



TOWN OF PARADISE

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PLANNING COMMISSION MINUTES

March 17, 2015
6:00 PM

CALLED TO ORDER at 6:00 pm by Chair Stephanie Neumann who led the Pledge of Allegiance to the Flag of The United States of America.

PRESENT AT ROLL CALL: James Clarkson, Martin Nichols, Daniel Wentland and Stephanie Neumann, Chair.

1. APPROVAL OF MINUTES & APPOINTMENTS

- 1a. **MOTION** by Wentland, seconded by Neumann, approved regular meeting minutes of February 17, 2015 by unanimous roll call vote.
- 1b. Vice Chair Stephanie Neumann automatically became Chair when a vacancy was created by Town Council's action on March 10, 2015 that removed Michael Zuccolillo from the Planning Commission effective on that date.

Town Clerk Gutierrez opened nominations for Vice Chair to serve until June 30, 2015.

Martin Nichols nominated Daniel Wentland.

Daniel Wentland nominated James Clarkson.

MOTION by Nichols, seconded by Neumann, closed nominations by a unanimous roll call vote.

Vote on nominees in order of nomination:

Roll call vote on Daniel Wentland: Ayes of Clarkson, Nichols and Wentland; no of Neumann. Daniel Wentland received a majority vote and was appointed to serve as Vice Chair through June 30, 2015.

2. COMMUNICATION

2a. Recent Council Actions: Council adopted Ordinance No. 555 relating to amendments to the public nuisance abatement regulations, and introduced Ordinance No. 556 adding a new residential use to off-street parking requirements – senior housing - as recommended by the Planning Commission.

2b. Staff Comments – None.

3. PUBLIC COMMUNICATION – None.

4. CONTINUED PUBLIC HEARING - NONE

5. PUBLIC HEARING

5a. Community Development Director Baker reported that the zoning regulations require that applications requesting the removal of five or more qualifying trees are subject to approval by the Planning Commission. The property owner, Arpad Fogarassy, removed four qualifying trees earlier this year due to hazardous conditions and is now requesting to remove five additional qualifying trees due to their hazardous conditions from his property located at 9045 Skyway.

Chair Neumann opened the public hearing at 6:10 pm. There were no speakers for or against the application and Chair Neumann closed the public hearing at 6:10 pm.

Following a MOTION by Nichols, seconded by Wentland, by unanimous roll call vote the Planning Commission adopted the following findings for approval and approved the FOGARASSY TREE FELLING PERMIT APPLICATION (PL 15-00074) authorizing the felling of up to 5 qualifying ponderosa pine and Douglas fir trees upon a 0.76 acre property zoned Community Commercial (CC) located at 9045 Skyway (AP No. 050-040-007) subject to the following conditions:

FINDINGS FOR APPROVAL

- A. The Fogarassy tree felling permit application meets the criteria for conditional tree felling permit approval as outlined within PMC Section 8.12.090 because the proposed tree felling activity is necessary to mitigate hazardous conditions that threaten improvements related to an existing single-family land use.
- B. The proposed tree felling activity, as conditioned, is consistent with applicable Town zoning regulations regarding commercial timber harvesting.

CONDITION OF TREE FELLING PERMIT APPROVAL

- 1. The approval action for the Fogarassy tree felling permit application shall be valid for an initial term of 24 months. This period may be extended administratively by the Community

Development Director upon submittal of substantial evidence that unforeseeable extenuating circumstances have prevented the permit applicant from securing the issuance of the permit and completing the proposed tree felling activity.

5b. Community Development Director Baker reported that the conditional use permit modification requested by Claude Means, owner of an automotive body and paint shop located at 6036 Foster Road, would allow a \pm 1,816 square foot addition to the existing commercial building. Staff has identified no project related impacts that would adversely affect adjoining or surrounding property. Mr. Baker noted that the current use permit incorrectly specifies the size of the building as \pm 3,296 square feet when the exiting size of the building currently has approximately 5,324 square feet of interior space.

Chair Neumann opened the public hearing at 6:20 p.m. There were no speakers for or against the matter and Chair Neumann closed the public hearing at 6:20 p.m.

