



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

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www.townofparadise.com

Planning Commission Staff:

Craig Baker, Community Development Director
Susan Hartman, Assistant Planner

Planning Commission Members:

Jody Jones, Chair
Dan Wentland, Vice Chair
James Clarkson, Commissioner
Stephanie Neumann, Commissioner
Michael Zuccolillo, Commissioner

PLANNING COMMISSION AGENDA

6:00 PM – March 19, 2013

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

Members of the public may address the Planning Commission on any agenda item, including closed session. If you wish to address the Planning Commission on any matter on the Agenda, it is requested that you complete a "Request to Address Council/Commission" card and give it to the Presiding 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 Planning Commission within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk or Community Development Services 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.

CALL TO ORDER

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

ROLL CALL

1. APPROVAL OF MINUTES

[1a.](#) Regular meeting of February 19, 2013.

2. COMMUNICATION

- a. Recent Council Actions
- b. Staff Comments

3. PUBLIC COMMUNICATION

Comments are limited to a maximum of five minutes duration. If more time is needed, please request staff to place the subject on an agenda for a future Commission meeting.

***** PUBLIC HEARING PROCEDURE *****

- | | |
|-----------------------------------|--------------------------------|
| A. Staff comments | C. Close hearing to the public |
| B. Open the hearing to the public | D. Commission discussion |
| 1. Project applicant | E. Motion |
| 2. Parties for the project | F. Vote |
| 3. Parties against the project | |
| 4. Rebuttals | |

NOTE: Pursuant to Planning Commission Resolution No. 96-001, any person may speak before the Commission regarding the matter under consideration for **a maximum of five minutes** unless granted additional time by the Chair. "In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Community Development Dept., at 872-6291 at least 48 hours in advance of the meeting."

4. CONTINUED PUBLIC HEARING – None.

5. PUBLIC HEARING– None.

6. OTHER BUSINESS

- 6a. Discuss and provide direction concerning acceptance and referral of the calendar year 2012 Paradise General Plan implementation status report to the Town Council.
- 6b. Discuss the current provisions of the Town of Paradise Tree Preservation Ordinance [PMC Chapter 8.12]; and consider communicating any recommended changes to the Town Council.
- 6c. Continued discussion regarding the possibility of establishing local control of mobile home parks which are now administered by the State of California within the jurisdiction of the Town of Paradise. (Zuccolillo)

7. COMMITTEE ACTIVITIES

8. COMMISSION MEMBERS

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

9. ADJOURNMENT

STATE OF CALIFORNIA)	SS.
COUNTY OF BUTTE)	
I declare under penalty of perjury that I am employed by the Town of Paradise in the Town Clerk's Department and that I posted this Agenda on the bulletin Board both inside and outside of Town Hall on the following date:	
<hr/>	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	



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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

February 19, 2013

6:00 PM

CALL TO ORDER: 6:04 pm

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

ROLL CALL: Commissioners James Clarkson, Michael Zuccolillo and Jody Jones, Chair.

1. APPROVAL OF MINUTES - SWEAR IN - APPOINTMENT OF VICE CHAIR

- 1a. **MOTION** by Zuccolillo, seconded by Clarkson, approved Minutes from the Regular meeting of January 15, 2013. Roll call vote was unanimous.
- 1b. **MOTION** by Zuccolillo, seconded by Clarkson, adopted Resolution Nos. 13-01 and 13-02, Resolutions of Appreciation for Outgoing Planning Commissioners Bolin and Grossberger. Roll call vote was unanimous.
- 1c. Town Clerk Gutierrez administered Oaths of Office to Newly Appointed Planning Commissioners Stephanie Neumann and Dan Wentland.
- 1d. Roll Call of New Planning Commission: Commissioners James Clarkson, Stephanie Neumann, Daniel Wentland, Michael Zuccolillo and Jody Jones, Chair.
- 1e. Appointment of Planning Commission Vice-Chair for the remainder of the 2012/2013 Fiscal Year.

- a. Appointment of Vice-Chair (Chair Presiding)

Chair Jones opened nominations for the position of Vice-chair, term ending June 30, 2013 (end of the fiscal year).

Commissioner Zuccolillo nominated Daniel Wentland.

MOTION by Clarkson, seconded by Zuccolillo, closed the nominations. Commission vote was unanimous.

Roll call vote on Daniel Wentland to serve as vice-chair through the end of the fiscal year was unanimous.

