



# TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931  
TELEPHONE (530) 872-6291 FAX (530) 877-5059  
www.townofparadise.com

## PLANNING COMMISSION SPECIAL MEETING MINUTES

**December 19, 2019**  
**6:00 PM**

**CALL TO ORDER** by Vice Chair Clarkson at 6:00 p.m. who led the Pledge of Allegiance to the Flag of the United States of America.

**PLANNING COMMISSIONERS PRESENT:** Kim Morris, Stephanie Neumann and James Clarkson, Vice Chair

**PLANNING COMMISSIONERS ABSENT:** Shannon Costa and Anita Towslee

### 1. PUBLIC HEARING

Community Development Director Susan Hartman provided an overview of the proposed project.

Vice Chair Clarkson opened the public hearing at 6:04 p.m.

1. Ronda Stadtmiller, applicant, stated that the plans are ready to be submitted and they are ready to move forward with the project.

Vice Chair Clarkson closed the public hearing at 6:09 p.m.

**MOTION BY MORRIS, seconded by Neumann,** adopted the required findings for approval as provided by staff, and approved the site plan review permit application (PL19-00274) to authorize the construction of two, 1,200 sq. ft. duplex buildings on a ±0.43-acre property zoned CC, subject to the following conditions of approval. Roll call vote was unanimous with Commissioners Costa and Towslee absent and not voting.

### 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.

### 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 associated with the two proposed duplex buildings.

- 3. Proposed duplex building’s construction design and plans shall include required automatic fire sprinkler system(s).

**OTHERS**

- 4. Pay applicable development impact fees in accordance with Paradise Municipal Code requirements.
- 5. Maintain PG&E easement as shown on recorded parcel map or provide written evidence that PG&E has waived their rights to the easement.

**CONDITIONS TO BE MET PRIOR TO ISSUANCE OF  
CERTIFICATE OF OCCUPANCY**

**SITE DEVELOPMENT**

- 6. 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.
- 7. 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.
- 8. Meet the requirements of the Town Onsite Sanitary official regarding hydraulic load testing of the existing onsite wastewater disposal systems prior to final inspection.
- 9. Complete the requirements of the Fire Prevention Inspector regarding design plans submittal and installation for an automatic fire sprinkler system for the duplexes.

**UTILITIES**

- 10. Meet the requirements of the Paradise Irrigation District with necessary water service system connection upgrades in accordance with the written comments dated December 5, 2019.
- 11. 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.

Community Development Director Hartman announced that an appeal of the Planning Commission decision can be made within seven (7) days of the public hearing.

**2. ADJOURNMENT**

Vice Chair Clarkson adjourned the meeting at 6:11 p.m.

Date Approved:

By: \_\_\_\_\_/s/\_\_\_\_\_  
James Clarkson, Vice Chair

Attest:

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