



TOWN OF PARADISE

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P L A N N I N G C O M M I S S I O N M I N U T E S

August 16, 2016

6:00 PM

CALL TO ORDER by Chair James Clarkson at 6:00 p.m. who led the Pledge of Allegiance to the Flag of the United States of America.

COMMISSIONERS PRESENT: Raymond Groom, Stephanie Neumann, Anita Towslee and Chair Clarkson.

COMMISSIONERS ABSENT: Martin Nichols

1. APPROVAL OF MINUTES

- 1a. MOTION BY NEUMANN, second by Towslee, approved Regular Meeting Minutes of June 21, 2016. Roll call vote was unanimous with Nichols absent and not voting.

2. OATHS OF OFFICE

Acting Town Clerk Volenski administered the Oaths of Office to re-appointed commissioners James Clarkson and Stephanie Neumann. The Town Council re-appointed Mr. Clarkson and Ms. Neumann on July 12, 2016 to serve four-year terms on the Planning Commission commencing July 1, 2016 through June 30, 2020.

3. ROLL CALL

COMMISSIONERS PRESENT: Raymond Groom, Stephanie Neumann, Anita Towslee and Chair Clarkson.

COMMISSIONERS ABSENT: Martin Nichols

4. APPOINTMENT OF PLANNING COMMISSION CHAIR AND VICE CHAIR FOR THE 2016/2017 FISCAL YEAR

Acting Town Clerk Volenski opened up the floor for nominations for Planning Commission Chair for a one-year term commencing August 16, 2016.

Commissioner Clarkson nominated Ray Groom.

MOTION by Neumann, seconded by Towslee, closed the nominations. Roll call vote was unanimous with Nichols absent and not voting.

Roll call vote for Ray Groom to serve as Chair for a one-year term was unanimous with Nichols absent and not voting.

Acting Town Clerk Volenski turned the meeting over to Chair Groom who opened the floor to nominations for Planning Commission Vice-Chair for a one-year term commencing August 16, 2016.

Commissioner Clarkson nominated Anita Towslee.

MOTION by Clarkson, seconded by Neumann, closed the nominations. Roll call vote was unanimous with Nichols absent and not voting.

Roll call vote for Towslee to serve as Vice-chair for a one-year term was unanimous with Nichols absent and not voting.

5. COMMUNICATION

- a. Recent Council Actions - None
- b. Staff Comments - Community Development Director Baker stated that Safeway had submitted their use permit application and it was distributed to 13 agencies for comments.

6. PUBLIC COMMUNICATION - None

7. CONTINUED PUBLIC HEARING - None.

8. PUBLIC HEARING

- 8a. Community Development Director Craig Baker reported to the Planning Commission regarding site plan review permit application proposing to establish a community care facility (SHOR Support Center) to provide various daytime services only to approximately ten (10) or fewer individuals per day who are homeless or at risk of becoming homeless. Services would be provided within an existing +/-1,700 square foot office building at the Paradise Lutheran Church upon a +/-2.19 acre property located at 780 Luther Drive in Paradise. The application is exempt from the California Environmental Quality Act regulations and has received favorable review by all reviewing agencies and staff recommends Planning Commission approval with the recommended 14 conditions of approval.

Stephanie Gregorio, SHOR Executive Director and project applicant provided the Planning Commission with a brief overview of the proposed project. SHOR was established in 2012, was only open in winter but was missing the housing component. The SHOR Board went through a strategic plan and determined to open a year round support center. The goal is to move individuals out of homelessness. SHOR has one paid staff member and several volunteers.

Chair Groom opened the public hearing at 6:55 p.m.

- 1. Bob Irvine, California Vocations – is a Board Member of SHOR, sees the unmet need in the community and supports the project
- 2. Robert Jensen – Represents the homeless population, was helped by SHOR and supports the project.
- 3. Pat McNeilly – Volunteers for SHOR and supports the project
- 4. Mike Trinca, Paradise Recreation and Park District – Had reservations about SHOR but has worked with the program and now supports the project
- 5. James Rosenbaum – Supports the project
- 6. Tom Hancock, new Executive Director of SHOR – thanked Town staff for assistance with the process, is a good addition to the community and the homeless and supports the project

7. Rod Platte, Pastor of Paradise Lutheran Church – offered the site to SHOR, is delighted to have a quality program available in the community and supports the project
8. Gwen Nordgren, Paradise Lutheran Church – thinks the current location is practical and supports the project
9. Terri Anderson – worked as overnight monitor for SHOR, thinks the program is well run and supports the project
10. Sue Griffin – owns a home in Paradise that she has offered to SHOR with positive results and supports the project
11. Gary Shallenburger – was concerned with the program at first, but the SHOR program is working and helping people and supports the project
12. Greg Kidder, St. Thomas More – Is not opposed but has concerns about the project due to some safety issues, but is willing to work with SHOR
13. Tony Steffaniti, Behavioral Health and Board Member – wants to help the homeless in the community and supports the project
14. A letter was received from Achieve Charter School stating concerns with the project.