2. COMMUNICATION – None.

3. PUBLIC COMMUNICATION - None

***** PUBLIC HEARING PROCEDURE *****

4. CONTINUED PUBLIC HEARING – None.

5. PUBLIC HEARING – None.

6. OTHER BUSINESS

- 6a. Community Development Director Baker reported to the Commission regarding the request of Michael Vrbeta for a Planning Commission determination that a proposed change from an existing legal nonconforming use (hair salon) to another nonconforming use (used car dealership) on residentially-zoned property located at 570 Oakwood Lane is of an equally nonconforming nature. Staff recommendation is to deny the request and adopt findings in support of the denial that the proposed used car dealership is an increase in nonconformity; that the Commission does not have authority to authorize a change to a less conforming land use, and find that the 1994 Paradise General Plan discourages expansion of non-conforming land uses. For comparison purposes, Mr. Baker stated that a new auto sales use would be allowed only in the CC zone with a public hearing; and personal services are allowed without a public hearing in CC and CB zones. He also informed the Planning Commission that if they approve this request, there is no ability to assign conditions to the new land use, the use will be transferable to future owners and a General Plan objective is to prevent new, incompatible commercial uses in residential settings.

Commissioner Wentland asked what oversight would be required of staff if the request is granted; that he thinks less traffic would be created by the proposed use than was generated by the previous use; and, could Mr. Vrbeta self impose restrictions on the use of the property by way of written agreement with the Town.

Mr. Baker stated that staff looks at this as a new land use which requires a higher level of review than does personal services as evidenced by provisions of the zoning code and that self-imposed restrictions are not legally enforceable by the Town.

Commissioner Neumann asked if the previous use had been abandoned and Mr. Baker stated that case law does not support the Paradise Municipal Code provision which states that a use can be considered to be abandoned after it has ceased six months.

Commissioner Clarkson stated that the petitioner has already stated that this is not an ideal place for a car lot, that it only makes sense in this case because Mr. Vrbeta already owns the land; and that he doesn't think it will be an issue for future owners and doesn't have any issues with the petition.

Commissioner Wentland stated that the petitioner doesn't plan to use signs.

Mr. Vrbeta stated that the Department of Motor Vehicles requires a 2' sign on the building.

Commissioner Zuccolillo stated that he recalls discussions about changing the zoning in that neighborhood as other nearby properties are zoned commercial.

Community Development Director Baker stated that this neighborhood was once briefly discussed at a staff level as a candidate for Multi-Family (MF) zoning.

Commissioner Wentland stated that there is a mechanic shop in the neighborhood and asked if that is also a non-conforming use.

Community Development Director Baker stated the mechanic shop was legally established under C-2 zoning.

Chair Jones opened the matter for public comment.

Michael Vrbeta, 570 Oakwood Lane, stated that he understands why the staff recommendation is to deny his request; that he is not looking for a zone change or expansion; believes the proposed use to be equally conforming or more conforming than the prior use; there are no comparisons between a beauty shop and a car lot; that water use is much less for an auto shop and less chemicals would be used by a car dealership. He further stated that he does not want the neighborhood to be an unpleasant place to live, as he grew up in that neighborhood and wants it to be an attractive place to live. If this use is approved, he would move to, and be in control of, the property and have pride of ownership. The energy use would be less than that of the beauty shop, and the business would be a part-time business for him as he is already a successful business owner in Town and if he wants to expand he would choose another location, which would cost him thousands of dollars. Mr. Vrbeta asked the Planning Commission to find that the proposed use is equally conforming for environmental reasons and for traffic reduction.

Chair Jones stated that she is concerned that there is no requirement for a public hearing or notices; and, questioned the proposed water usage.

Mr. Vrbeta stated that all neighbors received a notice about the proposed change of use, that he would wash cars once a week and the water would go into the ground and that this is an opportunity that he would like to pursue.

Commissioner Neumann asked if Mr. Vrbeta spoke to property owners or to tenants, and Mr. Vrbeta stated that he spoke to the tenants.

Assistant Planner Hartman informed the Commissioners that the notice was sent to the owners of property directly adjacent to the site and to all property addresses on that street, and that the site was posted.

Commissioner Neumann asked, with respect to the lighting, what were the plans to prevent theft of gas and vandalism. Mr. Vrbeta stated the property is gated and there are motion lights on the property.

Commissioner Zuccolillo confirmed that Mr. Vrbeta and his wife would be the only employees unless business improved; then, one more employee would be added. He asked Mr. Vrbeta what would be the number of cars. Mr. Vrbeta stated that no more than six cars would be allowed because of lack of room.

Commissioner Zuccolillo asked if the DMV states a limit to the number of cars allowed and Mr. Vrbeta stated the license requires at least two cars and a permanent location with a permanent office.

