



## 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

**June 15, 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 (via Microsoft Teams), Kim Morris, Chair

**PLANNING COMMISSIONERS ABSENT:** None

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

- 1a. **MOTION by Lassonde, seconded by Garrard**, approved Regular Meeting Minutes of April 20, 2021. Roll call vote was unanimous.

#### **2. COMMUNICATION**

- 2a. Community Development Director Susan Hartman provided an update to Commission that staff introduced a revised version of Ordinance 609 which would allow the use of goats and sheep as weed abatement. Town Council approved a Memorandum of Understanding with the Butte Fire Safe Council to act as the lead agency for the environmental document for goat grazing and other fire mitigation efforts in Town. Ms. Hartman also provided an update on the Town's current waste management contract negotiations with Waste Management.

#### **3. PUBLIC COMMUNICATION -None**

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

#### **5. PUBLIC HEARING**

- 5a. Community Development Director Hartman provided an overview of the Moose Lodge Modified Use Permit Application (PL21-00065), the proposed land use as well as the design review. Ms. Hartman explained that the State's department of Housing and Community Development (HCD) has jurisdiction over the RV approval, regulations and aesthetics part within the application and that staff recommends approval of this project.

Chair Morris opened the public hearing at 6:25 p.m.

1. Sy Morris, administrator for the Paradise Moose Lodge informed the Commissioners that the Lodge intends to enclose the RV park with a hedge so that it won't be visible from the road or from the lodge porch.

Chair Morris closed the public hearing at 6:26 p.m.

**MOTION by Lassonde, seconded by Garrard,** adopted the required findings for approval and the conditional use permit modification to rebuild and expand a previously existing nonconforming Moose Lodge facility & RV Park complex destroyed by the Camp Fire located at 5275 Skyway, Paradise and further identified as Assessor Parcel Number 051-220-056 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 MODIFIED USE PERMIT**

1. If the land use for which this modified use permit has been granted and issued is not established within three years of the permit's effective date, the modified use permit may become subject to revocation by the Town of Paradise.
2. Within four (4) months of the modified use permit issuance the project applicant must submit material evidence to the Town Planning Director verifying that the project proponent has received a special occupancy permit from the State Department of Housing and Community Development related to the RV park.

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

**SITE DEVELOPMENT**

1. Secure Design Review approval for the proposed building façade, trash enclosure, and monument sign. Additional architectural features will be required than shown with the use permit modification application.
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 Wildland Urban Interface construction requirements.
3. Complete the requirements of the Town Onsite Sanitary Official concerning application and issuance of a permit to construct and establish the required upgraded and new septic and wastewater disposal system to serve the proposed lodge. Provide evidence thereof to the Town Development Services Department (building division).
4. The septic system to serve the existing RV park is currently only permitted for 13 spaces. To authorize the placement of 15 RVs, as proposed, requires evidence of a completed Land Use Review from the Onsite Wastewater Division and completion of additional upgrade requirements to the satisfaction of the Onsite Sanitary Official.
5. Submit three (3) copies of a detailed engineered on-site development, grading, drainage and civil improvement plan(s), with an Engineer's Estimate for civil improvements

(excluding utilities), showing all project improvements and facilities as proposed and required. Plans shall be prepared by a registered civil engineer (including parking facility designed in accordance with Town of Paradise off street parking regulations and site drainage design) and submitted to the Public Works Department (engineering division) for review and approval. Pay required on-site civil plan checking fee. Required improvement plans must be approved **PRIOR TO CONSTRUCTION** or installation of the required facilities.

6. Submit a detailed soil erosion prevention plan, showing all erosion control devices and sedimentation basins, to the Town Public Works Department for approval by the Town Engineer PRIOR to the start of any earthwork. If the disturbed project area exceeds one-acre, a Notice of Intent will need to be filed with the Regional Water Quality Control Board for a storm water pollution prevention plan (SWPPP). Pay applicable erosion control plan review fees per current fee schedule.
7. Submit a Post-Construction Standards Plan, for a Regulated Project, for approval by the Town Engineer. The plan must address how the additional storm water drainage from new impervious surfaces will be detained, rerouted, or otherwise mitigated to prevent adverse impacts to any downstream neighboring properties. Pay applicable plan review fees per current fee schedule.

#### **FIRE PROTECTION**

8. Meet all other project requirements of the Paradise Fire Department in accordance with the Fire Department development review comments/conditions dated October 7, 2020, and May 24, 2021, and on file with the Town Community Development Department.

#### **UTILITIES**

9. Any relocation or rearrangement of existing utility facilities to accommodate this project will be at the developer/applicant expense. There shall be no building construction allowed over or under any existing PG&E facilities or inside any PG&E or PID easements affecting this property.
10. Submit evidence to the Town Community Development Department verifying that the project applicant has satisfactorily met the requirements and comments of the Paradise Irrigation District in accordance with project review response to the Town of Paradise dated May 21, 2021.

#### **OTHERS**

11. 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**

12. Construct all necessary site, drainage, and other facilities improvements as required

by the Town Engineer. All construction shall be in conformance with generally acceptable engineering and construction practices.

13. Meet the requirements of the Town Onsite Sanitary Official regarding inspection and approval of the construction and final design of the onsite sewage disposal system.
14. Meet the requirements of the Paradise Irrigation District and all other utility providers regarding the extension or relocation of water mains, utility servicelines and the establishment of any necessary on-site utility easements.
15. As determined acceptable by the Town Fire Marshal, meet all other project requirements of the Paradise Fire Department in accordance with the development review comments/conditions dated October 7, 2020, and May 24, 2021, and on file with the Town Development Services Department.
16. Provide material evidence to the Building Division of a finalized food facility inspection by Butte County Environmental Health.
17. Provide material evidence that 10% of the developed area of the project site has existing landscaping. If not, submit landscaping plans and application fee to the Development Services Department (planning division) in accordance with Paradise Municipal Code requirements. **IMPORTANT NOTE:** No final building inspection or occupancy shall be permitted until the landscape plans, if required, for the project have been formally approved by the Town of Paradise and landscape materials have been installed (or bonded to guarantee installation).

**6. OTHER BUSINESS - None**

**7. COMMITTEE ACTIVITIES - None**

**8. COMMISSION MEMBERS**

Community Development Director Hartman informed the Commissioners that there were no items ready to come forward in July. Ms. Hartman shared that the distillery applicant is in the initial parts of the environmental study and when that is completed, it will be routed through the State for review; a few developers have shared interest in constructing affordable multi-family housing in Town; and Grocery Outlet's interior remodel plans have been approved.

**9. ADJOURNMENT**

Chair Morris adjourned the meeting at 6:32 p.m.

Date Approved: July 20, 2021

By:

\_\_\_\_\_/s/\_\_\_\_\_  
Kim Morris, Chair

Attest:

\_\_\_\_\_/s/\_\_\_\_\_  
Dina Volenski, CMC, Town Clerk