5. CONTINUED PUBLIC HEARING – None.

### 6. PUBLIC HEARING

#### **6a. Item determined to be exempt from environmental review:**

**SONNTAG GENERAL PLAN AMENDMENT/REZONE APPLICATION (PL18-00151):** Planning Commission consideration of a resolution recommending Town Council approval of an amendment to the Town of Paradise General Plan land use designation affecting a  $\pm 0.36$  acre portion of a  $\pm 5.31$  acre property from Agricultural Residential (AR) to Town Residential (TR) and change the zoning for the same area from Agricultural Residential-1 Acre Minimum (AR-1) to Town Residential-1/3 acre Minimum (TR-1/3) to accommodate a concurrent lot line adjustment which will make an existing non-conforming property improvement compliant with town zoning regulations. No additional development is proposed. The project site is located at 0 Merrill Road, the last parcel on Merrill Road located within the eastern town limit; Assessor Parcel No. 050-260-015. After the public hearing, Adopt Planning Commission Resolution No. 18-2, "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 (Walter Sonntag: PL18-00151)." (Roll Call Vote)

## 7. OTHER BUSINESS

- 7a. Consider adopting a motion recommending Town Council approval of a development agreement granting a density bonus for a proposed 56-unit senior housing development project located at 926 Buschmann Road. The property is currently vacant. The development agreement will be between the Harding Revocable Inter Vivos Trust and the Town of Paradise. (Roll Call Vote)
- 7b. Appointment of two Planning Commission Representatives to serve upon the Town of Paradise Landscape Committee (appeal body) during the FY 2018-19 (Requirement of PMC Chapter 15.36).

## 8. COMMITTEE ACTIVITIES

## 9. COMMISSION MEMBERS

- 9a. Identification of future agenda items (All Commissioners/Staff)

## 10. 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:	
<hr/>	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	