Commissioner Zuccolillo stated that he thinks the land use proposed will be less of an environmental impact than the previous business, and that he hates to see so many empty buildings in Town.

Commissioner Wentland stated that he is pro-business and that the proposed use seems like it will create less of a traffic impact.

Commissioner Neumann stated that she recognizes the General Plan directive relating to new non-conforming use, supports the General Plan and also support business, the prior non-conforming use is being changed and that she thinks a new business in the neighborhood will increase traffic as the previous business has been closed, and asked if this would set precedence.

Community Development Director Baker stated that findings must be made to allow one non-conforming use to go to another.

Commissioner Clarkson stated that he compared the previous use to the one being proposed and doesn't think whether the business was open or closed is part of the equation, that they should determine if this meets the goals of the Town and believes approving this would be moving in the right direction and in the spirit of the General Plan.

MOTION by Clarkson, seconded by Wentland, to approve the request of Michael Vrbeta to establish a used car dealership on property located at 570 Oakwood Lane which is owned by his parents, Dragutin and Victoria Vrbeta and adopt the following findings set forth below in paragraphs A and B, was approved by roll call vote:

- A. That pursuant to provisions contained within the Paradise Municipal Code (Zoning Ordinance), the nonconforming land use of a used car dealership is a land use that would constitute a similar level of nonconformity when compared to the existing beauty salon land use on the Vrbeta property.**
- B. That pursuant to the requirements of Paradise Municipal Code section 17.39.400, the Planning Commission has the authority to authorize a change to a more conforming or functionally equivalent land use.**

ROLL CALL VOTE:

AYES: Commissioners Clarkson, Wentland, Zuccolillo and Chair Jones.
NOES: Commissioner Neumann
ABSTAIN: None
ABSENT: None

Community Development Director Baker stated that there is no appeal period for this determination.

- 6b. Commissioners concurred to accept the 1994 General Plan Housing Element Annual Progress Report for Calendar Year 2012 as presented, and directed staff to forward to the Town Council to consider for approval and subsequent forwarding to the Department of Housing and Community Development.

- 6c. Commissioners concurred to confirm that the Chairman or Vice Chairman serve as Planning Commission Representative to the Town of Paradise Development Impact Fees Adjustment Board for the remainder of the FY 2012-2013 (Requirement of PMC Section 3.40.070).
- 6d. Commissioners concurred to appoint Commissioner Neumann as the Planning Commission Representative to serve upon the Town of Paradise Landscape Committee (appeals body) for the remainder of the FY 2012-2013 (Requirement of PMC Chapter 15.36).
- 6e. Commissioners discussed the pros and cons relating to establishment of local control of mobile home parks which are now administered by the State of California within the jurisdiction of the Town of Paradise, and whether or not the Town has looked into this matter and if it could be a source of revenue for the Town. Community Development Director Baker stated that he did some research on this issue and that although the State provides a mechanism for local jurisdictions to establish control, some State jurisdiction would still apply, there would be limited ability to apply local oversight, and additional staff resources would be required and the Town may not realize any additional revenue. Mr. Baker stated that limited information was available as there appear to be few jurisdictions that have chosen to some establish authority over mobile home parks, referred to information he was able to find from Orange County and a 94-page report from a workshop conducted by the City of Huntington Beach, in which it was recommended that they not assume local enforcement authority. Commissioner Zuccolillo stated that he would review the information and report back to the Planning Commission if he found any information that would be advantageous for the Commission to discuss.

7. COMMITTEE ACTIVITIES – No reports.

8. COMMISSION MEMBERS

Future Agenda Items: Discussion of the Tree Ordinance and the General Plan Implementation Status Report.

9. ADJOURNMENT

Chairman Jones adjourned the Planning Commission at 7:10 p.m.

DATE APPROVED:

By: _____
Jody Jones, Chair

Joanna Gutierrez, CMC, Town Clerk

MEMORANDUM

TO: Paradise Planning Commission

FROM: Craig Baker, Community Development Director

SUBJECT: Preparation of an Annual Report to the Town Council Regarding Present Status of the 1994 Paradise General Plan and Progress Toward its Implementation (2012 Calendar Year).

DATE: March 12, 2013

BACKGROUND: California Government Code Section 65400 requires a local planning agency (i.e. Paradise Planning Commission and staff) to annually review and provide a report to the local legislative body (Paradise Town Council) regarding progress toward the implementation of its general plan. The wording of Government Code Section 65400 is as follows:

Provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement and development of housing...

