

MINUTES
PARADISE TOWN COUNCIL
REGULAR MEETING – 6:00 PM – June 11, 2019

1. OPENING

The Regular meeting of the Paradise Town Council was called to order by Mayor Jones at 6:00 p.m. at the Paradise Alliance Church, 6491 Clark Rd, Paradise, California who led the Pledge of Allegiance of the Flag of the United States of America. Council acknowledged a moment of silence for community member Phil John. An invocation was offered by Council Member Zuccolillo.

COUNCIL MEMBERS PRESENT: Greg Bolin, Steven Crowder, Melissa Schuster, Mike Zuccolillo and Jody Jones, Mayor.

COUNCIL MEMEBERS ABSENT: None

STAFF PRESENT: Town Manager Lauren Gill, Town Attorney Dwight Moore, Town Clerk Dina Volenski, Assistant Manager/Public Works Director/Town Engineer Marc Mattox, Police Chief Eric Reinbold, Division Chief John Messina, Acting Community Development Director Susan Hartman and Administrative Analyst Colette Curtis.

Mayor Jones announced that Bank of America will be gifting the Town their building on Skyway. The Town will be turning it into a Building Permit Center. Also, NASA has gifted the Town with two spots to be etched on a plaque that will be launched with the Mars rover, one stating "Town of Paradise, California" another "Paradise Strong".

- 1a. Division Chief John Messina gave an update on Fire Department activities.
- 1b. Updates were given by the following:

Carolyn Denero gave an update on the Homeowners Rebuild Workshop that will be held at the Silver Dollar Fairgrounds on June 29th and 30th.

A Solid Waste update was provided by Susan Hartman, Acting Community Development Director

2. CONSENT CALENDAR

MOTION by Bolin, seconded by Schuster, approved consent calendar items 2a-2i. Roll call was unanimous.

- 2a. Approved minutes of the April 9, 2019 Town Council Regular meeting.
- 2b. Approved Cash Disbursements for May 2019 in the amount of \$1,318,672.63. (310-10-033)
- 2c. Authorized the Town Manager to enter into an agreement with The Ferguson Group for lobbying services. (510-20-237)
- 2d. 1.) Declared the described vehicle equipment and office items as surplus property; and, 2.) Adopted Resolution No. 19-11, declaring certain Town Equipment to be surplus and obsolete and authorizing disposal through

sale or donation by the Town Manager or her designee. (380-10-003, 480-35-002)

- 2e. Accepted the various service and equipment donations offered to the Town of Paradise for the 2019/2019 fiscal year valued at \$44,156.10. (395-50-024, 440-30-004)
 - 2f. Accepted the various private citizen and business donations offered to the Town of Paradise during the month of May 2019 in the amount of \$714.51. (395-50-024)
 - 2g. Updated on Town owned property at 5456 Black Olive Drive. No action requested on this item at this time. (290-10-002)
 - 2h. Authorized the Town Manager to enter into a grant agreement with the Golden State Finance Authority for \$475,000 for the Permit Fee Relief Program. (395-50-024, 710-05-022)
 - 2i.
 - 1. Adopted Resolution No. 19-12 of the Town Council of the Town of Paradise adopting a salary pay plan, a job description and committing to three-year funding for a Disaster Recovery Manager; and,
 - 2. Accepted a generous \$150,000 grant from Golden Valley Bank to fund the Disaster Recovery Manager position for the first year; and,
 - 3. Authorized staff to work with 3Core on pursuing a grant to fund the Disaster Recovery Manager position for years two and three, and
 - 4. Authorized staff to recruit and hire a Disaster Recovery Manager. (610-10-17, 610-10-16)
- 1. Tom Kelly asked if the qualifications of a Disaster Manager had been discussed.
 - 2. Steve Culleton asked if this is a permanent employee beyond year three; does it start at step A or step F? Also expressed concern that this position answers to the Town Manager.

3. ITEMS REMOVED FROM CONSENT CALENDAR - None

4. PUBLIC COMMUNICATION

- 1. Ward Habriel is worried about Paradise Irrigation District (PID) supplying water to the fire hydrants at future fires and read his letter to the Editor from the Enterprise Record.
- 2. Mike Gordon concerned with Paradise Lake Fees.
- 3. Russel Staub is concerned with the low income workers who rented prior to the fire not having affordable housing to come back to.
- 4. Beth Borie brought up goat farmers for fire control and asked why the Town is not recycling all the timber.
- 4. John Miller-George who lives in Apple Tree Village, asked about an active fire suppression system; assistance from Habitat for humanity and what will be done about the upcoming fire season when the Town does not have water?
- 5. Tom Kelly suggested PID and the Town Council having a central communication system.
- 6. Steve Culleton is concerned about the lack of funding to fix private roads.

