



TOWN OF PARADISE

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PLANNING COMMISSION MINUTES

**July 21, 2020
6:00 PM**

CALL TO ORDER by Secretary Volenski at 6:00 p.m. who let the pledge of Allegiance to the Flag of the United States of America.

PLANNING COMMISSIONERS PRESENT: Lynn Costa, Kim Morris and Anita Towslee.

PLANNING COMMISSIONERS ABSENT: None

1. APPROVAL OF MINUTES

- 1a. **MOTION by Morris, seconded by Towslee**, approve Regular Meeting Minutes of June 16, 2020. Roll call vote was unanimous.

2 SWEAR IN

Town Clerk Volenski swore in newly appointed Planning Commissioners Ronald Lassonde and Zeb Reynolds.

3. ROLL CALL

PLANNING COMMISSIONERS PRESENT: Lynn Costa, Ron Lassonde, Kim Morris, Zeb Reynolds and Anita Towslee.

PLANNING COMMISSIONERS ABSENT: None

4. APPOINTMENT OF PLANNING COMMISSION CHAIR AND VICE CHAIR FOR THE 2020/2021 FISCAL YEAR

4a. Appointment of Chair (Secretary presiding)

Town Clerk Volenski opened up the floor for nominations for Planning Commission Chair for a one-year term commencing on July 21, 2020.

Chair Towslee nominated Commissioner Kim Morris to serve as Chair for a one-year term commencing July 21, 2020.

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

A roll call vote on Commissioner Morris to serve as Chair for a one-year term through June 30, 2021 was approved unanimously.

Town Clerk Volenski turned the meeting over to Chair Morris.

4b. Appointment of Vice Chair

Chair Morris opened up the floor for nominations for Planning Commission Vice Chair for a one-year term commencing on July 21, 2020.

Chair Morris nominated Commissioner Towslee to serve as Vice Chair for a one-year term commencing July 21, 2020.

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

A roll call vote on Commissioner Towslee to serve as Vice-Chair for a one-year term through June 30, 2021 was approved unanimously.

5. COMMUNICATION

a. Recent Council Actions

Community Development Director Susan Hartman informed the Planning Commissioner that the Town Council recently introduced an Ordinance regarding defensible space; amended the Urgency Ordinance regarding interim housing in recreational vehicles and requested staff bring back an ordinance banning the sale of flavored tobacco in the Town of Paradise.

b. Staff Comments - None

6. PUBLIC COMMUNICATION - None

7. CONTINUED PUBLIC HEARING - None

8. PUBLIC HEARING

5b. 1ST ASSEMBLY OF GOD CONDITIONAL USE PERMIT APPLICATION (PL20-00192): Planning Commission consideration of a conditional use permit application proposing the establishment of a religious assembly land use in an existing commercial building previously operated as a bowling alley. The project site is a 3.12-acre property zoned Community Commercial (CC), located at 5445 Clark Rd, Paradise and further identified as Assessor Parcel Number 054-090-068.

Associate Planner Chris Smith presented an overview of the proposed Use Permit Application from 1st Assembly of God to establish a religious assembly land use in the previously owned bowling alley.

Chair Morris opened the public hearing at 6:12 p.m.

1. Jack Wright, project applicant and Pastor of the church, provided information to the Planning Commissioner about the project and asked for support of the project.

Chair Morris closed the public hearing at 6:18 p.m.

MOTION by Lassonde, second by Towslee, adopted the finding provided by staff and approved the 1st Assembly of God conditional use permit application (PL20-00192) authorizing the establishment of a religious assembly land use to serve 150 or fewer parishioners. Services would be provided within a portion of an existing +/-25,938 square foot building located at 5445 Clark Road in Paradise, CA subject to the below conditions. Roll call vote was unanimous.

Community Development Director Hartman announced that an appeal of the Planning Commission's decision can be made within seven (7) days of the public hearing.

GENERAL CONDITIONS OF CONDITIONAL USE PERMIT APPROVAL

1. If any land use for which a conditional use permit has been granted and issued is not established within three years of the conditional use permit's effective date, the conditional use permit may become subject to revocation by the Town of Paradise.
2. Any work within the Clark Road right of way is subject to issuance of an encroachment permit from Caltrans.
3. Secure Town of Paradise design review approval for any new business or identification sign structures prior to the establishment of such signs.
4. Secure annual fire prevention inspections from the Town Fire Prevention Inspector in accordance with the California Code of Regulations Title 19 Public Safety.
5. 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.
6. All activities associated with operation of the religious assembly land use shall be conducted in compliance with the Town of Paradise Noise Ordinance regulations.
7. The occupancy of the religious assembly shall be set at 150 occupants in accordance with the septic system capacity approval and application materials submitted March 16, 2020.
8. Minor changes to the nature or function of project-related activities may be approved administratively by the Town Planning Director upon submittal of a written request for such changes, if the requested changes are consistent with the overall intent of the project and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal conditional use permit modification review and the payment of the appropriate processing fees. No changes affecting wastewater flow shall be considered without prior consultation with the Onsite Division.
9. Phase II conversion (future) of the bowling lanes to a sanctuary and fellowship hall will require modification of this conditional use permit by the Planning Commission.

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

FIRE PROTECTION

10. Complete the requirements of the Fire Prevention inspector regarding plans submittal and modification of the existing Automatic Fire Sprinkler System for the proposed church interior remodel.

SITE DEVELOPMENT

11. Meet the requirements of the Town Building Official regarding submittal of construction plans and all applicable Town adopted building code requirements.

12. Provide evidence of plan approval for the kitchen and snack bar remodel from Butte County Environmental Health.

CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION & OCCUPANCY

FIRE PROTECTION

13. Meet all other project requirements of the Paradise Fire Department in accordance with the Fire Prevention Inspector's review comments/conditions dated June 17, 2020 and on file with the Town Development Services Department

UTILITIES

14. Meet the requirements of the Paradise Irrigation District (PID) in accordance with written communication from PID staff regarding the 1st Assembly of God CUP application, dated July 2, 2020 and on file with the Town Development Services Department.

OTHER

15. Provide evidence of final sign-off from Butte County Environmental Health for the snack bar and kitchen remodel.

9. OTHER BUSINESS

Community Development Director Hartman advised the Planning Commissioners that the August meeting would include the annual updates on the General Plan and Housing Elements; a proposed ban on needle distribution in the Town of Paradise as requested from the Town Council and that 10-day notices have been sent out for the proposed wood processing yard on lower Clark.

10. COMMITTEE ACTIVITIES

11. COMMISSION MEMBERS

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

12. ADJOURNMENT

Chair Morris adjourned the meeting at 6:22 p.m.

Date Approved: August 18, 2020

By: _____/s/_____
Kim Morris, Chair

Attest:

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