



TOWN OF PARADISE

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PLANNING COMMISSION MINUTES

December 22, 2014

6:00 PM

The December 22, 2014 Special Planning Commission Meeting was called to order by Vice Chair Stephanie Neumann at 6:03 p.m.

COMMISSION PRESENT: Martin Nichols, Daniel Wentland and Stephanie Neumann, Vice Chair. Chairman Zuccolillo arrived at 6:10 p.m.

COMMISSIONERS ABSENT: Jim Clarkson.

1. OTHER BUSINESS

Community Development Director Baker reported to the Planning Commission that they are being asked to consider adopting a motion recommending Town Council approval of a Development Agreement with Tyler Edwards that would grant a density bonus for a proposed Multiple-Family Development Project located at 4758 Skyway. The property is currently developed with the Carousel Motel. The special meeting was necessary because background material was not available for the regular December meeting. Mr. Baker informed the Planning Commission that time is of the essence because the property is in escrow.

Michael Zuccolillo arrived at 6:10 p.m.

Commissioner Nichols asked if the Carousel Motel was in compliance with Town regulations and if a new owner sells the property does the 30-year time commitment change. Town Attorney Moore informed the Commission that the 30-year time period will not change.

Commissioner Wentland stated that he had questions about what type of septic system would be needed for the development and that he met with the Town's Onsite Official Doug Danz and all his questions were answered.

Chair Zuccolillo opened the matter for public comment.

Tyler Edwards introduced himself and his wife Jennifer to the Commissioners, stated his experience in property management and that he plans to manage this property himself but has connected with two other professional property management companies that could manage the property on his behalf. Responding to a question from Commissioner Neumann, Mr. Edwards disclosed that his budget for the project consists of a \$400,000 cash resource with other funding to come from private investors. There will be no grant funding associated with the project.

Chair Zuccolillo closed public comment on this matter.

MOTION by Wentland, seconded by Neumann, recommended Town Council approval of a Development Agreement granting a residential density bonus for property located at 4758 Skyway, Paradise, California, a proposed multiple-family development to be developed with fifteen (15) rehabilitated residential apartment units with three units to be affordable apartment units. Roll call vote was unanimous; Clarkson absent and not voting.

2. ADJOURNMENT

Chairman Zuccolillo adjourned the special Planning Commission meeting at 6:15 p.m.

Date Approved: February 17, 2015

By: _____/s/_____
Michael Zuccolillo, Chairman

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