Since the 1994 Paradise General Plan was adopted, staff has developed and the Planning Commission has forwarded to the Town Council eight annual reports detailing our progress toward implementation of the plan. These previously-generated reports were the result of work effort on the part of staff and Planning Commission members and have served as the format foundation for the proposed **Calendar Year 2012 1994 Paradise General Plan Implementation Status Report** attached to this memorandum for your consideration.

The format of the attached report is based upon and linked to the contents of the previous annual reports. Planning Commissioners should focus their attention on the implementation status of all policies and implementation measures currently established within the 1994 Paradise General Plan and its subsequently-adopted amendments. In addition, the report is formatted in a manner that is directly linked with the **Volume I - Policy Document of the 1994 Paradise General Plan** by specific listing of individual general plan policies, implementation measures and their respective Volume I - Policy Document page number. Updated comments regarding the past year's progress toward implementation of individual policy statements and implementation measures are shaded and bolded **thus**.

In order for the proposed report to be meaningful, you will need to refer to your personal copy of the 1994 Paradise General Plan (Volume I - Policy Document) for the actual text of individual general plan policies and implementation measures. Alternatively, you may access the policy document via the Town's website (townofparadise.com).

COMMISSION ACTION REQUESTED: Be prepared to publicly discuss this matter and to adopt a motion to forward the status report to the Town Council as required by California Government Code Section 65400. Prior to forwarding the report, staff will be prepared to make any changes to the report that are desired by a majority of Planning Commissioners.

Attachment

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CALENDAR YEAR 2012

1994 PARADISE GENERAL PLAN

IMPLEMENTATION STATUS REPORT

**Presented by
Paradise Planning Commission**

March 2013

REPORT OF THE PLANNING COMMISSION

1994 PARADISE GENERAL PLAN IMPLEMENTATION STATUS REPORT

FOR CALENDAR YEAR 2012

LAND USE ELEMENT:

GROWTH AND LAND USE DEVELOPMENT:

<u>Policy/ Implementation Measure</u>	<u>Text Page</u>	<u>Implementation Status</u>
LUP-1	(6-3)	Implemented and ongoing.
LUP-2	(6-3)	Implemented and ongoing.
LUP-3	(6-3)	Implementation ongoing as opportunity so afforded.
LUP-4	(6-3)	Not yet implemented. Private work effort was initiated in 2006 for a portion of the secondary planning area south of town limits, but has slowed due to funding and staffing shortages. New Butte County General Plan adopted October 2010 includes directive to develop a specific plan for a portion of this area, for which the Town will provide input.
LUP-5	(6-3)	Implemented.
LUP-6	(6-3)	Ongoing directive that will be implemented as opportunities arise. (Note: Reference to Lime Saddle Community Services District is outdated.)
LUP-7	(6-3)	Implemented and ongoing.
LUP-8	(6-3)	Required by law; implemented and ongoing.
LUP-9	(6-3)	Implemented and ongoing.
LUP-10	(6-3)	Ongoing directive; implemented as opportunities arise.
LUP-11	(6-3)	Implemented and ongoing.
LUI-1	(6-4)	Implemented and ongoing.
LUI-2	(6-4)	Not implemented. See LUP-4, above.
LUI-3	(6-4)	Largely implemented via Town adoption of the 2010 California Green Building Standards Code.
LUI-4	(6-4)	Fully implemented (1997).

PUBLIC SERVICES AND INFRASTRUCTURE:

LUP-12; 13; 14	(6-4)	Implemented via planning process reforms; an ongoing directive.
LUP-15	(6-5)	Implemented and an ongoing directive.
LUP-16	(6-5)	Implemented and ongoing.
LUP-17	(6-5)	Partially implemented and ongoing as opportunities arise.
LUP-18	(6-5)	The last joint Town Council/P.I.D. meeting was held on May 30, 2006.
LUP-19	(6-5)	Implemented and ongoing.
LUP-20	(6-5)	Implemented and ongoing.
LUP-21	(6-5)	Partially implemented, ongoing as needed.
LUP-22	(6-5)	Partially implemented via the Town's development impact fee program.
LUP-23	(6-5)	Implemented and an ongoing directive.
LUP-24	(6-5)	The development of feasibility studies has been tabled by the Town Council pending adequate funding and other factors.
LUP-25	(6-5)	Fully implemented.
LUP-26	(6-6)	Implemented and ongoing.
LUI-5	(6-6)	Implemented. The Town successfully developed and adopted a 5 year capital improvements program in the summer of 2011.
LUI-6 thru 13	(6-6)	Partially implemented and ongoing.

