



Town of Paradise Planning Commission Minutes 6:00 PM – December 6, 2022

Town of Paradise Council Chamber – 5555 Skyway, Paradise, CA

CALL TO ORDER by Chair Lassonde at 6:01 p.m. who led the pledge of Allegiance to the Flag of the United States of America.

PLANNING COMMISSIONERS PRESENT: Lynn Costa, Carissa Garrard (Via Teams) Kim Morris, Zeb Reynolds and Ron Lassonde, Chair

PLANNING COMMISSIONERS ABSENT: None

1. APPROVAL OF MINUTES

- 1a. **MOTION by Morris, seconded by Reynolds** approved the Regular Meeting Minutes of September 20, 2022. Roll call vote was unanimous.

2. PUBLIC HEARING

- 2a. Item to be determined exempt from environmental review:

GALLEGOS CONDITIONAL USE PERMIT APPLICATION (PL22-00105): Planning Commission consideration of a conditional use permit application proposing the rebuild of a single-family residence on a property zoned Community Commercial (CC). The project site is a 0.36-acre property located at 308 Pearson Road, Paradise and further identified as Assessor Parcel Number 052-226-015.

Assistant Planner Anne Vierra presented on the Gallegos Conditional Use Permit Application. Ms. Vierra clarified that there is a seven-day appeal period and that no permits can be issued until that period is closed.

Chair Lassonde opened the public hearing at 6:07 p.m.

There were not public comments.

Chair Lassonde closed the public hearing at 6:07 p.m.

MOTION by Morris, seconded by Costa, approved the conditional use permit application proposing the rebuild of a single-family residence on a property zoned Community Commercial (CC) at 308 Pearson Road, Paradise and further identified as Assessor Parcel Number 052-226-015. Roll call vote was unanimous subject to the following general conditions:

GENERAL CONDITIONS

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become

subject to revocation by the Town of Paradise.

2. Pay any applicable development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.
3. Development on the property shall comply with the site development regulations outlined in Paradise Municipal Code (PMC) Section 17.20.400.

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S)

Construction codes

4. Complete the requirements of the Town Building Official regarding submittal of construction plans, building permit application, and all applicable town adopted construction code requirements.
5. Meet the requirements of PMC Section 8.58.060 including the use of noncombustible fencing materials within 5 feet of the proposed structure.

Grading and Drainage

6. If disturbing more than 50 cubic yards of soil, secure a grading permit and meet the requirements of the Engineering Division.
7. Submit Erosion and Sediment control plan for review by the Engineering Division.

Site Development

8. Submit revised site plan to engineering for approval prior to building permit issuance (site plan must show all grading as required per Town Municipal Code Section 15.02.150.1 - Section J104.2, including, but not limited to: finished floor, finished grade, contours, slopes, limit of grading, cut/fill, grades, etc.). Show slopes and limits of grading near building (include flow direction arrows, slope percentage, what is existing, and delineate any cut/fill).

Sanitation

9. Complete the requirements of the Town Onsite Sanitary Official concerning application and issuance of a repair permit for the required repairs to the existing septic system to serve the proposed project. Provide evidence thereof to the Town Development Services Department (Building Division).

**CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND
CERTIFICATE OF OCCUPANCY**

Utilities

10. Meet the requirements of the Paradise Irrigation District (PID) regarding any required water meter upgrade and backflow prevention assembly, in accordance with the written comments from PID staff dated November 14, 2022 and on file with the Town Development Services Department.
11. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.

Site Development:

12. Any work associated with repairing or replacing the driveway encroachment requires the issuance of an encroachment permit from the Town Public Works Department.
 13. Complete the requirements of the Fire Marshal regarding plans submittal and installation of an Automatic Fire Sprinkler System for the proposed home.
 14. Approved numbers or addresses shall be placed on the building above the doorway, or in such a position as to be visible from the street or road fronting the property.
 15. Meet the requirements of the Town Onsite Sanitary Official regarding inspection and approval for the repairs to the septic system.
- 5b. Item for which a proposed negative declaration document regarding environmental impacts is proposed to be adopted.

PARADISE BOUTIQUE APARTMENTS CONDITIONAL USE PERMIT MODIFICATION APPLICATION (PL22-00073): Planning Commission consideration of a conditional use permit modification to allow the occupancy of 58 units as market rate rentals, completing the total conversion of the facility's 117 units. A previously approved use permit allowed for the initial conversion of 45 unites to long-term rentals and another 14 units to be used for short-term lodging on property zoned Community Services (CS). The project site is a 13.3-acre property located at 5900 Canyon View Dr., Paradise and further identified as Assessor Parcel Number 053-390-016.