7. Mike Raddy suggested the Town make an ordinance that only non-combustible materials can be used on new rebuilds.
8. Gary Ledbetter asked what is being done about public owned lands.
9. Jaime Johnston asked if there is any program for the property owners who have hazardous trees.
10. Theresa McDonald suggested the Town contact the insurance companies to see what would make it easier for home builders to get insurance after the fire.
11. Vincent Childs stated the Town has to ask itself how safe do we want to make the Town; everything is a balance between a risk versus a reward and stated that taking a lot of the trees away would remove the reward of living up here.
12. Allen Myers stated he had just come back from Japan where they had been devastated from a Tsunami; stated that the Japanese people were astounded that many of the Camp Fire Refugees had not been provided housing and asked how the Council can address the housing issue.

5. PUBLIC HEARINGS - None

6. COUNCIL CONSIDERATION

- 6a. Assistant Town Manager Marc Mattox gave a presentation on the 20 proposed building codes that came as a result from the Community meetings facilitated by Urban Design Associates. Mr. Mattox presented the opinions of the public along with recommendations from four different agencies. Based on the comments, the Council was provided a list of recommendations compiled by staff. (List of proposed changes attached)

Council Member Zuccolillo suggested to the audience to keep in mind that enforcement of codes within the Town is a complaint driven process and is the community going to be fire safe?

Council Member Schuster asked if there is potential to get grant funding for sprinklers in manufactured homes and stated that there is also CDBG money available for low income housing. Council Member Schuster inquired about sheds being WUI (Wildland Urban Interface) compliant, and how would one know if a shed is WUI compliant; also asked about the safety and structural integrity of mobile homes.

Council Member Crowder asked if grants for code upgrades are not currently available, but someone decides to build now, would the grant be retroactive.

Manager Gill stated that the grant would not be retroactive.

Mayor Jones opened the public comment.

1. Carrie Max asked for more resources for dealing with insurance.
2. Theresa McDonald commented on item #1, asked the Council to consider is a safer home better than no home at all. Also commented on item #13.
3. Kim Morris stated that statistically more people die in stick built homes than manufactured; asked if people already bought their manufactured home can they put the house down before the standards come into effect. Asked about

- accessory structures, asked what if a structure is put 50 ft away from the primary structure but it's less than 50 ft away from the neighbor's house.
4. Josie Wheeler from Cousin Gary Homes, stated many manufactured homes have been preordered and that if the Town requires sprinklers it would cost significantly more to retrofit with sprinklers; also asked about the required foundation?
 5. Leonard Cino asked if he could put a 412 sq. ft. structure on his property that is not WUI compliant.
 6. Mary Rich wanted to remind the Council that they are representing the people and not their own agendas.
 7. Steve Culleton disliked number 13.
 8. Owen Hollingsworth disliked all of the proposed ordinances.
 9. David Lundburg stated we have abatement ordinances, they need to be enforced.
 10. Kathleen Dennis asked Council to consider those who had already ordered Manufactured homes.
 11. Laurie Noble asked for the Town to continue to sign up for hazard mitigation funds; asked Council to lead rather than follow and stated that the real issue is property owners not cleaning their property.
 12. Kimberly Craven, speaking on the behalf of John Gilinder, who asked council not to enact the new ordinances and price people out of their affordable housing.
 13. Susan VanHorn said she would rather put her money into fire safety then building another home.
 14. Michelle Anderson stated the people did not ask for safer homes they asked for better evacuation routes and asked Council to vote no against aesthetics.
 15. Judy Carpenter stated her house survived because she spent the money on defensible space and is worried about manufactured homes being built next to her home.
 16. Lauren Harvey does not agree with proposed building code updates.
 17. Sheri Murray with Statewide Homes stated the 3 items concerning roof pitch, sprinklers and concrete foundation would add \$19,000 to a manufactured home total cost.
 18. Vincent Childs concerned with proposed ordinances. Asked who will pay for the undergrounding of utilities.
 19. Donna Wheeler stated sprinklers won't work if we don't have water and thinks the proposed ordinances are steering the Town away from affordability.
 20. Ben Walker stated he thinks people should be able to build as small as they want.
 21. Tom Kelly thought that zoning was left out of the discussion; stated fire code upgrades did not make a difference in the Town.
 22. Stephanie Rotdy Pantoja stated that there was nothing that could have stopped the Camp fire and the proposed codes would not help.
 23. Serena Gualotuna heard that fire sprinklers are very sensitive and could potentially go off and create water damage. Asked for the permitting process

to be sped up so they would not have to have new state building code upgrades.