LAND USE DISTRIBUTION AND LOCATION

LUP-27; LUP-28	(6-7)	Implemented via Town Council adoption of Town Resolution No. 01-37 in November, 2001.
LUP-29	(6-7)	Implemented and ongoing.
LUP-30	(6-7)	Ongoing Directive. A number of pedestrian, park, signal and other infrastructure improvement projects completed within downtown and former RDA areas in recent years. Construction of an additional Park & Ride facility was completed in 2011 and new signal and street improvements are scheduled for Summer 2013 along Pearson Road between Scottwood Road and Clark Road.
LUP-31	(6-7)	Partially implemented and ongoing as opportunities arise.
LUP-32	(6-7)	Ongoing directive.
LUP-33; 34; 35	(6-8)	Ongoing directive.
LUP-36	(6-8)	Town efforts to acquire/develop additional business or industrial

		park property continue as opportunities arise.
LUP-37; 38	(6-8)	Implemented.
LUP-39	(6-8)	Ongoing directive and implemented.
LUP-40; 41	(6-8)	Ongoing directive.
LUP-42; 43; 44	(6-8)	Implemented.
LUI-14; 15; 16	(6-8)	Implemented.
LUI-17	(6-8)	Implemented. See comment for LUI-5.
LUI-18	(6-8)	Largely implemented via adoption of town-wide design standards in March, 2010.

LAND USE DENSITIES

LUP-45	(6-9)	Ongoing directive.
LUP-46	(6-9)	Partially implemented and ongoing.
LUP-47	(6-9)	Ongoing implementation.
LUP-48	(6-9)	Partially implemented and ongoing.
LUP-49	(6-9)	Ongoing directive, implemented as opportunities are afforded.
LUP-50	(6-9)	Ongoing directive and partially implemented.
LUI-19	(6-9)	Implemented and ongoing directive.
LUI-20	(6-9)	Implemented and ongoing.
LUI-21	(6-9)	Implemented.
LUI-22	(6-9)	Implemented and ongoing.

ECONOMIC DEVELOPMENT/REDEVELOPMENT

LUP-51	(6-10)	Partially implemented; target industry study completed. Additional implementation as new opportunities arise.
LUP-52	(6-10)	Ongoing directive, however, dissolution of RDA has eliminated a primary funding source for the façade renovation program, which targets reuse of existing buildings.
LUP-53, 54	(6-11)	Implemented. Town-wide Design Standards are adopted. Various PMC sign regulation changes adopted in 2010 have assisted as well.
LUP-55	(6-11)	Implemented and ongoing.
LUP-56	(6-11)	Ongoing directive; implemented.
LUP-57	(6-11)	Chamber of Commerce and the Paradise Art Association continue

	to sponsor cultural events.
LUP-58	(6-11) Ongoing directive; partially implemented.
LUP-59	(6-11) Ongoing directive.
LUP-60	(6-11) Implemented via PMC zoning code text amendments and adoption of design standards in 2010.
LUP-61	(6-11) Ongoing directive.
LUP-62; 63	(6-11) Ongoing and partially implemented.
LUP-64	(6-11) This directive is implemented via Town's zoning regulations.
LUP-65	(6-11) Ongoing directive.
LUP-66	(6-11) Plan is adopted and implementation is promoted via 2010 adoption of Design Standards.
LUP-67	(6-12) Partially implemented. See LUP-51.
LUI-23	(6-12) Functionally Implemented. "Main Street" concepts/components are incorporated within the adopted Downtown Revitalization Plan and the 2010 Design Standards.
LUI-24; 25	(6-12) Ongoing implementation.
LUI-26	(6-12) Implemented.
LUI-27	(6-12) Implemented.
LUI-28;29	(6-12) Implemented.
LUI-30	(6-12) Implemented via adoption of scenic highway corridor zoning regulations and 2010 adoption of Design Standards specific to gateway areas.
LUI-31	(6-12) Partially implemented as opportunities arise.
LUI-32	(6-12) Partially implemented; private efforts have assisted.
LUI-33	(6-12) Ongoing directive and implemented.
LUI-34	(6-12) Implemented.
LUI-35	(6-12) Implementation ongoing.
LUI-36	(6-12) Ongoing directive as part of the Downtown Revitalization Master Plan.
LUI-37	(6-12) Implemented and ongoing as funds permit.
LUI-38	(6-12) Partially implemented (see LUI-37).
LUI-39	(6-13) Ongoing directive.

