

PARADISE PLANNING COMMISSION
May 15, 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 6:00 p.m.

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

ROLL CALL

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

1. APPROVAL OF MINUTES

a. Regular Meeting of April 17, 2012.

It was moved by Commissioner Zuccolillo, seconded by Commissioner Bolin to approve the minutes of the April 17, 2012 Planning Commission meeting as submitted by staff.

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

MOTION CARRIES.

2. COMMUNICATION

a. Recent Council Actions

Mr. Baker reported on Town Council actions of the May 1st meeting where Town Council appointed interim Police Chief Tazzari and extended the engineering contract with Rolls, Anderson & Rolls. There were three Planning Commission applications submitted and two individuals were interviewed by Town Council Members DiDuca and Titus. The new commissioners will be appointed at the June 5th Town Council meeting.

b. Staff Comments

Mr. Baker stated that Town Representatives will be at the Chico City Council meeting where the Council will be discussing the proposed wastewater solution of a sewer pipe from Paradise to Chico. The sewer could allow for potential commercial and residential growth within certain corridors/sections of the Town.

Mr. Baker provided a brief history and evolution of the sewer discussion that has transpired in the Town of Paradise prior to and since the Town's incorporation.

3. PUBLIC COMMUNICATION – None.

4. CONTINUED PUBLIC HEARING – None.

5. PUBLIC HEARING – None.

6. OTHER BUSINESS

- 6a.** Acceptance and referral of the Planning Commission Annual Report for calendar year 2011 to the Town Council regarding the present implementation status of the 1994 Paradise General Plan.

Mr. Baker reported on the General Plan Implementation Status Report that is required by California State Code to be reviewed annually by a local planning agency and then forwarded to the Town Council for approval. In the report, activity from last year is bolded and shaded to highlight the changes.

Mr. Baker stated that there was additional progress made toward implementation, although limited. He stated that there has been significant progress since the majority of the plan has been implemented over the last 17 years and that the General Plan is still relevant because there have been so few changes in demographics, environmental conditions, economy, traffic patterns, and other items identified in the Plan.

Commissioners discussed the report and asked questions regarding the Pearson/Recreation Drive Signalization project, the impacts on the BTA grant, and the bike lane in general.

Mr. Baker stated that the Pearson Rd./Recreation Dr. Signalization project is a Congestion Mitigation and Air Quality (CMAQ) Grant that has been in the works for a long time with the intent to reduce emissions from the current stop sign and to align Recreation Drive and Churchill Drive. The Gold Nugget Museum was concerned with parking, but if a bike lane is approved instead of a bike path, parking may not be affected. The BTA Grant Application that has been submitted is for a different section of Pearson Road.

Commissioner Zuccolillo asked specific questions on items in the report regarding, LUP-9, CP-18 specifically the Pearson/Recreation Dr Signalization project, LUI-32 and LUP-49 specifically questioning the meaning of "aggressive" landscape plans.

Mr. Baker stated that LUP-9, regarding mailing public notices is in accordance with state law and that individuals within a 300' radius from a project are notified. Mr. Baker stated that CP-18 addresses public/neighborhood workshops for roadway expansions and was potentially part of the Pearson/Recreation Dr Signalization project, he was not involved with the project at that time, but believes that there were meetings held with the surrounding property owners. LUI-32 addresses the Welcome signs coming into Paradise which do not belong to the Town of Paradise, but are maintained by the Chamber of Commerce; and, LUP-49 regarding high density development, specifically the reference to aggressive landscape plans which would mean being ambitious or going over and above what is legally required in terms of the landscaping.

COMMISSIONERS CONCURRED to forward the Planning Commission Annual Report for calendar year 2011 regarding the present implementation status of the 1994 Paradise General Plan to the Town Council.

- 6b.** Acceptance and referral of the 1994 General Plan Housing Element Annual Progress Report for calendar year 2011 to the Town Council.

Assistant Planner Hartman explained that the Housing Element is on a separate form from Housing and Community Development and each year we report on the number of new residential units that have been constructed and the income level associated with the homes. This past year there were four (4) new units constructed in the affordable to moderate or above-moderate level because they did not fall in the lower level categories.

There is also an update of the programs discussed in the housing element which are: 1) Changes in HI-1 reducing infrastructure constraints to development resulting in the discussion with Chico about commercial wastewater disposal. 2) HI-8 promoting second units, that made changes to the Onsite Manual which resulted in changing the reduction in the creek setback in the Honeyrun basin from 200 feet to 100 feet allowing for more potential second units being developed. 3) HI-16 addresses the general removal of constraints. This item is also affected by the change in setbacks allowing for more development. Additionally, there is a brief overview which includes the CHIP Project that will help meet the lower income brackets due to rent control and public subsidies that will help address the allocated regional housing numbers.

Commissioners discussed the CHIP Project and if it would be continuing due to the partners that have removed themselves from the project and that it appears to be a large piece of property with a lack of interest or involvement.

Mr. Baker explained that the CHIP Project was still promising and that the property has significant value because it is level, has limited wetlands and is one of, if not the largest tract of developable land in Town.

COMMISSIONERS CONCURRED to forward the 1994 General Plan Housing Element Annual Progress Report for calendar year 2011 to the Town Council.

7. COMMITTEE ACTIVITIES - None

8. COMMISSION MEMBERS

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

Planning Commissioners inquired about the future of Walmart, if they were still in the planning stages or if the project had been abandoned.

Mr. Baker stated that Walmart is still in the EIR process, that there were changes in management that have stalled the process and that they are still working on the wastewater issue and the development agreement.

9. ADJOURNMENT

The Planning Commission meeting was adjourned at 6:55 p.m.

Date Approved: June 19, 2012

April Grossberger, Chair

Attest:

Dina Volenski, Assistant Town Clerk