



TOWN OF PARADISE

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PLANNING COMMISSION MINUTES

November 19, 2013

6:00 PM

CALLED TO ORDER by Vice Chair Daniel Wentland at 6:02 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

PRESENT AT ROLL CALL: Commissioners James Clarkson, Stephanie Neumann, Daniel Wentland and Michael Zuccolillo.

ABSENT: Jody Jones, Chair.

1. APPROVAL OF MINUTES

MOTION by Zuccolillo, seconded by Neumann, approved the minutes of the October 15, 2013 Regular Planning Commission meeting by unanimous voice vote, Chair Jones absent and not voting.

2. COMMUNICATION

2a. Community Development Director reported that the Town Council introduced Ordinance No. 534, "An Ordinance Amending Text Regulations Within Paradise Municipal Code Chapter 17.04 Relating to the Definitions of Major and Minor Utility Services", as recommended by the Planning Commission.

2b. Community Development Director Baker stated that he has received questions from Planning Commissioners regarding local rules against blight, and that it is his understanding that the Town Manager may address the Town Council during the next Council meeting on this subject.

3. PUBLIC COMMUNICATION – None.

4. CONTINUED PUBLIC HEARING - None.

5. PUBLIC HEARING

5a. The Planning Commission conducted the duly noticed public hearing regarding the following matter:

a. Item determined to be exempt from environmental review

GILKEY GENERAL PLAN AMENDMENT/REZONE (PL10-00026) APPLICATION:
Planning Commission consideration of a resolution recommending Town Council approval of an

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amendment to the Town of Paradise General Plan land use designation affecting a +0.24 acre portion of a +4.7 acre property from Community Services (CS) to Central Commercial (CC) and change the zoning from Community Services (CS) to Central Business (CB) to accommodate a lot line adjustment that is intended to resolve conflicting legal descriptions for two adjacent properties and to relocate a property boundary that currently lies beneath an existing commercial building. No physical development is proposed. The property involved is improved with a portion of the Paradise Memorial Trailway in Paradise; APN 052-223-017.

Community Development Director Baker reported that the objective of this General Plan amendment is to accommodate a lot line adjustment to acquire right-of-way and eliminate a lot line that exists beneath an existing building. Mr. Baker further stated that the Planning Commission is not being asked to approve the lot line adjustment as that process is normally executed administratively by the Town Engineer.

Commissioner Neumann stated that she wanted to be certain that action taken by the Planning Commission would not in any way jeopardize the decision of the State with regard to the transfer of property from the former redevelopment agency to the Town. Mr. Baker stated that the Successor Agency and the Oversight Board would need to provide conceptual approval that will be forwarded to the State for their approval before the proposed lot line adjustment could be recorded.

Vice Chair Wentland opened the public hearing at 6:15 p.m.

1. Mica Gilkey stated that she would like to sell this property with proper boundaries and zoning as she has no interest in owning half of Pearson Road and that she thinks the Town has no interest in owning the back of her building.

Commissioner Neumann asked if Community Development Director Baker had knowledge of the Pearson Road right-of-way having been expanded. Mr. Baker stated that the Pearson Road right-of-way was established as an 80' right-of-way in the early 1900's and that the survey mistakes may have been made in the early 1900's as well.

Vice Chair Wentland closed the public hearing at 6:20 p.m.

MOTION by Neumann, seconded by Zuccolillo, adopted Planning Commission Resolution No. 13-06, A Resolution Recommending Town Council Adoption of Paradise General Plan Land Use Map Amendment and Rezoning of Certain Real Property within the Town of Paradise (Gilkey; PL12-00020). Roll call vote was unanimous, Chair Jones absent and not voting.

6. OTHER BUSINESS

- 6a. Community Development Director Baker informed the Planning Commission that the deadline for Requests for Proposals to a number of consulting firms for a work effort to update the Town of Paradise General Plan Housing Element was extended to November 25, 2013 and that he would like to ask the Planning Commission to set a date for a special Planning Commission meeting shortly after November 25, 2013 to review proposals submitted to the Town and possibly adopt a recommendation to the Town Council for awarding a contract for the Housing Element update.

The Planning Commission concurred to set a special meeting for Tuesday, December 3, 2013 at 5:30 p.m. for the purpose of reviewing proposals received in response to the Town's Request for Proposals to update the Town of Paradise General Plan Housing Element.

7. COMMITTEE ACTIVITIES – None.

8. COMMISSION MEMBERS- None.

9. FUTURE AGENDA ITEMS – Community Development Director Baker stated that: (1) There may be a future agenda item regarding a zoning code amendment for Planning Commission to review relating to outside display of retail merchandise; (2) The planning for the development of the second Dollar General Store on Clark Road is moving forward with essentially the same building design as the current store on Skyway; (3) Safeway has installed ground water monitoring wells on two sites related to their proposed remodel/expansion or relocation; (4) Big Five Sporting Goods plans to open escrow in a couple of days on a property in Town; and, (5) There is no news to report regarding the Wal Mart development.

9. ADJOURNMENT - The Planning Commission meeting was adjourned at 6:36 p.m.

Date Approved: February 18, 2014

By: _____/s/_____
Vice Chair, Daniel Wentland

_____/s/_____
Joanna Gutierrez, CMC, Town Clerk