



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

TELEPHONE (530) 872-6291 FAX (530) 877-5059

www.townofparadise.com

P L A N N I N G C O M M I S S I O N M I N U T E S

**February 16, 2021
6:00 PM**

CALL TO ORDER by Chair Morris at 6:01 p.m. who led the pledge of Allegiance to the Flag of the United States of America.

PLANNING COMMISSIONERS PRESENT: Lynn Costa, Carissa Garrard, Ron Lassonde (via Teams), Kim Morris, Chair

PLANNING COMMISSIONERS ABSENT: Zeb Reynolds

1. APPROVAL OF MINUTES

- 1a. **MOTION by Costa, seconded by Garrard**, approved Regular Meeting Minutes of December 15, 2020. Roll call vote was unanimous with Commissioner Reynolds absent and not voting.

2. COMMUNICATION

2a. Recent Council Actions- Community Development Director Susan Hartman provided an update to the Commissioners that Town Council approved staff to negotiate a contract with Urban Planning Partners for the Housing Element update. Council also discussed street vending in the downtown, abandoned business signs and introduced an ordinance to change burn permits from a calendar year to a fiscal year.

2b. Staff Comments -None

3. PUBLIC COMMUNICATION -None

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

- 5a. **Ponderosa Gardens Use Permit Modification (PL21-00012)** Planning Commission consideration of a use permit modification to allow a banquet hall use in Ponderosa Gardens Motel. This would reduce the number of lodging units in place of an assembly area and kitchen facilities. The ±2.99-acre parcel is zoned Community Commercial (CC) and located at 7010 Skyway and further identified as Assessor Parcel Nos. 052-080-107.

Associate Planner Chris Smith provided an overview of the project.

Chair Morris opened the public hearing at 6:13 p.m.

1. Matt Davis, contractor for the project applicant, answered the Commissioners' questions regarding the size of the septic. Mr. Davis stated that because the designated occupancy size changed, the septic was being redesigned to fit the new requirements.

Chair Morris closed the public hearing at 6:14 p.m.

MOTION by Lassonde, seconded by Costa, adopted the required findings for approval as provided by staff, and approved the modification of the Use Permit (PL21-00012) to authorize the construction of a \pm 2,915 square foot motel and banquet room on a \pm 2.99-acre parcel zoned Community Commercial (CC) and located at 7010 Skyway and further identified as Assessor Parcel Nos. 052-080-107, subject to the below conditions of approval. Roll call vote was unanimous with Commissioner Reynolds absent and not voting.

Community Development Director Susan Hartman clarified that there is a seven-day appeal period and that no permits could be issued until that period was closed.

GENERAL CONDITIONS OF CONDITIONAL USE PERMIT

1. A fire permit is required for certain specific operations regulated by the California Fire Code. The permit is issued after application has been made to the Town of Paradise Fire Department and full compliance of the requirements for the operation has been adhered to. An annual fee is charged to the applicant for review and inspection of such permits. Some permits require additional inspections and permit compliance that may require additional fees to be paid semi-annually.

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING

PERMIT(S)

SITE DEVELOPMENT

2. Submit construction documents and meet the requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code regulations including Wildfire Urban Interface construction requirements.
3. Complete any requirements of the Town Onsite Sanitary Official concerning the issuance of a permit for the upgrade of the wastewater treatment and disposal system to serve the proposed project.

