

**PARADISE PLANNING DIRECTOR**  
**May 19, 2009 – 10:30 a.m.**  
**Town Council Chambers, Room 9**  
**5555 Skyway, Paradise**

**M I N U T E S**

**CALL TO ORDER**

Planning Director Al McGreehan called the meeting to order at 10:30 a.m.

**1. APPROVAL OF MINUTES – April 28, 2009 meeting**

The minutes of April 28, 2009 were approved by the Planning Director.

**2. PUBLIC COMMUNICATION - None.**

**3. CONTINUED PUBLIC HEARING - None.**

**4. PUBLIC HEARING**

**a. Item proposed to be determined exempt from environmental review:**

**TRINITY PINES USE PERMIT MODIFICATION (PL09-00140) APPLICATION:**  
**Proposal for modification of a previously approved use permit to establish an adult residential care facility with a service occupancy capacity of 12 residents within two existing dwelling units located at 800 Elliott Rd, Paradise; AP 052-150-028.**

Planning Director Al McGreehan opened the hearing to the public. Appearing:

Tina Jordan-Trainque, Applicant and Manager of Trinity Pines. Ms. Jordan-Trainque acknowledged receipt of a copy of the staff memorandum. She stated that a new septic system was installed for the facility. In addition, the fire alarms have been installed and the Fire Department provided them with a letter of release. The applicant is waiting for approval of the use permit modification application before beginning parking space striping or vegetation clearing.

The hearing was closed to the public by the Planning Director.

The Planning Director approved the Trinity Pines Modified Use Permit (PL09-00140) subject to the conditions listed below.

**GENERAL CONDITIONS OF USE PERMIT**

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become subject

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to revocation by the Town of Paradise.

2. Secure Town of Paradise design review approval for any new business signs or exterior building modifications.
3. All work within the Elliott Road public right of way is subject to Town issuance of an encroachment permit, which will require that the contractor be properly licensed and bonded with the Town of Paradise.

### **CONDITIONS TO BE MET PRIOR TO COMMENCEMENT OF BUSINESS OPERATION**

#### **FIRE PROTECTION**

1. The corridor/hallways within the affected dwellings shall be a minimum 44" wide if serving 10 or more residents or 36" if less than 10, determined through inspection by the Paradise Fire Department.
2. Plans for an approved automatic and manual fire alarm system, in accordance with CFC Section 907.2.8 and NFPA 72 2009 Standards, shall be submitted to the Paradise Fire Department for review.
3. If not already present and functioning, an automatic fire alarm system shall be installed in all sleeping areas and hallways leading to the bedrooms in locations and in a manner determined to be acceptable to the Paradise Fire Department.

#### **ROADS AND ACCESS**

4. Physically alter the existing Elliott Road driveway in a manner deemed satisfactory to the Town Engineer.
5. Trim and remove vegetation along the project site frontage of Elliott Road to improve traffic sight distances in a manner deemed satisfactory to the Town Engineer.

#### **SITE DEVELOPMENT**

6. Establish and maintain on-site parking facilities and pavement markings in accordance with all town parking ordinance regulations and the requirements of the Town Engineer.

### **CONDITIONS OF LAND USE OPERATION**

## **BUSINESS OPERATION**

1. Additional service capacity beyond 12 residents will require a use permit modification application and an expansion to the onsite wastewater disposal system as stated in the Land Use Review by the Onsite Division dated February 23, 2009.
2. Not later than 20 months beyond the legal effective date of the use permit the Town of Paradise shall schedule and conduct a public hearing to re-analyze the conditionally permitted land use and determine whether or not to: a) further amend and/or modify the use permit conditions or b) determine that it be revoked.
3. Not later than 18 months beyond the date of facility licensing construct, or defer by covenant agreement executed with the Town of Paradise, a one-half street section upgrade improvement along the project site frontage of Queen Drive to the town-adopted B-1 road standard.
4. Not later than 18 months beyond the date of facility licensing by the State of California, the property owner shall deed forty feet from the centerline of Elliott Road to the Town of Paradise or provide a recorded deed document verifying that this requirement has been fulfilled.

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

## **5. ADJOURNMENT**

The Planning Director adjourned the meeting at 10:42 a.m.