

P L A N N I N G C O M M I S S I O N M I N U T E S

March 18, 2014 Regular Meeting - 6:00 PM

CALLED TO ORDER at 6:03 pm by Chairman Michael Zuccolillo.

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

ROLL CALL: James Clarkson, Stephanie Neumann, Daniel Wentland and Michael Zuccolillo, Chairman.

1. APPROVAL OF MINUTES

MOTION by Wentland, second by Neumann, approved the minutes of the February 18, 2014 Regular meeting of February 18, 2014. Roll call vote was unanimous.

2. COMMUNICATION

Community Development Director Baker reported recent Council actions including the Council acceptance of the General Plan Implementation report that was forwarded by the Planning Commission; that the Council continued to March 19, 2014, the public hearing concerning appeal of the Planning Commission's interpretation of the Paradise Municipal Code relating to definition of a fence, and that the Council plans to consider an urgency ordinance on that date relating to location of fences or other barriers in private easements.

3. PUBLIC COMMUNICATION

1. Jon Remalia stated that he forwarded to the Planning Commission a copy of a court order that allows him to widen his driveway, that five trees must be removed to provide the 20' of Town required roadway and that the Town will not issue him tree removal permits as he is not the owner of the property upon which the trees are located. He asked the Planning Commission to consider adopting the definition of owner that is included in the California Building Code, to consider State law when considering the urgency ordinance that will be coming to them for review, and that he will coming to the Planning Commission next month to appeal the Community Development Director's decision regarding the existence of a gate on an easement, and asked them to be fair as he thinks the definitions are very clear, and stated that he believes the neighbors have also encroached into the easement.

Town Attorney Moore informed the Planning Commission that to obtain a tree removal permit, one must be a permittee, a property owner who has been issued a tree felling permit by the Town. Property owner means record owner of the property, a fee simple, not an easement. If there is a court order, then the matter remains with the court.

4. CONTINUED PUBLIC HEARING

- 4a. Conduct the continued public hearing to receive any testimony offered by the attending public. Close the hearing and , after any additional discussion, continue the hearing to the regularly scheduled April 15, 2014 Planning Commission meeting for possible consideration of a resolution document recommending Town Council adoption of proposed zoning code text

amendments designed to address the outdoor display of merchandise in commercial zoning districts.

Community Development Director reported that the proposed ordinance was discussed by an ad-hoc committee that included business owners, and the provision relating to standards for limiting areas of display was discussed extensively.

Chairman Zuccolillo opened the continued public hearing for public testimony at 6:17 p.m.

1. Jeff Gould, owner of 2nd Time Around, stated that he missed the March 10th meeting and asked for the date of the next meeting.

Mr. Baker provided written information to Mr. Gould that was handed out at the March 10 meeting and informed that a resolution with recommendations might be coming to the next Planning Commission meeting for consideration.

MOTION by Neumann, seconded by Clarkson, continued the public hearing proposed zoning code text amendments designed to address the outdoor display of merchandise in commercial zoning districts to the next Planning Commission meeting scheduled for April 15, 2014. Roll call vote was unanimous.

5. PUBLIC HEARING – None.

6. OTHER BUSINESS

- 6a. The Planning Commissioner concurred to schedule a special Planning Commission meeting on March 31, 2014 at 6:00 p.m. to present a public draft of an updated Paradise General Plan Housing Element and begin its public review period (an anticipated period of approximately sixty days).

7. COMMITTEE ACTIVITIES: None.

8. **COMMISSION MEMBERS:** Discussed the possible expansion of the Safeway grocery store to a Skyway location, the possible establishment of a Big 5 department store on property located on Maxwell Drive across from the Burger King fast food restaurant, and a Goodwill store in the old Builders Supply building on Skyway.

9. ADJOURNMENT

Chairman Zuccolillo adjourned the Planning Commission meeting at 6:25 p.m.

Date Approved: May 20, 2014

By: _____/s/_____
Michael Zuccolillo, Chairman

_____/s/_____
Joanna Gutierrez, CMC, Town Clerk