

PARADISE PLANNING COMMISSION
April 17, 2012 - 6:00 p.m.
Paradise Town Council Chambers
5555 Skyway, Paradise, CA

M I N U T E S

CALL TO ORDER

The meeting was called to order by Chair Grossberger at 6:03 p.m.

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

ROLL CALL

Present at roll call were Commissioners Bolin, Jones, Zuccolillo and Chair Grossberger. Commissioner Woodhouse was not present. Community Development Director Craig Baker and Assistant Planner Susan Hartman were also present.

1. APPROVAL OF MINUTES

a. Regular Meeting of February 21, 2012.

It was moved by Commissioner Zuccolillo, seconded by Commissioner Bolin to approve the minutes of the February 21, 2012 Planning Commission meeting as submitted by staff.

VOTE: AYES: Commissioners Bolin, Jones, Zuccolillo and Chair Grossberger.
NOES: None. ABSTAIN: None. ABSENT: Woodhouse.

MOTION CARRIES.

2. COMMUNICATION

a. Recent Council Actions

Mr. Baker reported on Town Council actions of the March 6th where Town Council approved the updated Master Bicycle and Pedestrian Plan and on April 3rd Town Council adopted a resolution approving submission of a Caltrans Bicycle Transportation Account (BTA) Grant Application and approved advertising for recruitment of two upcoming Planning Commissioners vacancies with terms expiring June 30, 2012. Council Member

b. Staff Comments

None.

3. PUBLIC COMMUNICATION

1. Jon Remalia stated that he thinks the Paradise Irrigation District (PID) capacity fees are too high, that it directly impacts development in the community. He stated that PID charges large fees and has not spent the money collected for the hook-up fees, and suggested that a representative from the Planning Commission be assigned to attend PID meetings. Mr. Remalia also stated that he was inadvertently given the incorrect application for the Planning Commission vacancies, but it has since been resolved and also suggested that there should be continuity in the roadways and that bike paths will reduce the overall width of the roadways.

Mr. Baker stated that any appointment to another entity/board should be directed from the Town Council and that studies show that narrowing roadways creates a calming effect on traffic.

4. CONTINUED PUBLIC HEARING – None.

5. PUBLIC HEARING – None.

6. OTHER BUSINESS

6a. Discussion regarding the content of the current Procedural Rules of Conduct of Planning Commission Meetings; and, (1) Consider rescinding Planning Commission Resolution No. 96-001; and, (2) Adopting Planning Commission Resolution No. 12-01, resulting in change(s) to the current Procedural Rules; or, (3) adopt an alternative motion.

Chair Grossberger requested the item be removed from the agenda and postponed to the next meeting so that Commissioner Woodhouse could be in attendance. There was no concurrence on this request.

Mr. Baker explained that the Procedural Rules of Conduct for the Planning Commission had not been reviewed since 1996 and that at the February 21, 2012 Planning Commission meeting Planning Commissioners voted 3 to 2 to review the Procedural Rules of Conduct and considered reducing the presentation time for speakers from five minutes to three minutes. Mr. Baker also stated that there was an error found on the document after it had been distributed, which is now corrected. Mr. Baker stated that Resolution No. 12-01 has been prepared for Planning Commissioner's consideration and if the proposed resolution is not adopted that Resolution No. 96-001 will remain in effect.

Mr. Baker stated that the Town Council could give direction for the Planning Commissioners to reverse a resolution/decision and that the 3 minute time limit is already in the Town Councils Conduct of Council.

1. Loren Harvey stated that it took Mr. Baker 4 ½ minutes to explain one word being wrong and that he did not think it was appropriate to limit public comment to 3 minutes, that he thinks the Planning Commission should allow everyone the opportunity to speak.
2. Jon Remalia stated that the previous discussion took 9 minutes and that the Commissioners should take the time to listen and if they are not able to then maybe they are too busy for the position.

Commissioner Grossberger shared that in her research, many, if not most other Agencies' Planning Commissions only allow for 3 minutes of discussion and that even if the rules were

changed to three (3) minutes the Planning Commission has the ability to allow for longer discussion. She also stated that the email she sent to staff was intentionally not cc'd or sent to any other Commissioners so as not to violate the Brown Act.

Commissioner Jones stated that the email that was circulated had some very good points and that she did vote for this issue last time but would not be voting for this resolution because she didn't think it was necessary and it was sending the wrong message.

Motion by Zuccolillo, seconded by Bolin to approve rescinding Planning Commission Resolution No. 96-001 and adopt Planning Commission Resolution No. 12-01 resulting in changes to the current Procedural Rules specifically changing "Item J. PUBLIC COMMUNICATION – from five (5) minutes to three (3) minutes."

ROLL CALL VOTE:

AYES:	Chair Grossberger
NOES:	Commissioners Bolin, Jones and Zuccolillo
ABSTAIN:	None
ABSENT:	Commissioner Woodhouse

MOTION FAILED

- 6b.** Discussion regarding the upcoming 2012 Business Conference and the possible future roll of the Planning Commission with regard to land use decisions and promoting economic development in Paradise. (Zuccolillo).