Following a MOTION by Wentland, seconded by Clarkson, by unanimous roll call vote the Planning Commission adopted the following findings and direction to staff and approved the MEANS CONDITIONAL USE PERMIT MODIFICATION (PL15-00052) APPLICATION to Modify the Terms and Conditions of a Previously Approved Use Permit to allow the construction of a \pm 1,816 square foot addition to an existing 5,790 square foot commercial building containing an automobile body repair business occupancy on property zoned Central Business and located at 6036 Foster Road in Paradise: AP No. 052-201-031:

**FINDINGS IN SUPPORT OF CONDITIONAL USE PERMIT
MODIFICATION (PL15-00052)**

1. a. The proposed modified project remains categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303 (Class 3) of the State CEQA Guidelines.

b. The project, as modified and conditioned, is consistent with the Central Commercial designation as shown on the Paradise General Plan land use map; and is consistent with the development goals, objectives and policies of all applicable General Plan elements.

c. The project, as modified and 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.
2. Directed staff to re-issue the Means (Classic Auto Body) Use Permit, modified to accurately reflect the resulting size of the existing commercial building and the proposed building addition (\pm 7,140 square feet).

5c. Assistant Planner Hartman reported that the MUSHAMEL CONDITIONAL USE PERMIT (PL15-00061) APPLICATION, is a conditional use permit application proposing the establishment of retail liquor sales, for off-site consumption, in an existing vacant commercial building on property zoned Neighborhood Commercial (NC) and located at 5540 Pentz Rd, AP No. 054-240-023.

Chair Neumann opened the public hearing at 6:30 p.m.

Speaking against approval of the conditional use permit:

1. **Roland Gerber** stated that he is concerned about the speed of traffic in the area, that he thinks a new business will infringe on the existing business, that people will be drinking alcohol in their cars and causing collisions, and he is not in favor of a liquor store in his neighborhood.
2. **Pete Scheude** discussed a robbery that occurred this year at the existing store in this area, that he does not think a liquor store should be in a neighborhood but should be in a commercial area, and that this business will adversely impact the existing business.
3. **Tim Whittemore**, stated that he is concerned about the traffic and accidents at the intersection, that school buses stop at that corner and is concerned because of the many children in the area, and that he thinks the new store will create additional safety issues.
4. **Denise Whittemore** stated that she thinks it is wrong for this business to be located next to a family store, that this will close the existing business down, that the applicants already own two stores and that she thinks there are enough liquor stores in the town already, and that she has seen many accidents at this location.

Commissioner Daniel Wentland stated that he would like to make the observation that gas is sold at the existing business, which will not occur at the new business.

5. **Becky Woods** stated that there is only one stop sign on Stearns, and traffic is extremely heavy in the morning and on the weekends, that she is concerned about the number of people that will be coming and going from both stores and lack of a traffic signal. She asked what would be the hours of operation, if this business is relocating because of the number of bars in Chico, that the Country Store doesn't have a liquor license at this time but is planning to apply for one, and that she is most bothered by a commercial business in a residential neighborhood. She also thinks this is not a medium density area, that the Country Store is a family type of business, that Pentz Road has a tremendous amount of emergency traffic going up and down the road, that there are many near misses during the summer with boats being towed to the lake, that children will be in the vicinity of a product that they are not allowed to use and the store will draw in an element of drinkers. Ms. Wood questioned the wording "conditioned prudently", informing that prudently means with caution. She thinks the store will present a danger to emergency vehicles with the possibility of crashes because Pentz is a narrow road, that the location of this business in a residential zone is bad, and would like to know the security plan for the business.

6. **Gary Zellmer**, asked if the Planning Commission makes the decision on this matter or if this is a recommendation to the Council on this matter.

Staff informed that the Planning Commission decision on this conditional use permit would be final unless it is appealed to the Town Council. The recommendations made by Planning Commission to the Council relate to rezones, text amendments, etc.

- 6a. Gary Zellmer, stated that there is a liquor store on Pentz at Bille Road, a liquor store on Pearson near its intersection with Clark, and he does not think it is good to allow this business to open near the similar existing business, that the location of another business will create dangerous traffic conditions, this is a poor use for the property and that he would rather see a professional business at the location.

7. **Kulwant Mahi**, stated that he owns the Country Store on Pentz Road, is concerned that there will be more accidents because people will go across the street for liquor, that there are plenty of other stores where people can buy liquor, that he recently called the police about a drunk driver, and that once the liquor store is open it will affect his business.