INTERGOVERNMENTAL COORDINATION

LUP-68; 69; 70; 71	(6-13) Ongoing and partially implemented as opportunities are afforded.
LUI-40; 41; 42	(6-13) Ongoing and partially implemented as opportunities are afforded.

LAND USE CONTROLS

LUP-72	(6-14) Ongoing directive.
LUP-73	(6-14) Implemented and ongoing as opportunities are afforded.
LUP-74	(6-14) Implemented, though economic conditions affecting General Fund revenues have resulted in a reduction in Code Enforcement staff at the end of 2010. Recently, the Town Council unanimously affirmed its support of the program and its current staffing level (one 32 hour/week officer).
LUP-75	(6-14) Ongoing and implemented.
LUP-76	(6-14) Implemented.
LUI-43; 44	(6-14) Implemented and ongoing.
LUI-45	(6-14) Implemented and ongoing.

TERTIARY PLANNING AREA

LUP-77; 78; 79	(6-15) Partially implemented and ongoing directive.
LUP-80; 81; 82	(6-15) Partially implemented and ongoing as opportunities are afforded.
LUI-46; 47	(6-15) Implemented and ongoing. Town staff provided input for the new Butte County General Plan adopted in October, 2010.
LUI-48; 49	(6-15) Partially implemented.

CIRCULATION ELEMENT:

CP-1	(6-18) Partially implemented and ongoing.
CP-2	(6-18) Circulation problems have been formally prioritized for elimination as funding permits via BCAG adoption of Regional Transportation Plan.
CP-3	(6-18) Ongoing directive and implemented.
CP-4	(6-19) Ongoing and implemented on case by case basis.
CP-5	(6-19) Partially implemented and ongoing. Butte County collects development impact fees for upper ridge development, a portion of which is earmarked for Skyway and Clark Roads in Paradise.
CP-6	(6-19) Ongoing directive with little progress due to limited opportunities, constraints.

CP-7	(6-19) Not implemented due to existing spatial distribution of signaled intersections, resource limitations, etc.
CP-8	(6-19) Implemented and ongoing.
CP-9	(6-19) Ongoing, partially implemented and in process.
CP-10	(6-19) Ongoing directive. Pearson, Foster Roads sidewalk improvements completed. Additional Pearson Road improvements/signalization at Recreation Drive are scheduled for Summer of 2013 .
CP-11	(6-19) Ongoing directive; partially implemented. A Master Bicycle and Pedestrian Plan is adopted and current through March, 2017. A BTA grant funding application was filed by the Town with Caltrans in April, 2012 but was not chosen for funding. Staff will continue efforts to secure similar grant funding as opportunities arise.
CP-12	(6-19) Implemented. Butte County and the Town have adopted compatible road standards for the Town's Sphere of Influence.
CP-13	(6-19) Partially implemented and ongoing.
CP-14	(6-19) Ongoing directive; partially implemented via Paradise Express service.
CP-15	(6-19) Consolidation of County-wide transit services has helped promote implementation.
CP-16	(6-19) Ongoing directive implemented as opportunities arise. Construction of an additional public parking facility in the Central Commercial area was completed in 2011.
CP-17	(6-19) Ongoing and partially implemented.
CP-18	(6-20) Ongoing and partially implemented.
CP-19	(6-20) Partially implemented. The component regarding children has not been implemented due to lack of available funding.
CP-20	(6-20) Not being implemented due to lack of resources and staff.
CI-1	(6-20) Ongoing directive.
CI-2	(6-20) Not being implemented due to lack of resources, staff and opportunities.
CI-3	(6-20) Implemented and ongoing.
CI-4; 5; 6	(6-20) Ongoing and partially implemented.
CI-7	(6-20) Ongoing directive; partially implemented by covenant agreements.
CI-8	(6-20) Ongoing implementation continuing via various small scale public infrastructure projects.
CI-9	(6-20) Ongoing directive.
CI-10	(6-21) Ongoing implementation as funds permit.
CI-11	(6-21) Refer to comment for CP-5.

HOUSING ELEMENT:

NOTE: A separate report detailing implementation of the Town of Paradise Housing Element was reviewed by the Planning Commission on February 19, 2013 and accepted by the Town Council on March 13, 2013. The format and contents of the Housing Element report is dictated by the California Department of Housing and Urban Development and is therefore generated as a stand-alone, but related document.

NOISE ELEMENT:

NP-1 thru NP-7	(6-33) Ongoing implementation as needed.
NP-8	(6-33) Ongoing directive.
NP-9	(6-33) Ongoing implementation in accordance with noise regulations of Paradise Municipal Code.
NP-10	(6-34) Ongoing implementation as needed.
NI-1; 2	(6-34) Ongoing implementation as needed.
NI-3	(6-34) Implemented and ongoing.
NI-4; 5	(6-34) Ongoing implementation as required.
NI-6	(6-34) Implemented and ongoing.
NI-7	(6-34) Implemented.

