

PARADISE PLANNING DIRECTOR
September 1, 2009 – 2:00 p.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 2:00 p.m.

1. APPROVAL OF MINUTES – May 19, 2009 meeting

The minutes of May 19, 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:

WORK TRAINING CENTER USE PERMIT (PL09-00202) APPLICATION: Use Permit application proposing Town approval to establish a community care facility associated with the on-site sale of art and gifts made on the site located at 7837 & 7849 Skyway; AP No. 051-163-039.

Assistant Community Development Craig Baker reviewed the project application for which staff is recommending conditional approval. Commenting agencies have responded favorably to the project application.

The Planning Director opened the hearing to the public. Appearing:

1. Deb Royat, Work Training Center. Ms. Royat acknowledged receipt of a copy of the staff report and concurred with the recommended conditions of approval.
2. Bob Crawford, Owner. Mr. Crawford acknowledged receipt of a copy of the staff report and concurred with the recommended conditions of approval. He requested information concerning ADA requirements, and Planning Director McGreehan referred him to the Community Safety Services Division for more information.

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

The Planning Director proclaimed the following adoption of findings provided by staff and

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approved the Work Training Center use permit application (PL09-00202) subject to the conditions listed below:

FINDINGS

1. Concur with staff's determination that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303 of the State CEQA Guidelines.
2. Find that the project, as conditioned, is consistent with the goals and policies of the Paradise General Plan because the project will result in the establishment of a retail industrial land use in an area zoned for such use and within an existing structure suitable for such use.
3. Find that the project, as conditioned, is in compliance with all applicable regulations of the Community Commercial zoning district.
4. Find that adequate infrastructure is currently in place to serve the proposed project.
5. Find that the project, as conditioned, will not detrimentally effect existing plant and animal life in the project vicinity for the following reasons:
 - a. The project is located within an area that has been altered from its natural state by long-established commercial land uses;
 - b. No known outstanding wildlife habitat exists in the immediate project vicinity; and
 - c. No known rare or endangered plants are known to exist in the immediate project vicinity.

GENERAL CONDITIONS OF USE PERMIT APPROVAL

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 to revocation by the Town of Paradise.
2. Apply for and secure Town of Paradise design review approval for any business signs prior to the establishment of such signs related to the proposed project building occupancy.
3. The total number of clients and support staff that occupy the building proposed for licensed adult day care occupancy shall at no time exceed the occupancy level expressly authorized by the Town of Paradise Onsite Sanitary Official.

CONDITIONS TO BE MET PRIOR TO OCCUPANCY AND PUBLIC PATRONAGE

FIRE PROTECTION

4. Establish and maintain compliance with all requirements of the Town Fire Marshal in accordance with the Paradise Fire Department plan check review for the Work Training Center project dated July 22, 2009 and on file with the Town Community Development Department.

CONSTRUCTION CODES

5. Meet the requirements of the Town Building Official regarding submittal of construction plans, building permit applications, and all applicable Town adopted construction code requirements for any construction work subject to the requirements of the Uniform Building Code and in a manner deemed satisfactory to the Town Building Official.

ROADS AND ACCESS

6. Deed forty feet from the center of the Skyway to the Town of Paradise or provide a deed document verifying that this requirement has been fulfilled.
7. Post a bond or similar financial instrument with the Town of Paradise in a manner deemed satisfactory to the Town Engineer guaranteeing construction of all required public street frontage improvements within one year of building occupancy and public patronage.

SITE DEVELOPMENT

8. Maintain an on-site parking facility in compliance with all applicable provisions of Chapter 17.38 (Off-Street Parking and Loading Regulations) of the Paradise Municipal Code.

CONDITIONS TO BE MET WITHIN TWELVE MONTHS OF OCCUPANCY AND PUBLIC PATRONAGE

9. Prepare and submit six copies of a detailed and engineered street and drainage improvements plan to the Public Works Department (engineering division) for review and approval by the Town Engineer. Plans shall be designed for construction of a one-half street section along all project site public street frontage of the Skyway to the

Town-adopted C-1 road standard (or equivalent, as determined by the Town Engineer). Approval of the designed improvements plans by the Town Engineer must be secured **PRIOR TO COMMENCEMENT** of project improvements construction.

10. The project developer shall complete frontage improvements to the Town-adopted C-1 public street standard (or equivalent, as determined by the Town Engineer) along all project site frontage of the Skyway in accordance with engineered street frontage improvement plans approved by the Town Engineer.
11. Frontage and site improvements shall be designed and constructed in accordance with the requirements of the Americans with Disabilities Act (ADA).

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 2:20 p.m.