24. Kim McMillan stated she had a home that was 750 sq. ft., if the ordinance specifies a size larger she would not be able to build her home the same size. Asked if she still had to pay impact fees.

At this time the Council began discussing proposed code changes. Mayor Jones started with updates that staff recommended no action be taken.

Item 2. Permanent perimeter masonry foundation required for manufactured homes.

Council followed staff recommendation and took no action.

Item 3. Roof obstructions (panels, communication devices, etc.) shall not allow for the collection of debris.

Council followed staff recommendation and took no action.

Item 5. Minimum 10-inch roof overhang required

Council followed staff recommendation and took no action.

Item 9. Garage or minimum 80 square foot storage shed required.

Council followed staff recommendation and took no action.

Item 10. Carports that include storage, beyond vehicles must be setback a minimum of 50 feet from any building/structure.

Council followed staff recommendation and took no action.

Item 16. Manufactured homes must be a minimum of a double-wide unit and have at least a 20-foot by 36-foot footprint.

Council followed staff recommendation and took no action.

Item 17. Minimum 4/12 roof pitch for all homes.

Council followed staff recommendation and took no action.

Item 19. Covered front entry porch (minimum 72 square feet) is encouraged on primary dwelling unit.

Council followed staff recommendation and took no action.

Item 20. Garage encouraged – attached or detached.

Council followed staff recommendation and took no action.

Item 1 Interior sprinklers required in all homes.

MOTION by Zuccolillo, seconded by Crowder, Council did not follow staff recommendation and took no action. Noes of Crowder, Jones, Schuster, Zuccolillo; Abstention of Bolin.

Item 4. Gutters prohibited, except over entries and/or prevent erosion.

MOTION by Crowder, seconded by Zuccolillo, Council directed staff to have code which allows gutters, but they must be made with non-combustible materials. Roll call vote was unanimous.

Item 6. Siding must be a minimum of 12 inches above finished grade for stick-built homes.

Minimum of 6 inches is already an established code Council took no action.

Item 7. Ancillary buildings and structures requiring a building permit shall comply with Wildland-Urban Interface building standards.

MOTION by Schuster, seconded by Bolin, Council followed staff recommendation and gave direction to make Ancillary buildings and structures requiring a building permit shall comply with Wildland-Urban Interface building standards a requirement. Roll call vote was unanimous.

Item 8. The Town of Paradise should enforce the California Building Code requirement that any non-WUI compliant accessory structure be located at least 50 feet away from other structure(s).

MOTION by Bolin, seconded by Shuster, Council followed staff recommendation and gave direction to modify proposed code to a structure being 30 feet (if possible) from other structure(s). Ayes of Bolin, Crowder, Schuster and Jones; Noes of Zuccolillo.

Item 11. Railroad tie retaining walls prohibited.

MOTION by Shuster, seconded by Bolin, Council followed staff recommendation and gave direction to prohibit railroad tie retaining walls. Roll call vote was unanimous.

Item 12. Defensible space ordinance should be adopted by the town.

MOTION by Crowder, seconded by Bolin, Council followed staff recommendation and gave direction to staff for a Defensible space ordinance as a requirement. Roll call vote was unanimous.

Item 13. 5-foot setback required around any structure to combustible material (non-pressure treated wood fencing and retaining walls, plants, mulch, etc.)

MOTION by Bolin, seconded by Jones, Council gave staff direction to modify proposed code to allow plants within 5 ft. of the setback. Ayes by Crowder, Schuster, Zuccolillo and Jones. Noes of Bolin.

Item 14. Electric, gas and communication service lines shall be located underground for residential and commercial and should be served on the same side of the property as the utility service received pre-fire.

MOTION by Zuccolillo, seconded by Schuster, Council followed staff recommendation and gave direction to make Electric, gas and communication service lines shall be located underground for residential and commercial and should be served on the same side of the property as the utility service received pre-fire. Roll call vote was unanimous.

