



## TOWN OF PARADISE

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**Planning Commission Staff:**

Craig Baker, Community Development Director  
Susan Hartman, 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 – June 19, 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, 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, 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 May 15, 2018.

#### 2. COMMUNICATION

- 2a. Recent Council Actions
- 2b. 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                 | 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. Item determined to be exempt from environmental review:**

**JEROME BALASEK GENERAL PLAN AMENDMENT/REZONE APPLICATION (PL 18-00093)** Planning Commission consideration of a resolution recommending Town Council approval of a General Plan amendment (RR to TR) and rezone application (RR-1 to TR-1/2) to accommodate a lot line adjustment, establish common zoning on both sides of the road and make three adjoining parcels conforming in terms of lot size. No physical development, land division or increase in residential density is proposed or envisioned. The project site properties are located at 6635 and 6639 View Acres Drive; 797 Wagstaff Road and are further identified as Assessor Parcel Nos. 051-050-074, 075 & 076. (Roll Call Vote)

#### **5b. Item for which a proposed mitigated negative declaration document regarding environmental impacts is proposed to be adopted**

**WOODVIEW RETIREMENT COTTAGES ADMINISTRATIVE PERMIT (PL17-00272) & TREE FELLING APPLICATIONS (PL18-00028)** The project proponent is requesting Town of Paradise approval of an administrative permit application, and associated tree felling, proposing the establishment of fifty-six (56), 1-bedroom senior housing units, ranging in size from 420-540 sq ft., on a  $\pm$ 3.3 acre property zoned Multiple Family Residential (MF) and located at 926 Buschmann Road, further identified as Assessor Parcel No. 054-090-075. (Roll Call Vote)

**6. OTHER BUSINESS**

**7. COMMITTEE ACTIVITIES**

**8. COMMISSION MEMBERS**

8a. Identification of future agenda items (All Commissioners/Staff)

**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:	
<hr/>	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	