Commissioner Neumann asked Mr. Mahi about the loss of the liquor license for the Country Store. Mr. Mahi stated the loss of the alcohol license was a partnership issue, that he has not had a license for five years, that the Country Store sells groceries, and he thinks a new store would affect his tobacco sales.

8. **Gwen Nordgren** stated that she did not receive a hearing notice; thinks there are a lot of people who don't know about this proposal, and that the people are very upset about the proposal for this business. The building has been vacant for thirteen years, and she thinks the design looks more appropriate for an office building, not a liquor store, and that this area is a residential area.

Assistant Planner Hartman informed that the original purpose for the building was for a video store and retail sales. Community Development Director Baker stated that there are three properties in the area that are zoned Neighborhood-Commercial for land uses that would be used by people in the neighborhood, such as retail sales. The property was most likely zoned similarly before the Town's incorporation and was affirmed in 1994 in the Town's general plan and two businesses were approved by the town for location on this property in 2003.

- 8a. **Gwen Nordgren** stated that a liquor store is already at Pentz and Bille, that she would hate to lose the gas station, thinks the current business would go out of business if the new business moves in, is concerned that more robberies will occur, that cars towing boats to Lime Saddle create a lot of traffic in the area, is concerned about people going across the street to buy liquor after getting gas at the Country Store, that a traffic light would ruin the neighborhood and asked what the appeal process was.

Community Development Baker stated that any town citizen can appeal the Planning Commission decision within seven calendar days of the date of the decision.

Pete Scheuede stated that he didn't find out about the Planning Commission meeting until last Thursday and that there should be more notifications sent out to the people that live in the area.

Gwen Nordgren asked about the liquor license and if it would behoove them to contact ABC.

Community Development Director Baker stated that the Department of Alcohol Beverage Control is responsible for the liquor license and the Town is responsible for the use permit.

Becky Woods stated that people on Stearns have to go past the store, thinks there should be more notices sent, would like the Planning Commission to put this off so more people can be notified, because if a decision is made tonight then the citizens are stuck with an appeal.

Gary Zellmer stated in response to the question about the ABC, that everyone within 500 feet of the proposed location received a form from the ABC that provided 30 days to file a protest and the contact number for ABC is 530-224-4830.

Tim Wittemore stated that he is concerned for the safety of the children and would like a four-way stop at the Pentz/Stearns intersection.

Speaking in favor of the conditional use permit:

1. Andy Mushammel and Sam Mushamel, project applicants, informed the Commissioners that they are cousins, and that they understand the safety issues brought up by the residents as they are concerned with them, as well. The business will be under a 24-hour surveillance, the building will be alarmed and can be accessed from anywhere in the world, and their staff is well trained in procedures regarding sales of alcohol, for example, they have an ID scanner to detect minors with fake ID's and they do not sell alcohol to people who are inebriated. They have a store located at Pentz and Bille, have been there for three years with no issues in the neighborhood, and have gotten positive feedback from persons in the Pentz-Stearns area. It is their desire to bring this type of convenience into Paradise, and they are looking for tenants for the adjacent suite who could provide some kind of food service such as a restaurant to the neighborhood. They already have the ABC license and would like relocate their existing store from their location at Cohasset and East Avenue in Chico because another company bought out the shopping center and cleared out all the tenants - that they are a family-run business that is losing a lease. It is their understanding that notices were sent out to all property owners within 300' feet of the business site and noted that there are two driveways for traffic exiting the site. As for issues with alcohol use, persons need to make those decisions for themselves whether they purchase alcohol at their business or at the business across the street.

Commissioner Nichols confirmed that the requirements for an off-sale license are such that alcohol purchased at the site cannot be consumed on those premises, as opposed to alcohol sales within a restaurant.

Commissioner Wentland asked the applicants how often do people sit in their cars and drink alcohol purchased at their business.

2. The applicants stated that it is very much in their best interest to not allow that activity as they could lose their liquor license.

Commissioner Wentland stated that it is his understanding that often when a new business opens, activity increases for existing businesses in the area.

3. The applicants stated that has been their experience, and that they are not interested in competing against the other business, rather that they will be a compliment to the existing business.

