



# TOWN OF PARADISE

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## PLANNING COMMISSION MINUTES

**July 20, 2021**

**6:00 PM**

**CALL TO ORDER** by Chair Morris at 6:00 p.m. who led the pledge of Allegiance to the Flag of the United States of America.

**PLANNING COMMISSIONERS PRESENT:** Lynn Costa, Carissa Garrard, Ron Lassonde, Kim Morris, Chair

**PLANNING COMMISSIONERS ABSENT:** Zeb Reynolds

### 1. APPROVAL OF MINUTES

- 1a. **MOTION by Costa, seconded by Lassonde**, approved Regular Meeting Minutes of March 16, 2021. Roll call vote was unanimous with Commissioner Reynolds absent and not voting.

### 2. COMMUNICATION

- 2a. Community Development Director Susan Hartman provided an update on Town Council actions which included the adoption of Ordinance No. 609, which allows for the short-term use of goats and sheep for weed abatement and defensible space; adopted the 2021/2022 Fiscal Year Budget and will be moving forward with a new Town Seal. Council asked staff to bring back two ordinances for consideration: 1. The RV Ordinance for interim housing; and 2. A hazard tree urgency ordinance to discuss options about the “back forty” trees.

### 3. PUBLIC COMMUNICATION -None

### 4. CONTINUED PUBLIC HEARING – None

### 5. PUBLIC HEARING

- 5a. Associate Planner, Chris Smith provided an overview of the Steineman Conditional Use Permit Application (PL21-00084) and requested the Commissioners approve the project based on staff’s recommendations.

Chair Morris opened the public hearing at 6:08 p.m.

1. Project applicant representative, Debbie Adams, a case manager for Samaritan’s House shared about the program, confirmed the applicate intends to landscape the front yard, and explained the circumstances regarding the house being placed on the property before the permits were applied for and issued.

Chair Morris closed the public hearing at 6:15 p.m.

**MOTION by Lassonde, seconded by Garrard**, adopted the required findings for approval as provided by staff, and approved the Steineman Conditional Use Permit Application (PL21-00084) and affirmed staff's recommendation to approve this project subject to the following conditions of approval below. Roll call vote was unanimous with Commissioner Reynolds absent and not voting.

Community Development Director Susan Hartman stated that there is a seven-day appeal period and that no permits could be issued until that appeal period had closed.

### **GENERAL CONDITIONS OF CONDITIONAL USE PERMIT**

1. If any land use for which a conditional use permit has been granted and issued is not established within three years of the permit's effective date, the conditional use permit may become subject to revocation by the Town of Paradise.

### **CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S)**

#### **SITE DEVELOPMENT**

2. Submit construction documents and meet the requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code regulations including Wildfire Urban Interface construction requirements.

#### **OTHERS**

3. Pay any applicable development impact fees in accordance with Paradise Municipal Code requirements.
4. In accordance with Paradise Municipal Code section 15.03.040, permit fees will be doubled as a result of building construction commencing without a permit.

### **CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMITS(S)**

#### **SITE DEVELOPMENT**

5. Complete the project as per the requirements of the Town of Paradise approved plans and specifications.
6. Approved address shall be placed on the residence above the doorway, or in such a position as to be visible from the road accessing the property.

#### **UTILITIES**

7. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.
  8. Meet the requirements of all utility providers regarding the extension or relocation of utility service lines and the establishment of any necessary on-site utility easements.
- 5b.** Community Development Director Susan Hartman provided an overview of State mandated requirements on municipalities concerning home day cares.

Chair Morris opened the public hearing at 6:21 p.m.

There were no public comments.

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

**MOTION by Lassonde, seconded by Costa**, adopted a resolution that would recommend Town Council adoption of proposed zoning regulations text amendments in Paradise Municipal Code (PMC) Title 17 (Zoning Ordinance). If adopted by the Town Council, the amendments would: 1. alter and/or add the definitions of the terms “Day care home, small family”, “Day care home, large family”, and “Family day care home”; 2. Add site development regulations addressing family day care home(s) in all zones in order to comply with new state laws regarding home day cares; and, 3. Delete Chapter 17.43 - Large Family Day Care Homes from the PMC. Roll call vote was unanimous with Commissioner Reynolds absent and not voting.

## 6. OTHER BUSINESS - None

## 7. COMMITTEE ACTIVITIES

Community Development Director Susan Hartman shared that the Commission would elect a new Chair and Vice Chair at the next meeting, as well as appoint one committee member for the newly reinstated Design Review Committee.

## 8. COMMISSION MEMBERS

Community Development Director Susan Hartman provided an update on current projects and shared that the distillery is moving along and will be sent off to the State for environmental review; the brewery is still looking for a suitable location; Grocery Outlet has started construction; and Barney O'Rourke's needs to resubmit their plans for further review.

## 9. ADJOURNMENT

Chair Morris adjourned the meeting at 6:31 p.m.

Date Approved: August 17, 2021

Attest:

By: \_\_\_\_\_/s/\_\_\_\_\_  
Kim Morris, Chair

\_\_\_\_\_/s/\_\_\_\_\_  
Dina Volenski, CMC, Town Clerk