

PARADISE PLANNING COMMISSION
April 3, 2006 - 6:00 p.m.
Paradise Town Council Chambers
5555 Skyway, Paradise, CA

M I N U T E S

CALL TO ORDER

Chairman DiDuca called the meeting to order at 6:03 p.m.

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

ROLL CALL

Present at roll call were Commissioners Griffin, Mannel, Thomson, Woodhouse and Chairman DiDuca. Community Development Director Al McGreehan and Asst. Community Development Director Craig Baker and Town Attorney Dwight Moore were also present.

1. APPROVAL OF MINUTES – February 6 , 2006 and March 6, 2006

On motion of Commissioner Mannel and seconded by Commissioner Thomson, the minutes of the February 6 and March 6, 2006 Planning Commission meetings were unanimously approved as submitted by staff.

2. COMMUNICATION

a. Recent Council Actions

Al McGreehan reported on recent Town Council actions during meetings conducted on March 14 and March 28, 2006.

b. Staff Comments – None.

3. PUBLIC COMMUNICATION - None,.

4. CONTINUED PUBLIC HEARING – None.

5. PUBLIC HEARINGS

Item proposed to be determined categorically exempt from Environmental Review

- a. CUMMINGS/SPRAGUE: Paradise General Plan Land Use Map Amendment/Properties Prezone [GR-05-7] and Properties Annexation [AN-05-2] Applications: The project applicants are requesting Town approval for a General Plan Amendment, properties prezone, and properties Annexation of two abutting properties affecting a 8.13-acre land area located at 6458 Cynthia Lane and 701 Heaven's Gate, Paradise; and identified as Assessor Parcel Nos. 051-050-003 and -064.**

Community Development Director Al McGreehan presented and reviewed the project applications. Staff recommends Town action(s) that assign an "AR-3" rezoning of the properties and endorsement of the properties annexation but no General Plan Land Use Map amendment.

The hearing was opened to the public. Appearing:

1. Paul Strobel, 6440 N. Point Drive. Mr. Strobel spoke in support of the proposed project application(s).

The hearing was closed to the public by Chairman DiDuca.

After further discussion, it was moved by Commissioner Thomson, seconded by Commissioner Griffin and unanimously carried to adopted the following Planning Commission Resolutions:

1. Planning Commission Resolution No. 06-3, "A Resolution of the Planning Commission Recommending Town Council Adoption of Prezoning of Certain Real Properties Abutting the Northwest Town Boundary [Cummings/Sprague; GR-05-7]"; and
2. Planning Commission Resolution No. 06-4, "A Resolution of the Planning Commission Recommending Town Council Endorsement of Initiating Processing Proceedings of the Cummings/Sprague Annexation Application [AN-05-2] with the Butte Local Agency Formation Commission".

ROLL CALL VOTE: AYES: Commissioners Griffin, Mannel, Thomson, Woodhouse, and Chairman DiDuca. NOES: None. ABSENT: None. ABSTAIN: None.

MOTION CARRIES.

Item for which a proposed negative declaration document regarding environmental impacts is proposed to be adopted

- b. DIDUCA Rezone (RZ-05-4) and Tentative Subdivision Map (SD-05-4) Applications. Request for a rezone to change zoning for a ±5.8 acre portion of a ±9.7 acre property and an abutting property from Rural Residential-1 Acre Minimum (RR-1) to Rural Residential-1/2 Acre Minimum (RR-1/2) and approval of a tentative subdivision map [Clear Creek Estates Subdivision] to divide property located at 5289 Newland Road into eleven lots of record; AP 054-181-001.**

CHAIRMAN DIDUCA RECUSED HIMSELF FROM THE DIAS AND LEFT THE COUNCIL CHAMBERS DUE TO POTENTIAL CONFLICT OF INTEREST.

Asst. Community Development Director Craig Baker reviewed the proposed project application. Staff is recommending approval of the project application.

Vice Chairman Griffin opened the hearing to the public. Appearing:

1. Hollis Lundy, Applicant's Agent. Mr. Lundy stated that the concerns of neighboring property owners are addressed within the proposed project conditions. In addition, Mr. Lundy discussed the proposed removal of trees on the property.
2. Walter Blum, neighboring property owner, 5399 Newland Road. Mr. Blum stated his concerns regarding project drainage, glare and the possible need for sound barriers. However, Mr. Blum also stated that he is supportive of the project.

Town Attorney Dwight Moore addressed issues related to the project application.

The hearing was closed to the public by Vice Chairman Griffin.

It was moved by Commissioner Mannel, seconded by Commissioner Thomson and unanimously carried by those present to adopt a motion of intent to adopt Planning Commission Resolution No. 06-5 recommending Town Council adoption of a property rezone affecting Assessor Parcel No. 054-181-002 and a +/-5.8 acre portion of the real property of the proposed project site, identified as Assessor Parcel No. 054-181-001; and, further, the agenda item was continued to the next regular Planning Commission meeting scheduled for May 1, 2006. Staff was directed to finalize issues raised during the public hearing prior to a final decision by the Planning Commission.

ROLL CALL VOTE: AYES: Commissioners Mannel, Thomson, Woodhouse and Vice Chairman Griffin. NOES: None. ABSTAIN: None. ABSENT: Chairman DiDuca.

MOTION CARRIES.

CHAIRMAN DIDUCA RETURNED TO THE MEETING AND THE DIAS AT THIS TIME.

6. **OTHER BUSINESS** – None.

7. **COMMITTEE ACTIVITIES**

a. **Status Report: Paradise Redevelopment Advisory Committee Activities (Commissioners DiDuca and/or Griffin)**

Chairman DiDuca reported on recent action of the Paradise Redevelopment Advisory Committee

8. COMMISSION MEMBERS

a. **Identification of future agenda items (All Commissioners/Staff) – None.**

9. ADJOURNMENT

The Planning Commission concurred to adjourn the meeting at 8:25 p.m.

Joe DiDuca, Chairman

ATTEST:

Planning Secretary