Item 15. Manufactured Homes must be newly built (not registered or pre-owned)

MOTION by Zuccolillo, seconded by Crowder, Council gave staff direction to modify proposed code to manufactured homes that are 10 years old or newer. Ayes by Crowder, Zuccolillo and Jones, Noes of Shuster; Abstention of Bolin.

Item 18. Minimum size of primary dwelling unit: 800 or 900 or 1,000 square feet on single-family lots.

MOTION by Jones, seconded by Bolin. Council gave staff direction to require a 750 sq. ft. minimum for a primary dwelling unit. Asked for ordinance to be drafted with wording to allow those properties with less than 750 sq. ft. dwelling pre-fire, to be able to rebuild to those dimensions. Roll call vote was unanimous. (710-05-022)

7. COUNCIL INITIATED ITEMS AND REPORTS

7a. Council initiated agenda items – None

7b. Council reports on committee representation -None

7c. Future Agenda Items – Councilmember Schuster would like staff to look at fire hydrant distances specifically non-conforming fire hydrants.

Council Member Schuster asked staff to look into establishing an Arts Commission.

Councilmember Zuccolillo would like alternative Evacuation Routes to be prioritized.

Mayor Jones asked for a presentation on what staff has learned concerning weed abatement and code enforcement.

8. STAFF COMMUNICATION

8a. Town Manager Report - None

9. CLOSED SESSION - None

10. ADJOURNMENT







Mayor Jones adjourned the Council meeting at 9:44 p.m.

Date Approved: August 13, 2019

By: _____/s/_____
Jody Jones, Mayor

Attest:

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

ID	Description	Community Support	Industry Expert Support	Staff Recommendation	Council Direction – Yes/No
1	Interior sprinklers required in all homes.	Mixed	2 of 4	Yes   	No   
2	Permanent perimeter masonry foundation required for manufactured homes	Mixed	1 of 4	No	No
3	Roof obstructions (panels, communication devices, etc.) shall not allow for the collection of debris.	Mixed	0 of 4	No	No
4	Gutters prohibited, except over entries and/or to prevent erosion	Not Supportive	3 of 4	Yes (Modified)	Yes, modified – gutters allowed must be non-combustible
5	Minimum 10-inch roof overhang required	Supportive	0 of 4	No	No
6	Siding must be a minimum of 12 inches above finished grade for stick-built homes.	Supportive	2 of 4	Yes (Modified)	No
7	Ancillary buildings and structures requiring a building permit shall comply with Wildland-Urban Interface building standards.	Mixed	4 of 4	Yes	Yes
8	The Town of Paradise should enforce the California Building Code requirement that any non-WUI compliant accessory structure be located at least 50 feet away from other structure(s).	Mixed	4 of 4	Yes (Modified)	Yes – Modified to 30’ if possible, if not possible, the structure must comply with WUI
9	Garage or minimum 80 square foot storage shed required.	Mixed	1 of 4	No	No
10	Carpports that include storage, beyond vehicles, must be setback a minimum of 50 feet from any building/structure.	Not Supportive	1 of 4	No	No
11	Railroad tie retaining walls prohibited.	Supportive	4 of 4	Yes	Yes
12	Defensible Space ordinance should be adopted by the Town.	Supportive	4 of 4	Yes	Yes
13	5-foot setback required around any structure to combustible material (non-pressure treated wood fencing and retaining walls, plants, mulch, etc.).	Supportive	4 of 4	Yes	Yes – modified to allow plants within 5’ setback.
14	Electric, gas and communication service lines shall be located underground for residential and commercial and should be served on the same side of the property as the utility service received pre- fire.	Supportive	3 of 4	Yes	Yes
15	Manufactured Homes must be newly built (not registered or pre- owned).	Mixed	N/A	Yes (Modified)	Yes – modified to be 10 years old or newer
16	Manufactured homes must be a minimum of a double-wide unit and have at least a 20-foot by 36-foot footprint.	Mixed	N/A	No	No
17	Minimum 4/12 roof pitch for all homes	Mixed	N/A	No	No
18	Minimum size of primary dwelling unit: 800 or 900 or 1,000 square feet on single-family lots.	Mixed	N/A	Choose an Option	750 sqft min
19	Covered front entry porch (minimum 72 square feet) is encouraged on primary dwelling unit.	Not Supportive	N/A	No	No
20	Garage encouraged — attached or detached	Mixed	N/A	No	No