



Town of Paradise

Planning Commission Meeting Minutes

6:00 PM – January 21, 2025

Town of Paradise Council Chamber – 5555 Skyway, Paradise, CA

CALL TO ORDER by Chair Holman at 6:01 p.m. who led the pledge of Allegiance to the Flag of the United States of America.

PLANNING COMMISSIONERS PRESENT: Lynn Costa, Carrissa Garrard, Kim Morris, and Chair Charles Holman.

PLANNING COMMISSIONERS ABSENT: Zeb Reynolds

1. APPROVAL OF MINUTES

- 1a. **MOTION by Morris, seconded by Garrard**, approved the Regular Meeting Minutes of November 19, 2024, Planning Commission meeting. Roll call vote was unanimous with Commissioner Reynolds absent and not voting.

2. COMMUNICATION

- 2a. Community Development Director Susan Hartman provided an overview of recent Town Council actions including awarding a Professional Services Agreement contract for the Category 4 Tree Removal Program to Warner Enterprises and introducing two new ordinances. The first ordinance is related to the implementation of a community choice aggregation program to join the Joint Powers Authority entitled Pioneer Energy as a participating member; and the second is related to defensible space and hazardous fuel management.

3. PUBLIC COMMUNICATION - None

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

- 5a. Community Development Director Susan Hartman provided an overview of the proposed General Plan Amendment and rezone of three parcels in the Walkable Downtown Corridor from Community Facilities to Central Business.

Chair Homan opened the public hearing at 6:13 p.m.

1. Bruce and Valerie Siercks asked if their property, 5800 Almond St, was located in the proposed Walkable Downtown Core.
2. Mark Thorp spoke in favor of this item.

Chair Homan closed the public hearing at 6:21 p.m.

MOTION by Morris, seconded by Holman, adopted Planning Commission Resolution No. 2025-01 “A Resolution of the Paradise Planning Commission Recommending Town Council Adoption of a Paradise General Plan Land Use Map Amendment and Rezoning of Certain Real Property Within the Town of Paradise (TOP; PI24-00128)” recommending Town Council approval of a Town-initiated amendment to the Town of Paradise General Plan land use designation affecting a privately owned +/-1.52 acre cluster of properties from Public Institutional (PI) to Central Commercial (CC) and change the zoning for the same properties from Community Facilities (CF) to Central Business (CB) to remove the zoning previously assigned to Paradise Irrigation District when their corporation yard was located on these parcels and rezone to the adjacent Central Business zoning district. The project site is located at 5680, 5690, & 5704 Black Olive Dr, Paradise and further identified as Assessor Parcel Nos. 052-204-001, 002, & 012.5b. Roll call vote was unanimous with Commissioner Reynolds absent and not voting.

- 5b. Community Development Director Susan Hartman provided an overview of the proposed zoning amendments to the Central Business zone.

Chair Homan opened the public hearing at 6:39 p.m.

- 1. Bruce and Valerie Siercks requested that their property at 5800 Almond be excluded from the Walkable Downtown Core (WDC).
- 2. Mark Thorp noted that properties outside of the WDC may be excluded from certain business incentive programs.

Chair Homan closed the public hearing at 6:49 p.m.

MOTION by Morris, seconded by Garrard, adopted Planning Commission Resolution No. 2025-02 “A Resolution of the Planning Commission Recommending Town Council Adoption of Text Amendments to Title 5 and Title 17 of the Paradise Municipal Code Relative to the Central Business Zoning District; Vending Licenses; Farmers Markets; and the Walkable Downtown Core.” Roll call vote was unanimous with Commissioner Reynolds absent and not voting.

6. OTHER BUSINESS – None

7. COMMITTEE ACTIVITIES - None

8. COMMISSION MEMBERS

- 8a. Future agenda items:

Community Development Director Susan Hartman reviewed items that would come to Commission including a Parcel Map Review and a resubmittal for a house in a commercial zone.

9. ADJOURNMENT

Chair Holman adjourned the meeting at 7:00 p.m.

Date Approved: February 18, 2025

By:

Attest:

_____/s/_____
Charles Holman, Chair

_____/s/_____
Melanie Elvis, Town Clerk/Elections Official