Planner Nick Bateman presented on the Paradise Boutique Apartments Conditional Use Permit Application. Mr. Bateman clarified that there is a seven-day appeal period and that no permits can be issued until that period is closed.

Chair Lassonde opened the public hearing at 6:16 p.m.

1. Applicant Jake Marley spoke to Commission's concerns regarding BBQ's and additional parking requirements.
2. Mimi Brown spoke in favor of the project.
3. Stephanie Brown spoke in favor of the project.

Chair Lassonde closed the public hearing at 6:29 p.m.

MOTION by Lassonde, seconded by Morris, approved a conditional use permit modification to allow the occupancy of 58 units as market rate rentals, completing the total conversion of the facility's 117 units at 5900 Canyon View Dr., Paradise and further identified as Assessor Parcel Number 053-390-016. Roll call vote was unanimous subject to following general conditions:

GENERAL CONDITIONS

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
2. Outside light fixtures associated with the project shall be designed to not exceed a height of sixteen feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.
3. Secure Design Review approval for the establishment of any signage and maintain the property in a manner consistent with the Town of Paradise Design Standards.
4. The property owner shall be required to establish and maintain solid waste collection services for the project property, provided by the franchised solid waste hauler, for the duration of the land use.
5. If food is provided by the commercial kitchen, clearance and inspection through Butte County Environmental Health is required.
6. **All work within the public right of way (including paving connection to Conifer Drive) is subject to Town issuance of an encroachment permit. Applicant shall secure an encroachment permit from the Town of Paradise Public Works Department. All work in the public right-of-way requires a licensed, bonded, and insured contractor.**

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S)

Construction codes

7. Meet the requirements of the Town Building Official regarding submittal of construction plans, building permit application, and all applicable town adopted construction code requirements for the **Phase I and Phase II** conversion of a of the assisted living facility to **103 multi-family units and 14 short-term rental units**.

Grading and Drainage

8. Provide a **stamped and signed** engineered site plan and civil improvement plan, to the Engineering Division, showing the additional parking stalls required to support the development, the required grading and site plan revisions needed to accommodate the additional parking stalls, materials proposed for the additional

parking (asphalt or concrete), associated site drainage, **site BMPs with details and locations (fence, washout, wattles, area of work [as a minimum])**, site access/turning templates for residential, delivery and emergency service vehicles, roadway improvements as required to support the additional parking and site access evaluation, and pedestrian access from proposed parking stalls, as required **for Phases I and II**. Pay appropriate fees as adopted by the Master Fee Schedule.

9. Applicant shall prepare the Town's Erosion and Sediment Control Plan for a regulated project and submit it to the Town Public Works Department for approval by the Town Engineer for Phase II.

10. Secure a grading permit, to include an erosion control plan, and meet the requirements of the Town Engineering Division.

Site Development

11. Provide site emergency access plan for review and approval by the Building Official/ Fire Marshal. Plan shall meet minimum California Building Standards.

12. Required landscape plans for the proposed project shall be designed to provide for landscaping comprising a minimum of ten percent of the developed area of the site. Landscape Plans shall be designed in accordance with the requirements of the State of California Model Water Efficient Landscape Ordinance (MWELO). Any modifications to the landscape, as shown on the landscape plans approved June 2, 2022, for Phase II shall be subject to the submittal of modified landscape plans for review and approval.

CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND CERTIFICATE OF OCCUPANCY

Utilities

13. Meet any requirements of the Paradise Irrigation District (PID) regarding a water meter upgrade and/or backflow prevention assembly.

14. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.

15. The location and design of the trash enclosure shall be reviewed and approved by Planning Division staff prior to installation.

Site Development:

16. Complete a 5-year inspection of the fire sprinkler system and an annual fire alarm inspection.

17. Establish an illuminated premises identification and directory sign for the project site in accordance with the Town's directory standards.

18. Knox box shall be loaded with master keys for the entire site.

3. ADJOURNMENT

Ron Lassonde adjourned the meeting at 6:35 p.m.

Date Approved: February 21, 2023

By:

Attest:

_____/s/_____
Lynn Costa, Chair

_____/s/_____
Dina Volenski, CMC, Town Clerk