



# TOWN OF PARADISE

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## **Town Staff:**

**Craig Baker, Community Development/Planning Director**

**Susan Hartman, Assistant Planner**

**Joanna Gutierrez, Town Clerk**

## **PLANNING DIRECTOR MEETING MINUTES**

### **REGULAR MEETING – 10:00 AM – May 31, 2016**

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Town Clerk's Dept., at 872-6291 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Town Clerk.

Members of the public may address the Town Council on any agenda item, including closed session. If you wish to address the Town Council on any matter on the Agenda, it is requested that you complete a "Request to Address Council" card and give it to the Town Clerk prior to the beginning of the Council Meeting.

All writings or documents which are related to any item on an open session agenda and which are distributed to a majority of the Town Council within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk Department located at 5555 Skyway, Room 3, at the time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday through Thursday from 8:00 a.m. to 5:00 p.m.

### **1. OPENING**

Community Development/Planning Director Craig Baker called the May 31, 2016 Planning Director meeting to order at 10:00 a.m.

Mr. Baker approved of the Minutes of the December 22, 2015 Planning Director Hearing as presented.

### **2. CONTINUED PUBLIC HEARING - None.**

### **3. PUBLIC HEARING**

KOJIMA CONDITIONAL USE PERMIT (PL16-00148) APPLICATION: Use permit approval to authorize the expansion of a single family residence that is an existing, legal non-conforming land use on a +0.61 ac property zoned N-C (Neighborhood Commercial) located at 1729 Bille Rd, AP No. 053-140-013.

Assistant Planner Susan Hartman reported to the Planning Director that the project applicant is seeking to expand an existing, legal nonconforming single family dwelling located at 1729 Bille, Road. 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 eight conditions of approval.

Mike Merkley, Merkley Construction Company, stated that he is the project applicant, has reviewed the project's conditions of approval and has no objections.

3a. Community Development/Planning Director Baker adopted the required findings below and approved the Kojima use permit application (PL 16-00148) for property located at 1729 Bille Road, authorizing expansion of an existing single family residence 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 Kojima use 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 authorize development that is in balance with the existing residential neighborhood.
- c. The proposed project, as conditioned by the Town of Paradise, will not be detrimental to the public health, safety and general welfare.

#### **CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S)** **SITE DEVELOPMENT**

1. 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.
2. The addition to the single family residence shall not exceed **432 square feet of conditioned living space and the replacement decking shall not exceed the square footage of the existing decking (±360 sq ft)** as identified and proposed on the site plan dated received on May 4, 2016 on file with the Development Services Department.

#### **SANITATION**

3. Apply for, and secure, an onsite sanitation alteration permit for the relocation of the existing pump tank to accommodate the building expansion.

#### **UTILITIES**

4. 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**

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. 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.

#### **SANITATION**

8. Complete the relocation and connection of the pump tank to the existing sewage disposal system in a manner deemed satisfactory to the Town Onsite Sanitary Official.

#### **4. ADJOURNMENT**

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

Date approved: June 30, 2016

By: \_\_\_\_\_/s/\_\_\_\_\_  
Craig Baker, Community Development Director