

MINUTES

CALL TO ORDER

Planning Director Craig Baker called the meeting to order at 2:00 p.m.

1. APPROVAL OF MINUTES

The meeting minutes of September 25, 2012 were approved, as submitted, by the Planning Director

2. PUBLIC COMMUNICATION – None.

3. CONTINUED PUBLIC HEARING - None.

4. PUBLIC HEARING

a. Item proposed to be exempt from environmental review:

JENKS Site Plan Review Permit (PL12-00332): Approval of a site plan review permit application proposing to establish an outdoor automotive sales business occupancy on a +0.72 acre property improved with a vacant commercial building and single family residence at 8710 Skyway, AP No. 050-150-002.

Planning Director Baker introduced Assistant Planner Susan Hartman. Ms. Hartman explained the site plan review application is for outdoor automotive sales within an existing commercial space that is currently vacant at 8710 Skyway. The project site has an existing automotive service station and a single family residence in the Community Commercial zoning district. The existing land use of an automotive repair shop would be incorporated into the outdoor automotive sales business.

Ms. Hartman explained that Section 15303 of the California Environmental Quality Act (CEQA) provides for exemptions from environmental review for projects that have minor modifications and requested that the Planning Director will determine this project to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA).

Ms. Hartman also explained that there is also a list of required findings for approval of the project are provided and list of conditions submitted by different agencies that reviewed the project and recommended that conditions developed by Town staff be assigned to the project if it is approved.

Planning Director Baker opened the Public Hearing at 2:05 p.m.

Mr. & Mrs. Jenks, project applicants, inquired about specifics for the encroachment and if, at a later date, the Town could request additional things be done.

Mr. Baker suggested the Jenks work with the Town Engineer regarding the encroachment and explained that the permit goes with the land, even if it is sold, the land use permit will stay with the property and that the only way the Town could and request any changes would be if there was a compelling reason to consider revocation of the permit at a public hearing.

The Jenks asked about extending the time frame for the conditions to be met due to the rainy weather and unknown timeline of potential contractors to complete the necessary work for the encroachment and traffic risers.

Mr. Baker stated that his understanding from the Town Engineer is that 120 would be sufficient, but is willing to extend the time to 150 days to allow for warmer weather.

Mrs. Jenks stated that they have a bid for traffic rated risers and are planning to dig up and do the septic inspection and when done insert the risers allowing the two projects to coincide.

Mr. Baker suggested that the septic evaluation be done sooner so that if there are any issues the project applicants are aware of it before completing any more work.

Planning Director Baker closed the public hearing at 2:18 p.m.

Planning Director Baker, adopted the findings provided by staff and approved the Jenks site plan review permit application (PL12-00332) authorizing the establishment of an outdoor automotive sales business upon commercial property located at 8710 Skyway, subject to the following conditions:

GENERAL CONDITIONS OF SITE PLAN REVIEW PERMIT APPROVAL

1. If any land use for which a site plan review permit has been granted and issued is not established within three years of the site plan review permit's effective date, the site plan review permit may become subject to revocation by the Town of Paradise.
2. All activities on the site shall be conducted in a manner that is in compliance with the Town's Noise Ordinance Regulations (PMC Chapter 9.18).
3. Outdoor storage of materials and/or equipment associated with the business occupancy shall be established and maintained such that the materials and or equipment is not visible from any off-site public or private property.
4. Secure Town of Paradise design review approval for any new business sign structures prior to the establishment of such signs on the site.
5. No inoperative or dismantled vehicles associated with the business occupancy shall be stored outside on the site in a manner that is visible from any off-site public or private property.
6. Maintain a parking facility containing a minimum of four parking spaces for the proposed project in accordance with all applicable design standards contained in Chapter 17.38 of the Paradise Municipal Code.

**CONDITIONS TO BE MET PRIOR TO ESTABLISHMENT OF BUSINESS
OCCUPANCY**

FIRE PROTECTION

7. Portable fire extinguishers, minimum 2A10BC, are required in accordance with the written comments of the Fire Marshal dated December 11, 2012 and on file with the Development Services Department.
8. Provide exit door signage on or adjacent to that reads "THIS DOOR TO REMAIN UNLOCKED WHILE BUSINESS IS OCCUPIED".
9. Fire Prevention Inspection is required prior to occupancy.
10. Comply with all other written comments of the Building Official/Fire Marshal dated December 11, 2012 and on file with the Development Services Department.

OTHER

11. Provide material evidence to the Planning Division of a valid State of California, Board of Equalization Seller's Permit number and Vehicle Dealer License for the subject property.

SANITATION

12. Provide evidence to the Onsite Sanitary Official that the septic system has been evaluated and approved by a licensed town evaluator within the last twelve (12) months. A failed septic inspection will require the installation of a new traffic rated 1500 gallon septic tank with traffic rated risers.

**CONDITIONS TO BE MET WITHIN 150 DAYS OF ADMINISTRATIVE PERMIT EFFECTIVE
DATE**

13. If not already installed, secure a permit to install traffic rated risers on the septic tank for use of that area as automotive parking.

SITE DEVELOPMENT

14. Secure an encroachment permit from the Town of Paradise Engineering Division for repair of the Skyway driveway encroachment.

It was announced that the decision of the Planning Director can be appealed within seven days of the decision date to the Planning Commission.

5. ADJOURNMENT

Planning Director Baker adjourned the meeting at 2:22 p.m.

Approved: October 23, 2013

ATTEST:

/s/
Town Clerk

/s/
Planning Director