



TOWN OF PARADISE

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PLANNING COMMISSION MINUTES

July 18, 2017
6:00 PM

CALL TO ORDER by Vice Chair Towslee at 6:01p.m. who led the Pledge of Allegiance to the Flag of the United States of America.

COMMISSIONERS PRESENT: James Clarkson, Martin Nichols and Anita Towslee Vice Chair.

COMMISSIONERS ABSENT: Ray Groom and Stephanie Neumann

1. APPROVAL OF MINUTES

- 1a. **MOTION by Nichols, seconded by Clarkson**, approved the Regular Meeting Minutes of June 20, 2017. Roll call vote was unanimous with Groom and Neumann absent and not voting.

2. SWEARING IN OF RE-APPOINTED PLANNING COMMISSIONER

Town Clerk Volenski administered the Oath of Office to re-appointed commissioner Martin Nichols. The Town Council re-appointed Mr. Nichols on May 9th to serve a four-year term on the Planning Commission commencing on July 1, 2017 through June 20, 2021

3. ROLL CALL

COMMISSIONERS PRESENT: James Clarkson, Martin Nichols and Anita Towslee Vice Chair.

COMMISSIONERS ABSENT: Ray Groom and Stephanie Neumann

4. APPOINTMENT OF PLANNING COMMISSION CHAIR AND VICE CHAIR FOR THE 2017/2018 FISCAL YEAR

The Planning Commissioners present concurred to postpone the nominations of the Chair and Vice Chair until the August meeting when all Planning Commissioners are present.

5. COMMUNICATION

- a. Recent Council Actions – Community Development Director Baker informed the Planning Commissioners that at the July 11, 2017 Town Council meeting the Town Council acknowledged and accepted Bennett Engineering's Alternative Analysis and Feasibility Report; modified the staff recommendation and approved to select the direct connection to the City of Chico and a wastewater treatment plan with or without reuse as alternatives to bring forward.

b. Staff Comments – None

6. PUBLIC COMMUNICATION - None

7. CONTINUED PUBLIC HEARING - None

8. PUBLIC HEARING

8a. Item to be determined to be exempt from environmental review

BESS CONDITIONAL USE PERMIT APPLICATION (PL17-00106): Consideration of a conditional use permit application requesting legal sanction for an existing +/-812 square foot second single-family residence on a 6.27 acre property zoned Agricultural Residential – 3 acre minimum (AR-3) located at 389 Wayland Road and further identified as Assessor Parcel Number 055-100-023.

Planning Commissioner Clarkson disclosed to the Commissioners that he was part owner of Hudson’s Appliance and that the project applicant had previously purchased appliances from the shop and offered to recuse himself from the discussion if the other Commissioners thought there was a conflict of interest. Commissioners agreed that there was no need for Commissioner Clarkson to recuse himself.

Assistant Planner Susan Hartman provided an overview of the project. The project is for a second dwelling unit that will serve as living quarters for family members or as a rental unit. The project has been determined to be exempt from environmental review, pursuant to the requirements of the California Environmental Quality Act (CEQA Section 15303).

Vice Chair Towslee opened the Public Hearing at 6:15 p.m.

1. Gary Bess, project applicant, stated that once the project started it got out of control and they want to make it right, understand the conditions of approval and know they will pay double the permit fees if the use permit is approved.

Vice Chair Towslee closed the Public Hearing at 6:16 p.m.

MOTION by Clarkson, seconded by Nichols, Adopted the required findings as provided by staff, and approved the Bess-Ratekin conditional use permit application (PL17-00106) to authorize the approval of a previously constructed second dwelling on a +/-6.27 acre property zoned AR-3. Roll call vote was unanimous with Groom and Neumann absent and not voting.

The adoption of this item is subject to the following conditions:

GENERAL CONDITIONS OF CONDITIONAL USE PERMIT

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.

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT

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 physical interior alterations previously constructed that shall create the resultant second residence not later than sixty (60) days beyond the legal effective date of this conditional use permit or secure a demolition permit to convert the structure back to the previously permitted storage area. Pursuant to Paradise Municipal Code Section 15.02.150, investigative fees, in an amount not exceed the initial price of the building permit, shall be applied to the total permit fees.

SANITATION

3. Submit evidence of current septic evaluations for both septic systems located on the property to the satisfaction of the Onsite Sanitation Division.

OTHERS

4. Pay development impact fees in accordance with Paradise Municipal Code requirements.

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

SITE DEVELOPMENT

5. Complete the requirements of the Fire Marshal regarding plans submittal and installation for an Automatic Fire Sprinkler System for the proposed second dwelling.
6. 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 street or road fronting the property.

UTILITIES

7. Meet the requirements of Paradise Irrigation District with the installation of a backflow prevention assembly in accordance with the written comments dated June 2, 2017.

The decision of the Planning Commission can be appealed to the Town Council within seven days.

9. OTHER BUSINESS

- 9a. Appointment of Two Planning Commission Representatives to serve upon the Town of Paradise Landscape Committee (appeals body) during the FY 2017-2018 (Requirement of PMC Chapter 15.36)

The Planning Commissioners present concurred to postpone the appointment of the Planning Commission Landscape Committee Representatives until the August meeting when all Planning Commissioners are present.

10. COMMITTEE ACTIVITIES

11. COMMISSION MEMBERS

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

Community Development Director Baker updated the Commissioners on the following items/projects: Use Permit on Bille Road to Planning Commission for approval, Safeway Black Olive/Center-EIR, Starbucks, the map extension for Risley and Valley Vista are almost ready to be recorded, Carousel Motel and the Safety Element is almost complete and will be coming to the Planning Commission in August.

12. ADJOURNMENT

Vice Chair Towslee adjourned the meeting at 6:28 p.m.

Date Approved: August 15, 2017

By: _____/s/_____
Anita Towslee, Vice Chair

Attest:

_____/s/_____
Dina Volenski, CMC, Town Clerk