SAFETY ELEMENT:

SP-1	(6-41) Ongoing implementation as needed.
SP-2	(6-42) Ongoing implementation as needed.
SP-3	(6-42) Implemented and ongoing.
SP-4	(6-42) Ongoing implementation at staff level. See note for LUP-6.
SP-5; 6; 7	(6-42) Implemented and ongoing.
SP-8	(6-42) Ongoing directive.
SP-9	(6-42) Implemented and ongoing.
SP-10; 11; 12	(6-42) Implemented and ongoing.
SP-13	(6-42) Ongoing implementation as needed.
SP-14	(6-42) Ongoing implementation via regulatory efforts of the Town's Onsite Sanitation Division, the County Dept. of Public Health Services and RWQCB.
SP-15; 16; 17	(6-43) Ongoing implementation as needed.

SI-1	(6-43) Implemented and ongoing.
SI-2	(6-43) Ongoing directive.
SI-3	(6-43) Implemented and ongoing.
SI-4	(6-43) Not implemented at this time due to legal (Prop.218) constraints.
SI-5; 6; 7	(6-43) Implemented and ongoing.
SI-8	(6-43) Ongoing and partially implemented.
SI-9	(6-43) Ongoing as opportunities arise and funding sources become available.
SI-10	(6-43) Implemented.
SI-11	(6-43) Ongoing implementation as needed.
SP-18; 19	(6-45) Functionally implemented and ongoing as a result of establishment and successful operation of the Town's HHW facility.
SP-20; 21; 22	(6-45) Ongoing. See County Hazardous Waste Management Plan.
SP-23; 24	(6-45) Implemented.
SI-12 thru SI-19	(6-46) Ongoing implementation as needed.
SI-20; 21; 22	(6-46) Ongoing and implemented.

OPEN SPACE/CONSERVATION ELEMENT:

OCEP-1	(6-49) Implemented.
OCEP-2; 3; 4	(6-49) Implemented and ongoing.
OCEP-5; 6	(6-49) Ongoing implementation as needed.
OCEI-1	(6-50) Implemented via Town adoption of scenic highway zoning regulations.
OCEI-2	(6-50) Implemented as needed.
OCEI-3	(6-50) Implemented and ongoing.
OCEP-7	(6-51) Partially implemented, ongoing directive.
OCEP-8	(6-51) Ongoing and partially implemented as needed; Memorial Trailway extension completed in 2010 indicates progress.
OCEP-9	(6-51) Implemented. Butte County has completed the first phase of significant public access improvements for Lookout Point.
OCEP-10	(6-51) Partially implemented and ongoing via Paradise Memorial Trailway Plan.
OCEP-11	(6-51) Implemented and ongoing.
OCEP-12	(6-51) Ongoing directive.

OCEI-4;	(6-51) The PRPD adopted a revised and updated 15 year District Master Plan during 2010 that will assist in implementation of this directive.
OCEI-5	(6-51) Implemented and ongoing. Recent Terry Ashe Recreation Center facilities improvements assisted and additional improvements are planned, including the PCV project, etc.
OCEI-6	(6-51) Not implemented due to lack of necessity and direction.
OCEI-7	(6-51) Partially implemented as an ongoing directive.
OCEP-13	(6-52) Ongoing directive.
OCEP-14; 15; 16	(6-52) Partially implemented and ongoing.
OCEP-17	(6-52) Ongoing directive.
OCEP-18; 19; 20; 21	(6-53) Ongoing and partially implemented.
OCEP-22	(6-53) Partially implemented and ongoing.
OCEP-23	(6-53) Implemented and ongoing.
OCEP-24; 25	(6-53) Implemented and ongoing.
OCEP-26	(6-53) Partially implemented and ongoing via case by case analysis.
OCEP-27	(6-53) Implemented and ongoing.
OCEP-28	(6-53) Partially implemented and ongoing. Adoption of 2010 California Green Building Standards Code has assisted.
OCEP-29	(6-53) Ongoing directive.
OCEP-30	(6-53) Partially implemented and ongoing.
OCEP-31	(6-53) Ongoing partial implementation.
OCEP-32	(6-53) Implemented and ongoing.
OCEP-33	(6-54) Implemented.
OCEP-34; 35	(6-54) Implemented/ongoing via execution of a solid waste franchise agreement with NRWS.
OCEP-36	(6-54) Implemented and ongoing.
OCEI-8	(6-54) Implemented and ongoing.
OCEI-9	(6-54) Implemented and ongoing.
OCEI-10	(6-54) Implemented and ongoing via RWQCB and the Town's Wastewater Management District.
OCEI-11	(6-54) Partially implemented and ongoing as opportunity affords itself.
OCEI-12	(6-54) Largely implemented via tree ordinance regulations.
OCEI-13	(6-54) Ongoing directive.
OCEI-14	(6-54) Implemented and ongoing.
OCEI-15	(6-54) Partially implemented and ongoing.
OCEI-16	(6-54) Not implemented; lack of funding.
OCEI-17	(6-54) Not implemented; lack of local opportunities.
OCEI-18	(6-55) Implemented and ongoing directive.