Commissioner Clarkson stated that it is not unusual for people going to the lake to purchase alcohol at one location and buy gas at another and that he is not convinced that the County Market would suffer if the use permit modification is approved. He further stated that it is not the job of the Planning Commission to pick winners and losers but to make sure that everything complies with the laws and regulations of the Town. If it doesn't comply, then they will vote it down. The decision can be appealed. The Planning Commission cannot decide that they don't want one business because there is another business already there as America is a capitalized environment and competing businesses must adapt.

Community Development Director Baker asked the applicants to confirm whether or not they received the staff report and all other information pertaining to this hearing and applicants Andy Mushammel and Sam Mushamel confirmed that they did receive everything from the staff.

Mr. Baker advised the Planning Commissioners that it is not the role of the Town's government to protect one business over another and that that type of action is not legally defensible.

4. In response to questions from Chair Neumann, the applicants stated that they would like to move the business from the Chico area because they like and enjoy Paradise and having an existing building in Paradise is a great opportunity as the owners who built it had the same purpose as they intend. The applicants informed the Planning Commissioners that the name Likker Locker is the existing corporate name, but they have discussed changing the name to Pentz Road Market #2.

Commissioner Wentland discussed the establishment of Les Schwab Tires and the concerns of citizens as to its effect on the Big O tire store, and noted that both tire stores are doing well. Mr. Wentland stated that he does not think a new store would increase crime in the neighborhood.

Rebuttal:

1. Becky Woods stated that it is business vs. business here, that there needs to be focus on common sense and prudence, and she thinks there will be a traffic problem as people will purchase gas at one store and then go across the street to purchase liquor. There are issues with children and heavy traffic in the area. This is not one business against another business, but is about planning of what Paradise is to be. Ms. Woods stated that that she thinks people will be drinking out of brown bags and violating the law by

drinking in their cars and asked the Commissioner to consider how many people live on Stearns Road. She thinks planners need to look at what Paradise is going to be, has regrets that the business couldn't stay in Chico, thinks there are other areas for the business to locate on a less narrow roadway.

Commissioner Clarkson stated that he would like the citizens to understand that business competition is not the issue.

2. Gwen Nordgren asked if this establishment comes in with a liquor license, will this affect the County Market getting a license; agrees with the comment about business competition, that another business could help the current business; asked what is a monument sign; thinks if this is approved, there should be a four-way stop sign at that location, which is a good idea anyway; if Feather River Hospital was contacted; and, is concerned about kids and vehicles towing boats crossing the street.

Director Baker explained that the planning department essentially acts as a clearing house for comments from other agencies regarding public impacts of a business and circulates the project documents for comment. There were no safety concerns articulated by either the police, fire or engineering departments.

Assistant Planner Hartman explained that a monument sign is one that is ground-mounted and made of masonry material and that traffic issues in the area should be discussed with the Town Engineer.

3. Mrs. Wittemore asked about hard liquor sales, that she does not think we need another place where hard liquor can be purchased, thinks it should be beer and wine sales only, and asked if the new business will be selling food.

4. Gwen Nordgren stated that she heard the applicants state that they will be selling food.

Chair Neumann closed the public hearing at 7:40 p.m.

Commissioner Nichols asked if traffic was a consideration. Assistant Planner Hartman stated that there is a site plan review on file, that an environmental review was completed in 2003 for two businesses to be located on that site and the only reason for this hearing is because the potential business entails alcohol sales and there has to be a hearing related to the alcohol sales.

Commissioner Clarkson stated that he lives on Pentz Road, that traffic travels at a very fast pace on that intersection, is concerned with existing intersection, and thinks if there is another business that adds traffic, the Town should take a closer look at the traffic impacts, especially impacts to the children and pedestrians crossing the intersection at Pentz and Stearns regardless of the type of business.

Director Baker stated that there is already an entitlement for the business to open at that location without Planning Commission or Town Council approval and recommended that the Planning

Commissioners may wish to consult with the Town Engineer before imposing additional conditions on the project.

Commissioner Wentland stated that he doesn't think that this business will increase the amount of traffic, thinks the amount will be the same, that the new business might halt someone who is already in transit.

Commissioner Clarkson stated it would not be an increase in auto count but would add one more thing for drivers to account for, that an additional awareness needs to take place, and asked if the Planning Commission should address this issue.

Chair Neumann stated that a traffic study or discussion with the Town Engineer could be beneficial and asked if it would be wise to have that discussion before the Planning Commission makes a decision.

