

M I N U T E S

CALL TO ORDER

Planning Director Al McGreehan called the meeting to order at 10:05 a.m.

1. APPROVAL OF MINUTES – April 26, 2007 and May 2, 2007

The Planning Director adopted the minutes of the regular meetings of April 26, 2007 and May 2, 2007 as submitted by staff.

2. PUBLIC COMMUNICATION - None.

3. CONTINUED PUBLIC HEARING - None.

4. PUBLIC HEARING

a. Item for which a mitigated negative declaration document regarding environmental impacts has been previously adopted

INTER-LOCKE DEVELOPMENT Site Plan Review [SR-06-6] Application: Proposed establishment of a drive through facility for a new restaurant land use on property located along Skyway on Lot 16, Skyway Meadows; AP No. 052-040-073 and -074.

The agenda item was opened to the public by Planning Director MdGreehan. Appearing: No one.

Planning Director McGreehan closed the hearing to the public.

The Planning Director proclaimed the adoption of findings of fact listed below and approved the Inter-Locke Development Site Plan Review Permit [SR-06-6] subject to the conditions listed below:

FINDINGS FOR APPROVAL

- a. Find that any environmental impacts associated with the Inter-locke site plan review permit application have been adequately addressed within a previously-prepared, reviewed and adopted mitigated negative declaration.
- b. Find that the project, **as conditioned**, is consistent with the Town-Commercial designation as shown on the Paradise General Plan land use map; and is consistent with the development goals, objectives

and policies of all applicable General Plan elements.

- c. Find that the project, **as conditioned**, is compatible with surrounding land uses and would not be detrimental to the health, safety and general welfare of the residents of the Town of Paradise.

GENERAL CONDITIONS

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 site plan review 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 DRIVE-IN SERVICE FACILITY OPERATION

2. Meet requirements of the town Building Official regarding permits authorizing project construction activity in accordance with all applicable town-adopted construction code requirements.
3. Provide appropriate parking spaces, directional pavement markings and signage in a manner satisfactory to the Town Engineer.
4. Required landscape plans for the proposed commercial building associated with the drive-in service facility shall be designed to provide for the installation and maintenance of landscape plantings specifically chosen and arranged to screen and soften the appearance of the drive-in service facility and its associated retaining wall from pedestrians and vehicular traffic along Skyway.

CONDITIONS OF LAND USE OPERATION

5. Any exterior speakers or communication systems installed to facilitate customer orders shall be operated in a manner that does not create noise disturbances across a real property line and in accordance with Town of Paradise noise ordinance regulations.
6. Any future function of the drive-in service facility that contributes to or creates a traffic or pedestrian hazard shall be corrected to the satisfaction of and in a manner deemed acceptable to the Town Engineer.
7. The permitted hours and days of operation of the drive-in service facility shall be between the hours of 5:00 a.m. to 9:00 p.m. and seven days a week.

It was announced that the decision of the Planning Director can be appealed within seven days of the decision date.

5. OTHER BUSINESS – None.

6. ADJOURNMENT

The Planning Director adjourned the meeting at 10:40 a.m.

Planning Director

ATTEST:

Suzanne Whalen, Secretary