



# TOWN OF PARADISE

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

## PLANNING COMMISSION MINUTES

**March 21, 2017**  
**6:00 PM**

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

**COMMISSIONERS PRESENT:** James Clarkson, Martin Nichols, Anita Towslee and Ray Groom Chair.

**COMMISSIONERS ABSENT:** Stephanie Neumann

### 1. APPROVAL OF MINUTES

- 1a. **MOTION by Nichols, seconded by Towslee**, approved the Regular Meeting Minutes of February 21, 2017. Roll call vote was unanimous with Neumann absent and not voting.

### 2. COMMUNICATION

- a. Recent Council Actions

Community Development Director Baker informed the Planning Commissioners that Town Council amended the Personnel Policies allowing individuals living outside of the Town limits to volunteer. Mr. Baker interviewed and hired a Chico State graduate to work on the General Plan Safety Element update.

- b. Staff Comments – None

### 3. PUBLIC COMMUNICATION - None

### 4. CONTINUED PUBLIC HEARING - None

### 5. PUBLIC HEARING

- 5a. Item determined to be exempt from environmental review:

**HOMETECH CHARTER CONDITIONAL USE PERMIT (PL17-00028) APPLICATION:**  
Request for Town approval of a Conditional Use Permit application to establish an educational facility (HomeTech Charter School) for up to 150 students within an existing +/-9,565 square foot office space adjoining the Boys & Girls Club upon a +/-0.66 acre property located at 6249 Skyway in Paradise. (AP No. 052-130-043)

Assistant Planner Susan Hartman provided a brief update on the HomeTech Charter Conditional Use Permit application to establish an education facility for up to 150 students at the Boys and Girls Club located at 6249 Skyway.

The Public Hearing was opened at 6:10 p.m.

1. Krista Enos – HomeTech Charter Board Member supported the project, stated that the school had outgrown the current facility and that the new location would provide more classroom space.
2. Nicole Ledford – NorthStar Engineering, explained that they looked at the average number of students per day to determine the allowable septic usage for the location.
3. Rashell Brobst – CEO of the Boys & Girls Club, supported the project, excited to partner with the Charter School and asked for approval from the Commissioners.

The Public Hearing was closed at 6:19 p.m.

**MOTION BY NICHOLS, seconded by Towslee,** approved the HomeTech Charter Conditional Use Permit (PL17-00028) Application to Establish An Educational facility (Home Tech Charter School) for up to 150 students within an existing +/-9,565 square foot office space adjoining the Boys & Girls Club upon a +/-0.66 acre property located at 6249 Skyway in Paradise. (AP No. 052-130-043) with changes to Condition #4. Roll call vote was unanimous with Neumann absent and not voting. Below are the Conditions of Approval.

#### **GENERAL CONDITIONS OF CONDITIONAL USE PERMIT APPROVAL**

1. If any land use for which a conditional use permit has been granted and issued is not established within three years of the conditional use permit's effective date, the conditional use permit may become subject to revocation by the Town of Paradise.
2. Secure Town of Paradise design review approval for any new business or identification signs prior to the establishment of such signs.
3. Secure annual fire prevention inspections from the Town Fire Marshal in accordance with the California Code of Regulations Title 19 Public Safety.
4. Minor changes to the nature or function of project-related activities as *outlined within the project description submitted with the use permit application materials* may be approved administratively by the Town Planning Director upon submittal of a written request for such changes, if the requested changes are consistent with the overall intent of the project and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal conditional use permit modification review and the payment of the appropriate processing fees. No changes affecting wastewater flow shall be considered without prior consultation with the Onsite Division.

**CONDITIONS TO BE MET PRIOR TO OCCUPANCY AS AN EDUCATIONAL FACILITY**

**FIRE PROTECTION**

5. Establish and maintain compliance with all requirements of the Town Building Official/Fire Marshal in accordance with the written comments dated March 10, 2017 for the HomeTech Charter conditional use permit application (copy on file with the Town Development Services Department).

**SITE DEVELOPMENT**

6. Meet the requirements of the Town Building Official/Fire Marshal regarding submittal of any plans, building permit applications, and all applicable Town adopted building code requirements.
7. Meet the requirements of Paradise Irrigation District with the installation of a backflow prevention assembly in accordance with the written comments dated March 3, 2017.

**CONDITIONS OF LAND USE OPERATION**

8. Hours and days of operation for the educational facility shall be limited to from 8:00 a.m. to 4:00 p.m., Monday through Friday.
9. Maintain the project site in an orderly manner free of debris and litter.
10. Services provided by HomeTech Charter School on the project site shall be limited to K-12 students.
11. All activities associated with operation of the educational facility shall be conducted in compliance with the Town of Paradise Noise Ordinance regulations.

Mr. Baker announced that an appeal of the Planning Commission's decision can be made within 7 (seven) days of the decision date to the Town Council.

**6. OTHER BUSINESS - None.**

**7. COMMITTEE ACTIVITIES - None**

**8. COMMISSION MEMBERS**

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

Community Development Director Baker discussed the Carousel Motel, Safeway project, Taco Bell, KFC, Optimo, informed the Commissioners that there may be a special meeting for approval of a map extension in the beginning of April and that marijuana will be coming forward at the Regular April meeting.

Commissioner Nichols suggested that if the sewer project does not go through that at some time the Commissioners will need to discuss zoning for the downtown businesses.

**9. ADJOURNMENT**

Chair Groom adjourned the meeting at 6:31 p.m.

Date Approved: April 18, 2017

By: \_\_\_\_\_/s/\_\_\_\_\_  
Ray Groom, Chair

Attest:

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