Mr. Baker stated that the agenda item was suggested by Commissioner Zuccolillo, that he developed the wording for the agenda and that the flyer for the May 10th Business conference was attached.

Commissioner Zuccolillo posed the question about what could be done, as Planning Commissioners, to make Paradise more business friendly, understanding that the economy is currently challenging, but that there has been very little development. After discussion with businesses some of the obstacles that have been raised are: sign issues/ordinances, faster response to questions, septic issues and equal enforcement. He wanted to bring to the attention of the Commissioners ways to ask the business community how they, as Planning Commissioners, could assist with their business and development, by possibly holding a roundtable discussion.

Chair Grossberger asked for direction from staff as far as the legal/ethical limits within the powers of the Planning Commission.

Mr. Baker stated that the Planning Commission is responsible for Zoning Code and the Subdivision Ordinances and that any other significant direction should come from the Town Council, but that there is a component in the 1994 General Plan that deals with Economic Development. Planning Commissioners should be familiar with the policies within that component.

Mr. Baker stated that the Town Manager will make a presentation at the Business Conference and will propose a business roundtable that, once established, the Planning Commission may be

able to participate in. There is currently a business survey on the Town of Paradise website, the results of which will be discussed at the Business Conference.

1. Jon Remalia stated that in his opinion one of the biggest impairments to development is the time it takes and the money involved in the development process, speeding up the process would be helpful. He stated that regarding the Website survey there was no construction trade listed on it. He also thought that it might be beneficial for Planning Commissioners to have office hours prior to the Planning Commission meeting so citizens do not have to speak at an official meeting, but could have individual interaction; He thinks that people are leaving town, we need to bring them here and keep the ones we already have. He also thinks there needs to be a smaller meeting of 4-6 people, then the larger group at the business forum, for individuals to brainstorm and get things done.
2. Loren Harvey thinks that the community needs to be business friendly, that the lack of parking has and continues to be an issue for businesses and that the Town makes it difficult to have a sign put up and should think about parking grants to eliminate old buildings and use that area for parking. He does not think that a bike path that reduces the street size is business friendly and does not communicate a business friendly attitude.

Mr. Baker stated that grant funding for parking areas are pursued whenever available, but that grant funding is for specific types of projects and most often cannot be used for other types of projects.

3. Fred Aldred stated that the Planning Commission is restricted by the Brown Act, but that they could act individually by visiting businesses in Paradise and asking for input about what could make it more business friendly and then take the information to the business forum in May.

Mr. Baker agreed and suggested visiting new businesses in town, making introductions and if questions, solutions or problems arise, then taking the opportunity to make notes and bring them back to Town staff for possible resolution.

Chair Grossberger stated that after taking ethics training every two years that she finds it difficult to frequent stores, dialogue and inform them of her position on the Planning Commission, which could then make them feel like they are being watched; and, that it's a fine line if they welcome the discussion or if they appreciate that someone is looking in on them. That they, as Planning Commissioners, are given specific tasks but should be careful to not appear to be giving support, or not, to specific individual/business.

Commissioner Bolin stated that it is difficult for citizens to speak at the podium and that coming early, being accessible is a good idea and changes the culture of the Town, business/people need to feel welcome, suggested assigning a Planning Commissioner or Town Council Member to a new business in town; he also stated that the counter is still intimidating and challenging to individuals who are unfamiliar with the process and discussed how it can be made easier.

Mr. Baker stated that the Town has a Business Assistance Team (BAT) that will meet, for no charge, with anyone who is considering opening a business. Mr. Baker shared that the staff considers themselves are stewards, are here to help and are disappointed when someone walks away unhappy or frustrated.

Commissioner Zuccolillo shared some ideas that included talking with businesses, making themselves available to find out what the business needs are, discovering weaknesses within the Town and working with Town Council to keep them informed about what the Planning Commissioners are doing. He also suggested that if there are rules that cannot be uniformly enforced, then they should potentially be removed and/or changed and wants to try to help keep the businesses and revenue in Paradise.

Chair Grossberger suggested, since there will be a change in the Planning Commission, that after the new commission is seated, there be a half day training either by staff or a volunteer planner on the role and expectations of the Planning Commission and that this meeting could potentially be open to the public as a way of information/education.

There was consensus with the Planning Commissioners to continue with outreach to the public and after the business conference and the beginning of the fiscal year to look into having a business round table discussion.

7. COMMITTEE ACTIVITIES - None

8. COMMISSION MEMBERS

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

Mr. Baker stated that in May he would be bringing the General Plan Implementation Status Report and Housing Element Implementation Status Report to the Planning Commission for review prior to forwarding to the Town Council.

Mr. Baker stated that Walmart has been sent the wastewater report and that they are still working on the wastewater issue for the project

9. ADJOURNMENT

The Planning Commission meeting was adjourned at 7:47 p.m.

Date Approved: May 15, 2012

April Grossberger, Chair

Attest:

Dina Volenski, Assistant Town Clerk