



# **Town of Paradise**

## **Planning Commission Meeting Minutes**

### **6:00 PM – June 21, 2022**

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**CALL TO ORDER** by Vice Chair Lassonde 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, Kim Morris, Zeb Reynolds and Ron Lassonde, Vice Chair

**PLANNING COMMISSIONERS ABSENT:** Carissa Garrard

#### **1. APPROVAL OF MINUTES**

- 1a. **MOTION by Morris, seconded by Costa**, approved the Regular Meeting Minutes of April 19, 2022 and Special Meeting Minutes of May 24, 2022.

#### **2. SWEARING IN OF REAPPOINTED PLANNING COMMISSIONER**

- 2a. Town Clerk Dina Volenski swore in Planning Commissioner Kim Morris.

#### **3. COMMUNICATION**

- 3a. Community Development Director Susan Hartman reported that Town Council approved the amendments to the defensible space ordinance; renewed the Town Manager's contract through June 2025; approved the Housing Element with HCD's suggestion, approved by resolution, that staff can approve any minor changes without having to bring it before Council; introduced the ordinance amending the solid waste section of the PMC to include organics as required by State law; approved the Paradise Sewer Project Principals of Agreement; approved the Storm Drain Master Plan; approved Knife River for Phase I of the Skyway Repavement Project; and directed staff to prepare textual changes to the defensible space ordinance potentially prohibiting metal blade tools on Red Flag Warnings days.

#### **4. PUBLIC COMMUNICATION - None**

#### **5. CONTINUED PUBLIC HEARING - None**

#### **6. PUBLIC HEARING**

- 6a. Associate Planner Nick Bateman presented on the Anderson Builders Corporation conditional use permit application (PL22-00051) to allow the reestablishment of the legal non-conforming multiple family development consisting of three duplexes located at 6377 Oak Way, Paradise, CA, APN 051-144-005.

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

1. The applicant, Dave Anderson, relayed that the proposed duplexes would likely be rentals for seniors.

2. Linda Reynolds opposed this project and using the duplexes as rentals.
3. David Crown was concerned about another potential fire and congestion due to the proposed project.
4. Dave Anderson responded to the above concerns and addressed the design features, number of vehicles per unit, septic, and preference to rent to seniors with only two residents per unit.

Chair Lassonde closed the public hearing at 6:38 p.m.

**MOTION by Morris, seconded by Reynolds,** adopted the required findings for approval as provided by staff and approve the Anderson Builders Corporation conditional use permit application (PL22-00051) to allow the reestablishment of the legal non-conforming multiple family development consisting of three duplexes located at 6377 Oak Way, Paradise, CA, APN 051-144-005 subject to the following conditionals of approval, below. Roll call vote was unanimous with Garrard absent and not voting.

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

**GENERAL CONDITIONS**

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. 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.
3. Minor changes to the interior and/or exterior design of the project may be approved administratively by the Town Planning Director upon submittal of a written request for such changes, if the requested changes are consistent with the overall intent of the project, its environmental document and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal use permit modification review by the Planning Commission and the payment of the appropriate processing fees.
4. Pay all development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.
5. Development on the property shall not exceed the building and impervious coverage limitations outlined in PMC 17.14.400.

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

**Construction codes**

6. Complete the requirements of the Town Building Official regarding submittal of construction plans, building permit application, accessibility, and all applicable town adopted construction code requirements.
7. Meet the requirements of PMC 8.58.060 by including the use of noncombustible fencing materials within 5 feet of the proposed structure.

**Grading and Drainage**

8. Submit an erosion & sediment control plan worksheet to the Town Public Works Department for approval by the Town Engineer PRIOR to the start of any earthwork. Show all erosion control devices and sedimentation basins required by Paradise Municipal Code Section 15.04.280.
9. Applicant shall prepare a Stormwater Post-Construction plan for a Regulated project and submit it to the Town Public Works Department for approval by the Town Engineer.
10. Secure a grading permit and meet the requirements of the Town Engineering Division.

**Site Development**

11. Submit an onsite civil improvement plan to the Town Public Works Department (engineering division). Include detail on grading to the satisfaction of the Town Engineer.
12. Meet any requirements of the Town Engineering department regarding the dedication of the right-of-way.

**Sanitation**

13. Complete any requirements of the Onsite Sanitary Official concerning the required repair of the septic system.

**CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND  
CERTIFICATE OF OCCUPANCY**

**Utilities**

14. Meet the requirements of the Paradise Irrigation District (PID) regarding the water meter upgrade and backflow prevention assembly, in accordance with the written comments from PID staff dated 5/16/2022 and on file with the Town Development Services Department.

15. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.

**Site Development:**

16. Secure the issuance of an encroachment permit from the Town Public Works Department and complete all work associated with the construction of the new driveway encroachment along the Oak Way frontage in a manner deemed satisfactory to the Town Engineer.
17. Complete the requirements of the Fire Marshal regarding plans submittal and installation for an Automatic Fire Sprinkler System for the proposed duplexes.
18. Approved numbers or addresses shall be placed on all buildings above the doorway, or in such a position as to be visible from the street or road fronting the property.
19. Meet the requirements of the Town Onsite Sanitary Official regarding inspection and approval for the repairs to the septic systems.

**7. OTHER BUSINESS - None**

**8. COMMITTEE ACTIVITIES**

Vice Chair Lassonde shared that two churches are under design review with the design committee.

**9. COMMISSION MEMBERS**

Community Development Director Susan Hartman shared that an application for a duplex might be ready to come before Commission in July.

**10. ADJOURNMENT**

Ron Lassonde adjourned the meeting at 6:50 p.m.

Date Approved: July 19, 2022

By: \_\_\_\_\_/s/\_\_\_\_\_  
Ron Lassonde, Vice Chair

Attest:

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