OTHERS

4. Pay any applicable development impact fees in accordance with Paradise Municipal Code requirements.

**CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND
CERTIFICATE OF OCCUPANCY**

SITE DEVELOPMENT

5. Complete the project as per the Town of Paradise adopted California Building Standards and Town of Paradise approved plans and specifications.
6. Meet the requirements of Town onsite sanitation staff regarding inspection and approval for the construction of the onsite sewage disposal system.
7. Prior to Fire Department Clearance for occupancy, an automatic fire sprinkler system shall be installed. The system shall comply with NFPA #13-R Standard for Automatic Fire Sprinkler Systems-Multi-Family Dwellings. Three (3) sets of plans, hydraulic calculations, and material used in the system shall be submitted by a State of California Licensed Contractor for review, approval, and permits issued prior to commencing work.
8. Prior to final inspection or occupancy, hand portable fire extinguishers are required to be installed as directed by Town of Paradise Fire Department staff. The size, location, and markings shall be illustrated on the floor plan of the construction documents. Prior to installation the client is directed to request a fire inspection to confirm the locations of the fire extinguishers due to field changes of business systems
9. Knox emergency access key box is required at each building, with specific mounting locations approved by the Town of Paradise Fire Department. Recessed mount key boxes are required. Premise keys for all buildings and areas shall be marked and placed in the box prior to final inspection to ensure emergency access. The building owner/occupants shall provide replacement keys whenever locks are changed.

UTILITIES

10. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.
 11. Meet the requirements of all utility providers regarding the extension or relocation of utility service lines and the establishment of any necessary on-site utility easements.
- 5b. **Simmons General Plan Amendment/Rezone and Conditional Use Permit Application (PL21-00011):** Planning Commission consideration of a resolution recommending Town Council approval of a Town-initiated amendment to the Town of Paradise General Plan land use map affecting a ± 0.13 -acre property from an “unassigned” designation to the Town Commercial (TC) land use designation and assign compatible zoning for the subject property of Community Commercial (CC).

No new development is proposed, only the post-fire rebuild of previously existing facilities. In addition, consideration of a Conditional Use Permit to allow a two-year timeframe, from the date the zoning assignment is adopted by Town Council, to rebuild the previously existing non-conforming residential land use. The project site is located at 9323 Skyway, Paradise; and identified as Assessor Parcel No. 066-430-004.

Community Development Director Susan Hartman provided an overview stating that this parcel was an unclaimed piece of land that the Town previously believed to belong to the County. The property, therefore, had no zoning assignment and needed to be assigned.

Chair Morris opened the public hearing at 6:21 p.m.

There were no public comments.

Chair Morris closed the public hearing at 6:21 p.m.

MOTION by Garrard, seconded by Costa, adopted Planning Commission Resolution No. 21-01, "A Resolution of the Paradise Planning Commission Recommending Town Council Adoption of a Paradise General Plan Land Use Map Amendment and Rezoning of Certain Real Property Within the Town of Paradise (SIMMONS:PL21-00011). Roll call vote was unanimous with Commissioner Reynolds absent and not voting.

Community Development Director Susan Hartman clarified that there is a seven-day appeal period and that no permits could be issued until that period was closed.

6. OTHER BUSINESS

- 6a. Community Development Director Susan Hartman provided an overview of the Annual Report and highlighted some of the improvements from 2020 such as the Town Council approving the of specifications for the Almond St. and Gap Closure projects, Public Works securing a \$1.8 million grant to update the Master Transportation Plan, and the purchase of new property for a more centralized location for Fire Station 82.

MOTION by Costa, seconded by Garrard, Accepted and referred the Planning Commission Annual Report for calendar year 2020 to the Town Council regarding the present implementation status of the 1994 Paradise General Plan. Roll call vote was unanimous with Commissioner Reynolds absent and not voting.

- 6b. Community Development Director Susan Hartman provided an overview General Plan Housing Element stating that it was required to be updated every several years.

MOTION by Lassonde, seconded by Garrard, Accepted and referred the Planning Commission Annual Report for calendar year 2020 to the Town Council regarding the present implementation status of the 1994 Paradise General Plan Housing Element. Roll call vote was unanimous with Commissioner Reynolds absent and not voting.

7. COMMITTEE ACTIVITIES - None

8. COMMISSION MEMBERS

- 8a. Identification of future agenda items (All Commissioners/Staff)

Community Development Director Hartman informed the Commissioners of an upcoming project on an expired subdivision.

9. ADJOURNMENT

Chair Morris adjourned the meeting at 6:41 p.m.

Date Approved: March 16, 2021

Attest:

By:_____/s/_____
Kim Morris, Chair

_____/s/_____
Dina Volenski, CMC, Town Clerk