



TOWN OF PARADISE

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Town Staff:

Craig Baker, Community Development/Planning Director

Susan Hartman, Assistant Planner

Dina Volenski, Assistant Town Clerk

PLANNING DIRECTOR MEETING MINUTES

REGULAR MEETING – 10:00 AM – June 30, 2016

CALL TO ORDER

1. APPROVAL OF MINUTES

Community Development/Planning Director Craig Baker called the June 30, 2016 Planning Director meeting to order at 10:01 a.m.

Mr. Baker approved of the Minutes of the May 31, 2016 Planning Director Hearing as presented.

2. CONTINUED PUBLIC HEARING - NONE

3. PUBLIC HEARING

RIVERA SITE PLAN REVIEW PERMIT (PL16-00148) APPLICATION: Request for site plan review permit approval to sanction and expand a multiple family land use that is existing but legal non-conforming on a +1.26 acre property zoned Community Commercial (CC) located at 5571 Skyway, AP No. 052-250-078.

Assistant Planner Susan Hartman reported to the Planning Director that the project applicant is seeking to permit an existing, legal nonconforming multiple family land use located at 5571 Skyway involving 4 dwelling units which includes the demolition and rebuild of one of the four dwellings. This project is exempt from the California Environmental Quality Act (CEQA) requirements, is consistent with the goals and land use policies of the current 1994 paradise General Plan, as conditioned, and will not be detrimental to the public health, safety and general welfare. Staff recommends that the Planning Director adopt the three findings and approve the project as conditioned with the twelve conditions of approval.

Martin Rivera stated that he is the property owner and project applicant, has reviewed the project's conditions of approval and has no objections.

Planning Director Baker did inquire of the owner about one of residences on the site plan being shown as located partially across a property line. Mr. Rivera stated that the residence was there when he bought the property. Assistant Planner Hartman pointed out to the owner that there was a general condition on the site plan review permit that in the future, that unit cannot be enlarged or rebuilt over the property line.

Community Development/Planning Director Baker adopted the required findings below and approved the Rivera Site Plan Review permit application (PL16-00148) for property located at 5571 Skyway, sanctioning multiple family land use consisting of four dwelling units subject to the following conditions of approval:

REQUIRED FINDINGS FOR APPROVAL:

- a. The proposed project is categorically exempt from environmental review under the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301, (Class 1) of the CEQA guidelines
- b. Find that, as conditioned, approval of the Rivera Site Plan Review permit can be found to be consistent with the goals and land use policies of the current 1994 Paradise General Plan because project approval would promote the replacement of a legal nonconforming structure for which evidence of record exists to demonstrate that it was lawfully established in its previous location.
- c. The proposed project, as conditioned by the Town of Paradise, will not be detrimental to the public health, safety and general welfare.

GENERAL CONDITIONS OF PROJECT 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. Any work within the Skyway public right of way is subject to Town issuance of an encroachment permit, which will require that the contractor be properly licensed and bonded with the Town of Paradise.
3. Any existing dwelling unit nonconforming as to yard setback may not be added onto or enlarged unless the dwelling is first brought into compliance with current setback requirements.

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S)

SITE DEVELOPMENT

4. Secure a demolition permit through the building division for the removal of the existing structure.
5. Submit construction documents and meet the requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code regulations including Wildland Urban Interface construction requirements.

SANITATION

6. Complete the requirements of the Town Onsite Sanitary Official concerning application, final system design, and the issuance of permit approvals for installation of a sewage treatment and disposal system to serve the proposed project. Provide evidence thereof to the Town Development Services Department (building division).

UTILITIES

7. Any relocation or rearrangement of PG&E facilities to accommodate this project will be at the developer/applicant expense. There shall be no facilities construction allowed over or under any existing PG&E facilities or inside any PG&E easements affecting this property.

OTHERS

8. 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

9. Complete the requirements of the Fire Marshal regarding plans submittal for an Automatic Fire Sprinkler System for the proposed residential dwelling.
10. All flammable vegetation shall be removed at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less.
11. Complete the project as per the Town of Paradise adopted California Building Standards and Town of Paradise approved plans and specifications.

SANITATION

12. Meet the requirements of Town onsite sanitation staff regarding inspection and approval for the construction and final design of the onsite sewage disposal system.

4. ADJOURNMENT

Community Development/Planning Director adjourned the meeting at 10:07 a.m.

Date approved: August 31, 2016

By: _____
Craig Baker, Community Development Director