



TOWN OF PARADISE

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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

December 15, 2020

6:00 PM

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

Vice- Chair Costa read the following statement:

Welcome to the December 15, 2020 Planning Commission meeting.

The Commissioners welcome public comment and participation. In accordance with Governor Newsom's Executive Order N-29-20, remote public participation is allowed in the following ways:

The Planning Commission meeting is available to be viewed on live-stream at <https://livestream.com/townofparadise>. Written public comment was accepted by email until 5:30 p.m. today. Written comments are subject to the regular time limitations of five minutes per speaker.

To comment during the meeting, please call (530) 872-5951 at the time indicated by the Chair. Comments will not be accepted after the public comment section of the item has closed.

If you are watching on Livestream or any other video, comments or chats are not monitored or responded to, the only way to participate is to call 530-872-5951. Again, please call 530-872-5951 for public comments. We appreciate your patience as we go through this process.

PLANNING COMMISSIONERS PRESENT: Carissa Garrard, Ron Lassonde, Zeb Reynolds and Lynn Costa, Vice-Chair, Kim Morris, Chair (Chair Morris arrived at 6:20 p.m.)

PLANNING COMMISSIONERS ABSENT: Kim Morris, Chair (Arrived at 6:20 p.m.)

1. APPROVAL OF MINUTES

- 1a. **MOTION by Lassonde, seconded by Garrard**, approved Regular Meeting Minutes of October 20, 2020 and November 17, 2020. Roll call vote was unanimous with Chair Morris absent and not voting.

2. COMMUNICATION

- 2a. Recent Council Actions- Community Development Director Susan Hartman provided an update to the Commissioners that Town Council adopted the General Plan amendment for Paradise Unified School District and introduced the ordinance for the rezone; appointed Council Member Crowder as Mayor and

Council Member Jones as Vice-Mayor; chose to move forward with the sewer project's EIR with the option to connect with Chico's wastewater treatment plant and is working on forming a committee with Chico and the Town's Councils, the State Water Board and staff. The Council has approved the amendment to the urgency ordinance to allow laydown yards for hazard trees. Council approved the salary pay plan for the Supervising Code Enforcement Officer, Administrative Assistant, and have approved job recruitment for the Administrative Services Director position.

2b. Staff Comments- None.

3. PUBLIC COMMUNICATION - None

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

5a. Blanton Site Plan Review Permit Application (PL20-00275) Planning Commission consideration of a request for site plan review permit approval proposing outdoor auto sales on a +/- 0.13 acre property zoned Community Commercial (CC) and located at 6627 Clark Road and further identified as Assessor Parcel No. 050-190-057.

Associate Planner Chris Smith provided an overview of the project. The business will be operated by the applicant and one part-time employee. The project is exempt from CEQA. It has been favorably reviewed and staff recommended its approval.

Vice-Chair Costa opened the public hearing at 6:09 p.m.

1. Ken Blanton, project applicant shared that this will be the first car lot back in Town and will be called Paradise Motors. He plans to have different options for vehicles and believes the lot can hold between 12-15 cars.

Vice-Chair Costa closed the public hearing at 6:14 p.m.

MOTION by Reynolds, seconded by Lassonde, adopted the findings provided by staff and approved the Blanton site plan review permit application (PL20-00725) authorizing the establishment of an outdoor automotive sales business upon commercial property located at 6627 Clark Road subject to the below conditions. Roll call vote was unanimous with Commissioner Morris absent and not voting.

GENERAL CONDITIONS OF SITE PLAN REVIEW PERMIT 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. All activities on the site shall be conducted in a manner that is in compliance with the Town's Noise Ordinance Regulations (PMC Chapter 9.18).
3. Outdoor storage of accessory materials and/or equipment associated with the business occupancy shall be established and maintained such that the materials and or equipment is not visible from any off-site public or private property.
4. Secure Town of Paradise design review approval for any new business sign structures prior to the establishment of such signs on the site.

5. No inoperative or dismantled vehicles associated with the business occupancy shall be stored outside on the site in a manner that is visible from any off-site public or private property.
6. Maintain a parking facility containing a minimum of four parking spaces for the proposed project in accordance with all applicable design standards contained in Chapter 17.38 of the Paradise Municipal Code.
7. Meet the requirements of Paradise Irrigation Department detailed in attached comments dated November 20, 2020.