Commissioner Nichols stated that it is not in the purview of the Planning Commission to impose that kind of condition.

Commissioner Clarkson asked if there is anything the Planning Commission could do to make sure their decision is the appropriate one, as commercially the business would be a positive thing, but he is concerned about safety issues based on his familiarity with the area.

Chair Neumann stated the 2003 economy was much different and doesn't think approval would change anything – traffic still flows.

Commissioner Clarkson stated that one thing that is not included is that there is a community with concerns. The engineering department in 2003 may not have really spent enough time to evaluate the safety concerns he has.

Commissioner Nichols stated that the review for this application went to engineering which had opportunity to make additional conditions, which they did not. Commissioner Wentland stated that the facility is not a high impact facility.

Chair Neumann stated that the citizens' concerns about traffic are a separate issue from the use permit.

Commissioner Clarkson stated that he wants the citizens to understand that the Planning Commissioners are taking their job seriously and have considered their concerns.

Following a MOTION by Nichols, seconded by Wentland, by unanimous roll call vote the Planning Commission adopted the following findings and approved the MUSHAMEL CONDITIONAL USE PERMIT (PL15-00061) APPLICATION, a conditional use permit application proposing the establishment of retail liquor sales, for off-site consumption, in an existing vacant commercial building on property zoned Neighborhood Commercial (NC) and located at 5540 Pentz Rd, AP No. 054-240-023, subject to the following conditions:

FINDINGS REQUIRED FOR APPROVAL:

1. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15301 of the State CEQA Guidelines.
2. Find that the project, **as conditioned**, is consistent with the goals and policies of the Paradise General Plan because the project will result in the establishment of a commercial land use in an area zoned for such use.
3. Find that the project, **as conditioned**, is in compliance with all applicable regulations of the Neighborhood Commercial zoning district.
4. Find that adequate infrastructure is currently in place to serve the proposed project.
5. Find that the project, as conditioned, will not detrimentally affect existing plant and animal life in the project vicinity for the following reasons:
 - a. The project is located within an area that has been altered from its natural state by long-established commercial land uses;
 - b. No known outstanding wildlife habitat exists in the immediate project vicinity; and
 - c. No known rare or endangered plants are known to exist in the immediate project vicinity.

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. Outdoor storage of materials associated with the proposed retail land use shall be established and maintained such that the materials are not visible from any off-site public or private property excepting the outdoor display of merchandise in compliance with the Town's Exterior Displays of Merchandise Regulations (PMC Chapter 17.06.940).
3. Secure Town of Paradise design review approval for any new business sign structures prior to the establishment of such signs on the site.

**CONDITIONS TO BE MET PRIOR TO ESTABLISHMENT
OF BUSINESS OCCUPANCY**

FIRE PROTECTION

4. Portable fire extinguishers, minimum 4 lb 2A10BC, are required in accordance with the written comments of the Fire Marshal dated February 25, 2015 and on file with the Development Services Department.
5. Provide exit door signage on or adjacent to that reads “THIS DOOR TO REMAIN UNLOCKED WHILE BUSINESS IS OCCUPIED”.
6. Fire Prevention Inspection is required prior to occupancy.
7. Exit aisles shall be a minimum 36” wide and remain clear of obstructions.

Assistant Planner Hartman stated that the Planning Commission’s decision may be appealed within seven (7) days of the date of the decision.

Chair Neumann called for a five-minute recess at 7:55 p.m. and reconvened the meeting at 8:02 p.m.

- 5d. Assistant Planner Hartman reported to the Commission regarding the **VERIZON WIRELESS SITE PLAN REVIEW PERMIT (PL15-00031) APPLICATION**, a site plan review permit approval to authorize the establishment of a 100 foot-tall wireless communications facility designed to appear as a mature pine tree and associated ground equipment upon a +3.09 acre property located at 6553 Skyway, zoned Community Commercial (CC) and currently developed to accommodate convenience storage (AP No. 052-090-063).

Chair Neumann opened the public hearing at 8:15 p.m.

1. Barbara Ramsey stated that she is the only person from her street that is here tonight, that she does not understand the notices, and asked if she could see what the proposed mono-pine tower would look like. After viewing a power point slide of a mono-pine facility, Ms. Ramsey asked if this facility will affect her cable or any other thing that is used in the home or if it might fall onto someone’s home, and that she doesn’t want to be bothered by a phony tree.