OCEI-19; 20	(6-55) Implemented and ongoing.
OCEI-21; 22; 23; 24	(6-55) Implemented and ongoing. See comments for OCEP-34; 35 and SP-18; 19.
OCEI-25	(6-55) Progress toward implementation has been achieved; Town Council has adopted regulations resulting in a reduction in leaf burning.
OCEI-26	(6-55) Partial implementation and ongoing. See note for LUP-6.
OCEI-27	(6-55) Implemented and ongoing.
OCEP-37	(6-56) Not implemented; Opportunities for implementation have not been available.
OCEP-38	(6-56) Implemented.
OCEP-39	(6-56) Ongoing directive.
OCEP-40	(6-56) Implemented by Town-wide Design Standards adopted in 2010.
OCEP-41	(6-57) Implemented and ongoing.
OCEP-42	(6-57) Ongoing and partially implemented on a case by case basis.
OCEP-43	(6-57) Limited implementation due to lack of resources, staff, etc.
OCEI-28	(6-57) Partially implemented and ongoing.
OCEI-29	(6-57) Not fully implemented, though adoption of 2010 Green Building Standards Code has assisted.
OCEI-30	(6-57) Ongoing directive.

EDUCATION AND SOCIAL SERVICES ELEMENT:

SOCIAL SERVICES ELEMENT - (Education and Schools)

ESP-1 thru ESP-7	(6-59) Ongoing directives; implemented as opportunities arise.
ESP-8	(6-60) Ongoing directive.
ESP-9; 10	(6-60) Implemented and ongoing.
ESI-1	(6-60) Implemented and ongoing.
ESI-2; 3; 4	(6-60) Ongoing directives implemented as opportunities arise.
ESI-5	(6-61) Not implemented.
ESI-6	(6-61) Not implemented; prohibited by California State law.

SOCIAL SERVICES ELEMENT - (Senior Services):

ESP-11; 12; 13	(6-62) Partially implemented and ongoing.
ESP-14; 15; 16	(6-62) Partially implemented and ongoing.
ESI-7	(6-62) Partially implemented and ongoing but no formally established liaison.
ESI-8; 9	(6-62) Implemented.
ESI-10	(6-62) Partially implemented via federally funded Town housing programs.

SOCIAL SERVICES ELEMENT - (Child Day Care):

ESP-17; 18; 19	(6-63) Implemented.
ESI-11	(6-63) Implemented.

SOCIAL SERVICES ELEMENT - (The Arts)

ESP-20	(6-64) Partially implemented and ongoing as opportunities are afforded.
ESP-21	(6-64) Implemented and ongoing.
ESP-22	(6-64) Implementation ongoing.
ESP-23	(6-64) Partially implemented and ongoing.
ESI-12	(6-64) Partially implemented.
ESI-13	(6-64) Not being implemented by local government efforts but via private sector (Paradise Ridge Chamber, etc.).
ESI-14	(6-64) Partially implemented and ongoing.
ESP-24	(6-65) Limited implementation effort.
ESP-25	(6-65) Not implemented. Such opportunities have yet to materialize.
ESP-26	(6-65) Limited implementation effort.

SOCIAL SERVICES ELEMENT - (Library Services)

ESI-15	(6-65) Limited implementation effort.
ESI-16	(6-65) Not implemented. No advocacy nor demand for implementation currently exists.

SOCIAL SERVICES ELEMENT - (Activities for Teenagers):

ESP-27; 28	(6-66) Implemented and ongoing. Boys and Girls Club, PRPD programs/activities contribute greatly.
ESP-29	(6-66) Limited implementation as opportunities are afforded.
ESI-17; 18	(6-66) Implemented as the opportunity arises.
ESI-19	(6-66) Limited implementation.

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