Chair Groom closed the public hearing at 7:51 p.m.

Commissioner Clarkson stated his concern that registered sex offenders could potentially be discriminated against by not being able to use the facility due to its proximity to Achieve Charter School and the Paradise Recreation and Park District.

MOTION by Neumann, seconded by Towslee to **adopt the findings provided by staff and approve the SHOR site plan review permit application** (PL16-00062) authorizing the establishment of a community care facility (SHOR Support Center) to provide various daytime services to approximately ten (10) or fewer individuals per day who are at risk of becoming homeless. Services would be provided within an existing +/- 1,700 square foot office building on property located at 780 Luther Drive in Paradise, subject to the following conditions:

GENERAL CONDITIONS OF SITE PLAN REVIEW PERMIT APPROVAL

1. If any land use for which a site plan review permit has been granted and issued is not established within three years of the site plan review permit's effective date, the site plan review permit may become subject to revocation by the Town of Paradise.
2. Secure Town of Paradise design review approval for any new business or identification signs prior to the establishment of such signs.
3. Provide activity reports on a monthly basis to the Town of Paradise Development Services Department and the Paradise Recreation and Park District. Activity reports shall include details regarding the number of clients served, any specific incidents of unlawful activity or disorderly conduct, property damage, neighbor complaints, and any known police contacts, any of which is shown to be attributable to SHOR clients. Activity reports may also include community benefits attributable to the SHOR Support Center.
4. Nine (9) months after project approval, the Town of Paradise and the Paradise Recreation and Park District shall review SHOR's monthly reports with SHOR staff to discuss any areas of noncompliance with SHOR site plan review conditions of approval. In the event that any areas of noncompliance have not been satisfactorily corrected after a period of twelve (12) months from project approval, the Town of Paradise shall schedule a public hearing to consider revocation of the SHOR site plan review permit.

5. 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 site plan review permit modification review and the payment of the appropriate processing fees. No changes shall be considered without prior consultation with the Paradise Recreation and Park District Board and the Paradise Police Department.

CONDITIONS TO BE MET PRIOR TO OCCUPANCY AS A COMMUNITY CARE FACILITY

FIRE PROTECTION

6. Establish and maintain compliance with all requirements of the Town Building Official/Fire Marshal in accordance with the written comments dated March 16, 2016 for the SHOR site plan review permit application (copy on file with the Town Development Services Department).

CONSTRUCTION CODES

7. Meet the requirements of the Town Building Official/Fire Marshal regarding submittal of any plans, building permit applications, and all applicable Town adopted building code requirements.
8. Meet any requirements deemed necessary by the Town Engineer included in written comments dated October 2, 2014 for the SHOR site plan review permit application (copy on file with the Town Development Services Department).

CONDITIONS OF LAND USE OPERATION

9. Hours and Days of Operation for the community care facility shall be limited to from 10:30 a.m. to 4:00 p.m., Monday through Friday.
10. SHOR staff shall make every reasonable effort to prevent clients from loitering upon the project site or adjacent properties, panhandling, littering, bathing or washing in Paradise Recreation and Park District facilities or otherwise becoming a nuisance or interfering with the conduct of lawful activities upon adjacent and nearby properties.
11. SHOR staff shall endeavor to maintain a close, cooperative relationship with the Paradise Recreation and Park District and the Paradise Police Department in order to assure compatibility between the community care facility and the operation of Terry Ashe Park facilities, including litter removal when attributable to SHOR clients.
12. Maintain the project site in an orderly manner free of debris, litter or clients' personal belongings.
13. Services provided by SHOR on the project site shall be limited to individuals living in the Town of Paradise and Magalia.
14. All activities associated with operation of the community care facility shall be conducted in compliance with the Town of Paradise Noise Ordinance regulations.

Motion was approved with Ayes of Neumann, Towslee and Chair Groom and Abstention of Clarkson with Nichols absent and not voting.

CDD Director Baker announced that the Planning Commission decision to approve the SHOR site plan review has a seven-day appeal period.

9. OTHER BUSINESS

a. Commissioners Neumann and Groom were appointment as Planning Commission Representatives to serve upon the Town of Paradise Landscape Committee (appeals body) during FY 2016-2017.

b. **Motion** by Clarkson, seconded by Towslee accept request from Martin Nichols for an excused leave of absence until the end of the year to keep him on the Planning Commission, even though he may be absent, with the understanding that he will do his best to attend the meetings that he can. Ayes of Clarkson, Towslee and Chair Groom, Noes of Neumann with Nichols absent and not voting.

10. COMMITTEE ACTIVITIES - None

11. COMMISSION MEMBERS

Community Development Director Baker reported on Hunter Hanosh Dental Office, Carousel Motel, Clint Freedle-Motel on Black Olive, Feather River Brew Pub, Wine Room, Optimo Property, RFR Custom Fabrication and Tidy Oaks Mobile Home Park.

12. ADJOURNMENT

Chair Groom adjourned the meeting at 8:18 p.m.

Date approved: September 20, 2016

By: _____/s/_____
Ray Groom, Chair

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