Chair Neumann closed the public hearing at 8:30 p.m.

Following a MOTION by Wentland, seconded by Clarkson, by unanimous roll call vote the Commission adopted the following findings and approved the **VERIZON WIRELESS SITE PLAN REVIEW PERMIT (PL15-00031) APPLICATION**, a site plan review permit approval to authorize the establishment of a 100 foot-tall wireless communications facility designed to

appear as a mature pine tree and associated ground equipment upon a +3.09 acre property located at 6553 Skyway, zoned Community Commercial (CC) and currently developed to accommodate convenience storage (AP No. 052-090-063), subject to the following conditions:

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 15303 of the State CEQA Guidelines.

b. Find that the project, **as conditioned** by the Town of Paradise is consistent with the goals, objectives, and land use policies of the 1994 Paradise General Plan; and is consistent with the zoning provisions of Title 17 of the Paradise Municipal Code.

c. Find that the project, **as conditioned** by the Town of Paradise shall be compatible with its surrounding land uses; and it will not be detrimental to nor impair the health, safety and welfare of the residents of the town.

d. Find that **as conditioned**, the project will not detrimentally affect existing plant and animal life in the project vicinity for the following reasons:

- (1) The project site is located within an area which has been altered by long-established residential and community service-oriented land uses;
- (2) No known outstanding wildlife habitat exists in the immediate project vicinity; and,
- (3) No known rare or endangered plants exist in the immediate project vicinity.

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 permit's effective date, the site plan review permit may become subject to revocation by the Town of Paradise.

CONDITIONS TO BE MET PRIOR TO ISSUANCE

OF BUILDING PERMIT

UTILITIES

2. Meet all utility company requirements concerning the relocation, extension and installation of new or expanded utility services facilities, the establishment of utility easements, etc.
3. Any construction within the Paradise Irrigation District (PID) pipeline easement that, in PID's judgment, adversely affects their underground facilities must be mitigated to the satisfaction of PID.

4. Notify Underground Service Alert (U.S.A.) at least two working days prior to any excavation activities on the project site.

SITE DEVELOPMENT

5. Construction plans for the proposed communications tower shall include a “monopine” design as illustrated in photo simulations submitted to the Town on January 26, 2015 and shall be designed to accommodate tower space for the following:
 - a. The potential for the future establishment of communication facilities to serve the Town of Paradise Public Works Department, Paradise Fire Department and Paradise Police Department based on an agreement with the Town of Paradise. Such agreement shall be mutually agreed upon by the parties and shall be executed prior to approval of the construction plans.
6. Meet requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code requirements.
7. Secure the issuance of a Town demolition permit from the building division for the removal of the six mini storage units.

**CONDITIONS TO BE MET PRIOR TO FINAL
BUILDING INSPECTION**

SITE DEVELOPMENT

8. Any above-ground lighting fixtures proposed to be established in association with the project shall be shielded to prevent the projection of light onto adjoining properties and shall not exceed a height of twelve (12) feet above finished grade.
9. All fencing surrounding the proposed ground level communications facilities shall be solid fencing, or chain link with privacy slats, and a maximum of six (6) feet tall above grade.
10. Construct and install all proposed facilities in substantial conformance with project materials submitted to the Town of Paradise on January 26, 2015.
11. The proposed project facilities shall include the installation of facilities and structures that consist of non-glare material. Additionally, the project proponent shall design and establish the facilities in compliance with the Town’s design review approval granted for the project.

FIRE PROTECTION

12. Meet the applicable requirements of the Paradise Fire Department in accordance

with the Town Fire Marshal’s plan check review dated February 6, 2015, on file with the Town Development Services Department.

CONDITIONS OF LAND USE

- 13. No lighting fixtures shall be permanently affixed to the proposed cellular communications tower for the term of its use.

Assistant Planner Hartman stated that the Planning Commission’s decision may be appealed within seven (7) days of the date of the decision.

- 6. **OTHER BUSINESS – None.**
- 7. **COMMITTEE ACTIVITIES – None.**
- 8. **COMMISSION MEMBERS**
 - a. Identification of future agenda items: None.

9. ADJOURNMENT

Chair Neumann adjourned the meeting at 8:35 p.m.

Date Approved: April 21, 2015

By: _____/s/_____
Chair Stephanie Neumann

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