



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

April 20, 2021

6:00 PM

CALL TO ORDER by Chair Morris at 6:00 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, Zeb Reynolds, Kim Morris, Chair

PLANNING COMMISSIONERS ABSENT: None

1. APPROVAL OF MINUTES

- 1a. **MOTION by Garrard, seconded by Lassonde**, approved Regular Meeting Minutes of March 16, 2021. Roll call vote was unanimous.

2. COMMUNICATION

- 2a. Community Development Director Susan Hartman provided an update to the Commissioners that Town Council approved the Vending Ordinance and Simmons Rezone Project. Council also discussed the RV Urgency Ordinance, directed staff to stop issuing temporary use permits, and asked to bring back a new plan and information on how staff plans to inform the public.

Commissioner Lassonde requested that EV Charging stations be installed close to retailers where businesses are located

3. PUBLIC COMMUNICATION -None

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

- 5a. Community Development Director Hartman provided an overview of the Bolin Site Plan Review Permit (PL21-00041) and stated that staff recommended approval of this project.

Chair Morris opened the public hearing at 6:12 p.m.

1. Project applicant, Greg Bolin, thanked the Commission and explained he plans to rebuild a rental which burnt down in the fire and his own home as the second structure on the property.

Chair Morris closed the public hearing at 6:15 p.m.

MOTION by Lassonde, seconded by Costa, adopted the required findings for approval as provided by staff, and approved the Bolin site plan review permit application (PL21-00041) to authorize a two-family residential land use on a ±2.17-acre property zoned RR-1, subject to the following conditions of approval below. Roll call vote was unanimous.

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 SITE PLAN REVIEW PERMIT

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 permit's effective date, the site plan review permit may become subject to revocation by the Town of Paradise.
2. Any work within the Roberts Road 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.

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

SITE DEVELOPMENT

3. Submit construction documents and meet the requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code regulations associated with the two proposed dwellings including Wildland Urban Interface construction requirements.
4. Secure an encroachment permit from the Town of Paradise Engineering Division for the upgrade of the two existing driveway encroachments to the town approved private driveway standard.
5. Complete the requirements of the Town Onsite Sanitary Official concerning application, final system design, and issuance of a septic construction permit for the installation of a septic system to serve the second residence.

OTHERS

6. Pay development impact fees in accordance with Paradise Municipal Code requirements.

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

SITE DEVELOPMENT

7. 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.
8. Approved numbers or addresses shall be placed on all new and existing buildings above the doorway, or in such a position as to be visible from the road accessing the property.
9. Construct adequate driveway access and establish any necessary turn-around area improvements in accordance with the requirements of Town of Paradise adopted fire codes in a manner deemed acceptable to the Town Fire Marshal and Town Engineer.
10. Meet the requirements of Onsite Sanitary Official regarding inspection and approval for the construction of the onsite sewage disposal system.

UTILITIES

11. Meet the requirements of the Paradise Irrigation District with necessary water service system connection upgrades in accordance with the written comments dated April 6, 2021.
12. Meet the requirements of all other utility providers regarding the extension or relocation of utility service lines and the establishment of any necessary on-site utility easements.

6. OTHER BUSINESS

- 6a. Community Development Director Hartman informed the Commissioners that there were no items ready to come forward in May. The distillery's use permit is still out for additional information and staff is working on the environmental review for the subdivision. She also informed commission that Grocery Outlet's media release was released and the brewery is looking for land acquisition.

7. COMMITTEE ACTIVITIES -None

8. COMMISSION MEMBERS -None

9. ADJOURNMENT

Chair Morris adjourned the meeting at 6:19 p.m.

Date Approved: June 15, 2021

Attest:

By: _____/s/_____
Kim Morris, Chair

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