



TOWN OF PARADISE

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PLANNING COMMISSION MINUTES

April 19, 2016
6:00 PM

CALL TO ORDER AT 6:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

ROLL CALL: Commissioners Raymond Groom, Martin Nichols, Anita Towslee and James Clarkson, Chairman. Commissioner Stephanie Neumann was absent.

1. APPROVAL OF MINUTES

- 1a. **MOTION BY NICHOLS, SECONDED BY TOWSLEE**, Approved the minutes of the March 16, 2016 Regular Planning Commission meeting. Roll call vote was unanimous with Commissioner Neumann absent and not voting.

2. COMMUNICATION

- a. Recent Council Actions: Development Services Director Baker updated the Commissioners on the progress of the Safeway project. They are still pursuing the project and currently working out the details to move forward which includes the Safeway Store, additional retail space and a drive through pad for a restaurant and a grant has been awarded for a signal at Black Olive and Skyway which will go in regardless of whether or not the Safeway store moves forward.
- b. Staff Comments – None

3. PUBLIC COMMUNICATION - None

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING - None.

6. OTHER BUSINESS

- 6a.** Acceptance and referral of the Planning Commission Annual Report for calendar year 2015 to the Town Council regarding the present implementation status of the 1994 Paradise General Plan Housing Element.

Assistant Planner Susan Hartman informed the Commissioners that this is the annual report to the State Department of Housing and Community Development, this report details how many new housing starts at all affordability levels for 2015 and progress towards the housing program objectives in the Housing

Element. The Town has issued 50 permits for new housing units and that number is deducted from the housing allocation number for the reporting period of 2014 to 2022 leaving 573 housing units for the remainder of the reporting period. 2015 highlights include the grant award for the sewer feasibility study, density bonus agreement for three deed restricted units with the Carousel motel and modifying parking regulations for senior housing.

MOTION BY NICHOLS, seconded by Clarkson, Accepted and referred the Planning Commission Annual Report for calendar year 2015 to the Town Council regarding the present implementation status of the 1994 Paradise General Plan Housing Element. Roll call vote was unanimous with Commissioner Neumann absent and not voting.

6b. Acceptance and referral of the Planning Commission Annual Report for calendar year 2015 to the Town Council regarding the present implementation status of the 1994 Paradise General Plan.

Community Development Director Craig Baker informed the Commissioners that this is the General Plan Implementation status report for 2015, outlines policy and implementation measures in the 1994 General Plan except the Housing Element. Most of the implementation over the last calendar year was public/street improvements with Public Works staff-secured several grants and achieving construction of several projects throughout town. The Plan was intended to be a 15 year plan and has been in effect for 22 years so most of the items have been implemented. The Planning Commission previously adopted a resolution stating that due to the lack of growth the General Plan is still valid. Mr. Baker stated that there is approximately \$200,000 in a fund reserved specifically to update the plan.

MOTION BY CLARKSON, seconded by Towslee, Accepted and referred the Planning Commission Annual Report for calendar year 2015 to the Town Council regarding the present implementation status of the 1994 Paradise General Plan. Roll call vote was unanimous with Commissioner Neumann absent and not voting.

7. COMMITTEE ACTIVITIES

8. COMMISSION MEMBERS

a. Identification of future agenda items (All Commissioners/Staff)

Mr. Baker informed the Commissioners that an incomplete Site Plan Review application was submitted for a Community Care facility at the Lutheran Church on Luther Drive that would provide Administrative services to the homeless and provide showers, laundry services and employment services for up to 15 clients per day; a Chico Engineer is working on a parcel map subdivision on East Dottie; a potential six lot subdivision on Indian Rock Road; a map extension for the Paradise Land Project - a 40 lot planned development on Clark Road; and, the Paradise Community Village Project will be requesting an extension of their map.

9. ADJOURNMENT

Chairman Clarkson adjourned the Planning Commission meeting at 6:24 p.m.

Date approved: May 17, 2016

By: _____/s/_____
James Clarkson, Chairman

Attest: _____/s/_____
Dina A Volenski, CMC, Assistant Town Clerk