CONDITIONS TO BE MET PRIOR TO ESTABLISHMENT OF BUSINESS OCCUPANCY

FIRE PROTECTION

8. Prior to final inspection or occupancy, (1) hand portable fire extinguisher 2A:10B:C is required to be installed as directed by Town of Paradise Fire Department staff. 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. Remove dead/dying vegetation; and remove tree limbs that are within six (6) feet of the ground. (PMC 8.04.010, Condition A).
10. Knox emergency access key box is required at the office 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.

SITE DEVELOPMENT

11. Meet the requirements of the Building Department detailed in their attached comments dated October 26, 2020.
12. The project applicant may propose to provide portable site lighting at active ingress and egress locations of the site. All outdoor lighting shall be located, adequately shielded, and directed such that no direct light falls outside the property lines, or into the public right-of-way in accordance with Paradise Municipal Code Section 17.06.810 [Lighting Fixtures].

OTHERS

13. Provide material evidence to the Planning Division of a valid State of California, Board of Equalization Seller's Permit number and Vehicle Dealer License for the subject property.

- 5b. Fogarassy Conditional Use Permit Application (PL20-00285)** Planning Commission consideration of a request for conditional use permit approval proposing the expanded rebuild of a nonconforming single-family dwelling on a +/-1.06 acre property zoned Community Commercial (CC) and located at 9045 Skyway and further identified as Assessor Parcel No. 050-040-007.

Associate Planner Chris Smith provided an update on the project. It was a 900 sq ft. home with 5 auxiliary buildings on the property. The rebuild will be an 1800 sq ft. 3 bed/2 bath home with an upgraded septic, located at the north end of Skyway. This project is CEQA exempt. It has been favorably reviewed and staff recommends its approval.

Chair Morris arrived at 6:20 p.m.

Vice- Chair Costa opened the public hearing at 6:21 p.m.

1. Arpad Fogarassy stated that he would like to rebuild his home; has plans and permits to expand the septic and is ready to start.

Vice- Chair Costa closed the public hearing at 6:25 p.m.

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.

MOTION by Garrard, seconded by Morris, adopt the required findings for approval as provided by staff, and approve the Fogarassy conditional use permit application (PL20-00285) to authorize the construction of +1,800 square foot single-family dwelling on a +/-1.06 acre property zoned Community Commercial (CC), subject to the below conditions. Roll call vote was unanimous.

GENERAL CONDITIONS OF CONDITIONAL USE PERMIT

1. If any land use for which a conditional use permit has been granted and issued is not established within three years of the permit's effective date, the conditional use permit may become subject to revocation by the Town of Paradise.

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. Deed sufficient right-of-way along project frontage of Skyway to total a 40' right-of-way to centerline of Skyway in a manner deemed satisfactory to the Town Engineer or provide a recorded document showing that this requirement has been met.
4. Complete the 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

5. 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

6. Complete the project as per the Town of Paradise adopted California Building Standards and Town of Paradise approved plans and specifications.
7. Meet the requirements of Town onsite sanitation staff regarding inspection and approval for the construction of the onsite sewage disposal system.
8. 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.
9. Approved address shall be placed on the residence above the doorway, or in such a position as to be visible from the road accessing the property.
10. Secure an encroachment permit from the Town of Paradise Engineering Division and construct an upgraded driveway to the attached town approved private driveway standard.

UTILITIES

11. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.
12. 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.

6. OTHER BUSINESS - None

7. COMMITTEE ACTIVITIES - None

8. COMMISSION MEMBERS

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

Community Development Director Hartman informed the Commissioners that there were no items for the January meeting, and it would probably be cancelled. The Town would be releasing an RFP for a Housing Element, with 30 days to receive bid proposals and expects it to be ratified at the February Town Council meeting. She further explained that the Housing Element is one of the chapters of the General Plan.

12. ADJOURNMENT

Vice Chair Costa adjourned the meeting at 6:32 p.m.

Date Approved: February 16, 2021

Attest:

By: _____/s/_____
Kim Morris, Chair

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