



Town of Paradise

Planning Commission Meeting Minutes

6:00 PM – September 25, 2023

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

CALL TO ORDER by Chair Costa at 6:03 p.m. who led the pledge of Allegiance to the Flag of the United States of America.

PLANNING COMMISSIONERS PRESENT: Charles Holman, Kim Morris (Arrived at 6:11 p.m.) Zeb Reynolds and Lynn Costa, Chair

PLANNING COMMISSIONERS ABSENT: Carissa Garrard

1. APPROVAL OF MINUTES

- 1a. **MOTION by Holman, seconded by Reynolds**, approved Regular Meeting Minutes of the August 15, 2023 Planning Commission Meeting. Roll call vote was unanimous with Garrard and Morris absent and not voting.

2. APPOINTMENT OF PLANNING COMMISSION CHAIR AND VICE CHAIR FOR THE 2023/24 FISCAL YEAR

- 2a. Appointment of Chair (Secretary Presiding)
- 2b. Appointment of Vice-Chair (Appointed Chair Presiding) **This item was deferred to later in the meeting.**

3. COMMUNICATION

Community Development Director Susan Hartman provided an update on Town Council actions taken at the September 12 meeting. Council introduced and approved the Fisher Lot Line Adjustment Ordinance; introduced and approved the Speed Survey Ordinance, approved advertising for evacuation zone signs and discussed and asked that the LAMP resolution be brought back at a future date after setbacks have been discussed with the utility companies.

4. PUBLIC COMMUNICATION - None

5. CONTINUED PUBLIC HEARING - None

6. PUBLIC HEARING

- 6a. Item to be determined to be exempt from environmental review.

Integrity Builders Conditional Use Permit Application (PL22-00095): Planning Commission consideration of a request for the reconstruction of a legal nonconforming single-family dwelling that was destroyed in the Camp Fire. The project site is a 1.04-acre property zoned Community Commercial (CC) and is located at 1440 Coldren Road, further identified with Assessor's Parcel No 050-060-060.

Vice Chair Kim Morris arrived to the meeting at 6:11 p.m.

Associate Planner Nick Bateman presented the request for the reconstruction of a legal nonconforming single-family dwelling that was destroyed in the 2018 Camp Fire.

Chair Costa opened the public hearing at 6:14 p.m.

1. Ken Brow, property owner, asked about the square footage of the garage and if that was included in the dwelling space and supports the project.

Chair Costa closed the public hearing at 6:17 p.m.

MOTION by Holman, seconded by Morris, adopted required findings of approval as provided by staff and approved the Integrity Builders Conditional Use Permit Application (PL22-00095) to allow the reconstruction of a legal nonconforming single-family residence on a Community Commercial (CC) zoned property located at 1440 Coldren Road, APN 050-060-060. Roll call vote was unanimous with Garrard absent and not voting. (below are the conditions relating to the project)

The project is subject to a 7-day appeal period prior to any permits being issued.

Required Findings for Approval:

- a. Find that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Class 2) of the CEQA guidelines.
- b. Find that the project, **as conditioned**, is compatible with surrounding land uses and would not be detrimental to the health, safety, and general welfare of the residents of the Town of Paradise.
- c. Find that, **as conditioned**, approval of the Integrity Builders Conditional Use Permit can be found to be consistent with Title 17 of the Paradise Municipal Code and the goals and land use policies of the current 1994 Paradise General Plan.

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 & Fire Marshal 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 materials within 5 feet of the proposed structure.

Grading and Drainage

6. If disturbing more than 50 cubic yards of soil outside of the building footprint, 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 a site plan to the Engineering Division 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).
9. All structures related to the residential development of this parcel shall abide by the minimum setbacks of the Rural Residential 1-acre minimum (RR-1) zoning designation.

**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 October 12, 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. 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.

The appointment of the Planning Commission Chair and Vice Chair was moved to after the public hearing.

2. APPOINTMENT OF PLANNING COMMISSION CHAIR AND VICE CHAIR FOR THE 2023/24 FISCAL YEAR

- 2a. Appointment of Chair (Secretary presiding)

Town Clerk Volenski opened the floor for nominations for Planning Commission Chair for a one-year term commencing on September 25, 2023.

PLANNING COMMISSION MINUTES

Commissioner Costa nominated Commissioner Zeb Reynolds to serve as Chair for a one-year term commencing September 25, 2023.

Motion by Costa, seconded by Morris to close the nomination for the position of Chair. All commissioners approved closing the nomination.

By unanimous consensus of all Commissioners present, Commissioner Reynolds was elected to serve as Chair for a one-year term beginning September 25, 2023. No roll call vote was taken (Commissioner Garrard was absent).

Town Clerk Volenski turned the meeting over to Chair Reynolds.

2b. Appointment of Vice Chair (Appointed Chair presiding)

Chair Reynolds opened the floor for nominations for Planning Commission Vice-Chair for a one-year term commencing on September 25, 2023.

Commissioner Costa nominated Commissioner Holman to serve as Vice-Chair for a one-year term commencing September 25, 2023 with a second by Reynolds.

Motion by Morris, seconded by Costa to close the nomination for Vice-Chair. All Commissioners approved closing the nomination.

By unanimous consensus of all Commissioners present, Commissioner Holman was elected to serve as Vice-Chair for a one-year term beginning September 23, 2023. No roll call vote was taken. (Commissioner Garrard was absent).

7. COMMITTEE ACTIVITIES - None

8. COMMITTEE ACTIVITIES - None

9. COMMISSION MEMBERS

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

Community Development Director Susan Hartman announced that there would probably not be an October Planning Commission meeting due to the fact that there are no projects ready to be brought to the Commission for public hearing.

10. ADJOURNMENT

Chair Reynolds adjourned the meeting at 6:24 p.m.

Date Approved: November 21, 2023

By:

Attest:

_____/s/_____
Zeb Reynolds, Chair

_____/s/_____
Dina Volenski, Town Clerk