

M I N U T E S

**CALL TO ORDER**

Planning Director Craig Baker called the meeting to order at 2:00 p.m.

**1. APPROVAL OF MINUTES –**

The meeting minutes of February 7, 2012 were approved by the Planning Director.

**2. PUBLIC COMMUNICATION – None.**

**3. CONTINUED PUBLIC HEARING – None.**

**4. PUBLIC HEARING**

**a. Items previously determined exempt from environmental review:**

**4a. ROSS USE PERMIT (PL12-00249)** Approval of a Use Permit application proposing to establish a construction sales and service land use (fencing contractor) on a ±0.58 acre property improved with a vacant commercial building and single family residence at 1041 Green Tree Court, AP No. 051-153-016.

Planning Director Baker introduced Assistant Planner Hartman who explained that this was a Use Permit application for the establishment of construction sales and service land use, specifically fencing materials, on a ±0.58 acre property zoned Community Commercial (CC) with an existing commercial warehouse, a two (2) bedroom single family dwelling and that the proposed business would include the storage, sale and rental of fencing materials with hours of operation being weekdays, 7:00 a.m. to 4:00 p.m. Ms. Hartman also explained that due to the nature of business, the occupancy belongs to a class of projects that can be determined to be categorically exempt from California Environmental Quality Act (CEQA), pursuant to Section 15303 of the State CEQA Guidelines. Ms. Hartman stated that the project has received favorable responses from commenting agencies, that there are a list of findings and conditions of approval and that staff recommends approval of the application.

Planning Director Baker opened the Public Hearing at 2:03 p.m.

Mr. Baker stated that there were conditions of approval provided by staff and asked if Mr. Ross concurred with the conditions.

Ms. Hartman stated that conditions 8 through 12 needed to be completed before the business can be opened.

John Ross, property owner, stated that he concurs with the conditions.

Planning Director Baker closed the Public hearing at 2:06 p.m.

Planning Director Baker adopted the findings provided by staff and approved the Ross use permit application (PL12-00249) authorizing the establishment of a construction sales and services business upon commercial property located at 1041 Green Tree Court, subject to the following conditions:

### **GENERAL CONDITIONS OF USE PERMIT APPROVAL**

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
2. All activities on the site shall be conducted in a manner that is in compliance with the Town's Noise Ordinance Regulations (PMC Chapter 9.18).
3. Outdoor storage of materials and/or equipment shall be established and maintained such that the materials and or equipment is not visible from any off-site public or private property.
4. Secure Town of Paradise design review approval for any new business signs prior to the establishment of such signs on the site.
5. No inoperative vehicles shall be stored where visible from off of the site.
6. Outside light fixtures associated with the project shall be designed to not exceed a height of sixteen feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.
7. Maintain the property in a manner consistent with the Design Standards of the Upper Skyway Commercial Corridor.

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

#### **BUILDING**

8. Meet all requirements of the Town of Paradise Building Official relative to building door signage as outlined in the written comments dated September 6, 2012 and on file with the Development Services Department.

#### **FIRE PROTECTION**

9. Schedule and complete a Fire Prevention Inspection (\$56.00) from the Fire Marshal prior to commencing business operations. Call (530) 872-6291 ext. 123 to schedule an inspection.

10. Storage of construction materials shall be in compliance with the Fire Marshal written comments dated September 6, 2012 and on file with the Development Services Department.
11. Portable fire extinguishers are required in accordance with the Fire Marshal comments dated September 6, 2012.

**OTHERS**

12. Provide material evidence to the Planning Division of a valid State of California, Board of Equalization Seller's Permit number for the subject property.

Mr. Baker announced that the decision of the Planning Director can be appealed to the Planning Commission within 7 days of the decision date.

Ms. Hartman stated that the formal, signed Use Permit will be mailed after 7 days.

**5. OTHER BUSINESS** – None.

**6. ADJOURNMENT**

The Planning Director adjourned the meeting at 2:08 p.m.

Approved: December 31, 2012

\_\_\_\_\_/s/\_\_\_\_\_  
Planning Director

**ATTEST:**

\_\_\_\_\_/s/\_\_\_\_\_  
Planning Secretary