



# TOWN OF PARADISE

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## PLANNING COMMISSION MINUTES

**February 17, 2015**

**6:00 PM**

The February 17, 2015 Paradise Planning Commission Regular meeting was called to order by Chair Zuccolillo at 6:05 p.m. who led the Pledge of Allegiance to the Flag of the United States of America.

**COMMISSIONERS PRESENT:** James Clarkson, Martin Nichols, Daniel Wentland and Michael Zuccolillo, Chairman.

**COMMISSIONERS ABSENT:** Stephanie Neumann.

### **1. APPROVAL OF MINUTES**

- 1a. MOTION by Nichols, seconded by Wentland, approved the Special Meeting Minutes of November 6, 2014 and December 22, 2014. Roll call vote of those present was unanimous; Neumann absent.

### **2. COMMUNICATION – None.**

### **3. PUBLIC COMMUNICATION – None.**

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

### **5. PUBLIC HEARING**

- 5a. Assistant Planner Hartman reported to the Commissioner regarding the following item that is determined to be exempt from environmental review under CEQA Guidelines section 15601 (General rule exemption), a recommendation for the Commission to consider a resolution that, if adopted, would recommend Town Council adoption of proposed text amendments to the Town's zoning regulations contained in Paradise Municipal Code (PMC) Title 17 (Zoning Ordinance). If adopted by the Town Council, the amendment would add a new residential use to the off-street parking requirements (senior housing) within PMC Chapter 17.38 and add a definition for "senior housing" to PMC Chapter 17.04 that would match the definition in the state law. Assistant Planner Hartman noted for the record that the resolution will be corrected to reference Civil Code Section 51.3 (Exhibit A, Section 1) rather than 51.11.

Commissioner Nichols noted that the Civil Code section referenced was not included with the agenda information and that he would like the commission to include in their action a direction to staff to provide further clarification in the report to Council, if necessary.

Chair Zuccolillo opened the public hearing at 6:10 p.m. There were no speakers on the matter and Chair Zuccolillo closed the public hearing.

**MOTION by Nichols, seconded by Clarkson,** adopted Town of Paradise Planning Commission Resolution No. 15-01, A Resolution of the Paradise Planning Commission Recommending Town Council Adoption of Text Amendments to Chapters 17.04 and 17.38 of the Paradise Municipal Code Relative to Senior Housing. Roll call vote of those present was unanimous; Neumann absent and not voting.

**6. OTHER BUSINESS – None.**

**7. COMMITTEE ACTIVITIES – None.**

**8. COMMISSION MEMBERS -**

- a. Identification of future agenda items (All Commissioners/Staff): None.

**9. ADJOURNMENT**

Chair Zuccolillo adjourned the Planning Commission meeting at 6:17 p.m.

DATE APPROVED:

BY: \_\_\_\_\_/s/\_\_\_\_\_  
Stephanie Neumann, Chairman

\_\_\_\_\_/s/\_\_\_\_\_  
Joanna Gutierrez, CMC, Town Clerk