



TOWN OF PARADISE

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Town Staff:

Craig Baker, Community Development Director

Susan Hartman, Assistant Planner

Dina Volenski, Acting Town Clerk

PLANNING DIRECTOR MEETING MINUTES REGULAR MEETING – 10:00 AM – August 31, 2016

Community Development/Planning Director Craig Baker called the August 31, 2016 Planning Director meeting to order at 10:01 a.m.

1. Approval of Minutes

1a. Community Development/Planning Director Craig Baker approved the minutes as submitted by staff from the June 30, 2016 Planning Director meeting.

2. CONTINUED PUBLIC HEARING - None.

3. PUBLIC HEARING

3a. This item is determined to be exempt from environmental review.

Consideration of a conditional use permit application to legally sanction an existing indoor private dog kennel to keep up to eight family-owned dogs in a single-family dwelling on a 1.26 acre property zoned Rural Residential – 2/3 acre minimum (RR-2/3) located at 7191 Pentz Road, Paradise, CA, AP No. 050-040-145.

Assistant Planner Hartman described the project and that after responses from reviewing agencies; staff recommends conditional approval with 9 conditions of approval (listed below).

Planning Director Baker recommended an additional condition of approval: All dogs kept at the private indoor dog kennel shall be licensed to Robin Barrocas as the resident occupying the single-family residence/indoor kennel located at 7191 #B Pentz Road in Paradise.

Planning Director Baker opened the public hearing at 10:05 a.m.

Robin Barocas, project applicant, lives at 7191 Pentz Road and agrees with the stated conditions and the addition of the proposed condition.

Greg Kiefer, 1678 Aspen Lane, presented a petition with 15 signatures against the project, appreciates that dogs are family, there are dogs throughout the neighborhood, but when the eight dogs are outside during the day they are barking loudly and at night they are barking at the wild animals.

Mr. Baker asked if he was aware of any reports filed regarding barking dogs and if Mr. Kiefer was certain that Mrs. Barocas' dogs were the ones barking.

Mr. Kiefer stated that most people have one or two dogs, but when Mrs. Barocas dogs go outside to do their business, it is non-stop barking.

Mrs. Barocas stated that they are young playful dogs and run in and out to play and are happy to see her when she returns home after being gone.

Mr. Baker stated that if the permit is approved, due to the zoning, the dogs will have to be kept indoors and only allowed out when they need to go to the bathroom.

Mr. Baker stated that if a citation is issued it would go to the owner of the project site, not the tenant, and that Mr. Wallen, the property owner is aware of the request because he signed the use permit application.

Mr. Baker explained that the dogs would need to be kept quiet and noise from the dogs could be a violation of the permit if it is conditionally approved.

Mr. Baker closed the hearing at 10:19 a.m., continued the public hearing to Wednesday, September 14, 2016 at 10:00 a.m. and will be contacting animal control to work with them regarding the proposed conditions and to meet with anyone regarding concerns with the project prior to the continued public hearing. Mr. Baker suggested a neighborhood meeting to discuss/resolve concerns with the permit.

Mr. Baker also referred to Paradise Municipal Code Section 6.12.030 - Nuisances—Designated

Without limitation as to the general provisions of Section 6.12.020, the following specific acts and conditions committed by a dog are hereby declared to be unlawful and to constitute a public nuisance, and the owner of a dog committing any of the following shall be subject to the penalties provided by Section 6.12.040 E.

E. Creating a noise in a neighborhood by howling, barking or making unusual sounds that disturb two or more persons residing in different residences during three separate days within a seven day period.

Below are the proposed conditions of approval:

CONDITIONS OF INDOOR KENNEL APPROVAL

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, or if compliance with use permit conditions of approval is not achieved and maintained, the use permit may become subject to revocation by the Town of Paradise.

2. Schedule an inspection of the indoor kennel by town Animal Control staff and meet any resulting requirements within thirty (30) days of the effective date of this use permit. Provide evidence thereof to the town Development Services Department.
3. Secure the issuance of a town-approved kennel license within thirty days of the effective date of this use permit.
4. Maintain current rabies vaccinations for all dogs kept at the indoor kennel and meet all dog licensing requirements of the Town of Paradise.
5. Excepting brief periods of outdoor activity necessary for sanitation purposes and/or transport off of the site, all dogs shall be kept indoors at all times. Any outdoor activity shall be limited to the 25' x 24.5' fenced area adjacent to the indoor kennel.
6. All areas of the indoor dog kennel shall be kept in a clean and sanitary condition free from any accumulation of animal waste. Properly dispose of all animal waste.
7. The indoor kennel shall be operated in compliance with the requirements of PMC section 6.12.030 (*Nuisances-designated*), particularly with regard to noise disturbances.
8. The indoor kennel shall be subject to all requirements of PMC Chapter 6.28 (*Kennels/pet shops*).
9. The indoor kennel shall be limited to the keeping of no more than eight small dogs of any age. No other dogs may be kept upon the property for the term of the indoor kennel land use.
10. All dogs kept at the private indoor dog kennel shall be licensed to Robin Barrocas as the resident occupying the single family residence/kennel located at 7191 Pentz Road.

4. ADJOURNMENT

Community Development/Planning Director Baker adjourned the meeting at 10:22 a.m. to Wednesday, September 14, 2016 at 10:00 a.m.

Date approved: June 28, 2017

By: _____/s/_____
Craig Baker, Community Development Director