

PARADISE PLANNING COMMISSION
October 16, 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 Bolin at 6:01 p.m.

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

ROLL CALL

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

1. APPROVAL OF MINUTES

a. Regular Meeting of September 18, 2012.

It was moved by Commissioner Jones, seconded by Commissioner Zuccolillo to approve the minutes of the September 18, 2012 Planning Commission meeting as submitted by staff.

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

MOTION CARRIES.

2. COMMUNICATION

a. Recent Council Actions

None

b. Staff Comments

Community Development Director Baker updated the Planning Commissioners on the Feather River Hospital Outpatient facility which had a tree felling application approved by the Planning Commission in June, the site plan has changed due to a change in the location of the building and parking area; all the trees will still be removed, but the opportunity to retain trees has been lost due to the amount of grading. Mr. Baker stated that no permit has been issued yet, but they are close and want to get things started as soon as possible.

3. PUBLIC COMMUNICATION - None

4. **CONTINUED PUBLIC HEARING** – None.

5. **PUBLIC HEARING** –

5a. COMMUNITY HOUSING IMPROVEMENT PROGRAM (CHIP) TREE FELLING PERMIT APPLICATION (PL12-00272): Request for town approval of a tree felling permit proposing the felling of up to seven (7) qualifying trees upon a +2.52 acre property zoned Community Services/Planned Development (CS/PD) located at the west end of Village Parkway (AP No. 054-380-001) due to declining health, potentially hazardous conditions and to facilitate construction of a multiple-family residential project (Phase 1 CHIP Housing project) previously approved by the Town of Paradise.

Mr. Baker stated that the original plan for the project was to save these seven trees, but they are in declining health, create potentially hazardous conditions and need to be removed to facilitate construction of the project; and, the replacement trees species may be more appropriate.

Mr. Baker explained that in 2009 the Planning Commission approved the project and authorized the felling of 81 qualifying trees and staff administratively approved the removal of three additional qualifying trees to accommodate unforeseen circumstances related to the project development, but staff has no more administrative authority, therefore the Tree Felling Permit Application was duly noticed and scheduled for Planning Commission approval. Mr. Baker also explained that all of the trees felled and proposed to be felled have to be included in the landscape plan for the project and will probably be coast redwoods, Ponderosa pines and cedars. The written analysis of the trees from botanist and certified tree arborist Elena Gregg concludes that all seven trees should be felled.

Mr. Baker stated that there is one condition of approval and that the other conditions are already in place for the project.

Chair Bolin opened the public hearing at 6:09 p.m.

Kris Zappittini, CHIP supervisor, stated that she was available to answer any questions regarding the application.

Mr. Baker asked Ms. Zappettini if she concurred with the staff recommendations and Ms. Zappettini indicated that she did.

Chair Bolin closed the public hearing at 6:10 p.m.

ITEM 5a: The MOTION was made by Jones, seconded by Zuccolillo to adopt the findings provided by staff and approve the CHIP tree felling permit application (PL12-00272), authorizing the felling of up to seven (7) qualifying foothill pine trees on property located at the west end of Village Parkway, APN 054-380-001, subject to the below.

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

FINDINGS FOR APPROVAL

- A. The CHIP tree felling permit application meets the criteria for conditional tree felling permit approval as outlined within PMC Section 8.12.090 because the proposed tree felling activity is necessary to accommodate the establishment of a multiple-family land use that is planned to accommodate such a use.
- B. The proposed tree felling activity, as conditioned, is consistent with applicable Town zoning regulations regarding commercial timber harvesting.

CONDITION OF APPROVAL

- 1. Required landscaping for the proposed Phase 1 CHIP housing project shall be designed to accommodate replacement trees. Replacement tree species shall be selected for their ability to compensate for the loss of large native trees on the site and for their compliance with Paradise Municipal Code Section 8.12.120 (*Tree replacement*).

Community Development Director Baker announced that the Planning Commission decision on the Tree Felling Permit Application is subject to a ten-day appeal period. The Town Council serves as the appeals board and the required appeal and fee are filed with the Town Clerk.

6. OTHER BUSINESS - None

7. COMMITTEE ACTIVITIES - None

8. COMMISSION MEMBERS

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

Mr. Baker stated that the following projects are in different stages of development: Dollar General, O'Reilly Auto parts, Feather River Hospital Project and the Safeway Remodel.

9. ADJOURNMENT

The Planning Commission meeting was adjourned at 6:21 p.m.

Date Approved: January 15, 2013

_____/s/_____
Jody Jones, Chair

Attest:

_____/s/_____
Dina Volenski, Assistant Town Clerk