



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931
TELEPHONE (530) 872-6291 FAX (530) 877-5059
www.townofparadise.com

Town Staff:

Craig Baker, Community Development Director
Susan Hartman, CDD Manager/Assistant Planner

PLANNING DIRECTOR MEETING AGENDA

REGULAR MEETING – 10:00 AM – January 04, 2018

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Town Clerk's Dept., at 872-6291 ext. 102 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Town Clerk. Members of the public may address the Planning Director on any agenda item. If you wish to address the Planning Director on any matter on the Agenda, it is requested that you complete a "Request to Address Council" card and give it to the Town Clerk prior to the beginning of the meeting. All writings or documents which are related to any item on an open session agenda and which are distributed within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk Department located at 5555 Skyway, at the time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday through Thursday from 8:00 a.m. to 5:00 p.m.

1. APPROVAL OF MINUTES

1a. Approve the meeting minutes of October 26, 2017

2. CONTINUED PUBLIC HEARING - None.

3. PUBLIC HEARING

3a. Items determined to be exempt from environmental review

KHALID SITE PLAN REVIEW PERMIT (PL17-00294) APPLICATION: Request for town approval of a site plan review permit to authorize the establishment of an automotive service (retail tire sales) within existing vacant commercial space on a +/- 0.13 acre property zoned Central Business (CB) located at 6009 Skyway, AP No. 052-193-019.

4. ADJOURNMENT

STATE OF CALIFORNIA)	SS.
COUNTY OF BUTTE)	
I declare under penalty of perjury that I am employed by the Town of Paradise in the Town Clerk's Department and that I posted this Agenda on the bulletin Board both inside and outside of Town Hall on the following date:	

TOWN/ASSISTANT TOWN CLERK SIGNATURE	



TOWN OF PARADISE

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Town Staff:

Craig Baker, Community Development/Planning Director
Susan Hartman, Assistant Planner
Dina Volenski, Town Clerk

PLANNING DIRECTOR MEETING MINUTES

REGULAR MEETING – 2:00 PM – October 26, 2017

CALL TO ORDER

Community Development/Planning Director Craig Baker called the October 26, 2017 Planning Director meeting to order at 2:00 p.m.

1. APPROVAL OF MINUTES

Community Development/Planning Director Craig Baker approved the minutes as submitted by staff from the August 23, 2017 Planning Director Meetings.

2. CONTINUED PUBLIC HEARING - None

3. PUBLIC HEARING

3a. Items determined to be exempt from environmental review

DEPPE CONDITIONAL USE PERMIT (PL17-00215) APPLICATION: Request for town approval of a conditional use permit to authorize the construction of a $\pm 2,400$ sq. ft. second residence on a ± 7.53 acre property zoned Agricultural Residential 3-acre minimum (AR-3) located at 32 West Sutter Rd. AP No. 055-050-060.

Assistant Planner Hartman provided an overview of the Deppe Conditional Use Permit Application project.

Community Development/ Planning Director Baker opened the public hearing at 2:04 p.m.

1. Rick Deppe, project applicant, agreed to the conditions of approval.

Director Baker stated that he would like to add an additional condition regarding a road maintenance agreement.

The project applicants asked to review a template of a road maintenance agreement.

Director Baker took a brief recess from the Public Hearing at 2:06 p.m. so that a template of a road maintenance agreement could be given to the project applicant to review.

Director Baker re-opened the meeting at 2:12 p.m.

Project applicants reviewed the road maintenance agreement and asked when the agreement needed to be recorded.

Director Baker stated that it would need to be recorded prior to issuance of the certificate of occupancy.

The public hearing was closed at 2:13 p.m.

Planning Director Baker adopted the required findings as provided by staff, including the additional condition, and approved the Deppe conditional use permit application (PL17-00215) to authorize the construction of a $\pm 2,400$ sq ft second dwelling on a ± 7.53 acre property zoned AR-3, 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 resultant second residence.

SANITATION

3. Complete the requirements of the Town Onsite Sanitary Official concerning application, final system design, and the issuance of permit approvals for installation of a sewage treatment and disposal system to serve the proposed project. Provide evidence thereof to the Town Development Services Department (building 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.
7. Provide a recorded road maintenance agreement meeting the requirements of the Paradise Public Works/Engineering Division or provide a recorded document fulfilling this requirement.

UTILITIES

8. Meet the requirements of Paradise Irrigation District with the installation of a backflow prevention assembly in accordance with the written comments dated September 28, 2017.

Planning Director Baker stated that the project decision could be appealed to the Planning Commission within seven (7) days of approval.

4. ADJOURNMENT

Community Development/Planning Director adjourned the meeting at 2:16 p.m.

Date Approved:

By:

Craig Baker, Community Development Director

Attest:

Dina Volenski, Town Clerk

**TOWN OF PARADISE PLANNING DIRECTOR
PLANNING STAFF REPORT
MEETING DATE: January 4, 2018**

FROM: Susan Hartman, CDD Manager/Assistant Planner **AGENDA NO. 3(a)**
SUBJECT: Khalid Site Plan Review Permit Application (PL17-00294)
DATE: December 27, 2017 **AP 052-193-019**

GENERAL INFORMATION:

Applicant: Mohammed Khalid
1347 Park Ave
Chico, CA 95928

Location: 6009 Skyway, Paradise

Requested Action: Site Plan Review permit approval to authorize the establishment of an automotive service (retail tire sales) within an existing vacant commercial space.

Purpose: To re-establish a previously conducted land use on the site.

Present Zoning: Central Business (CB)

General Plan Designation: Central Commercial (CC)

Existing Land Use: Vacant Commercial

Surrounding Land Use:

North:	Commercial Retail
East:	Skyway
South:	Automotive Repair
West:	Single Family Residential

Parcel Size: ±0.13 acre

CEQA Determination: Categorically Exempt - CEQA Section 15301 (Class 1 exemption)

Other: An appeal of the Planning Director's decision can be made within seven (7) days of the decision date.

NOTE: THE APPLICANT OR A REPRESENTATIVE SHOULD BE IN ATTENDANCE OR THE PLANNING DIRECTOR MAY NOT TAKE ACTION ON THIS APPLICATION

SPECIAL INFORMATION:

The project applicant is seeking authorization from the Town of Paradise, via site plan review permit approval, to re-establish an automotive service (retail tire sales) land use within two existing vacant commercial buildings. The proposed days and hours of operation are seven (7) days a week from 9:00 a.m. to 6:00 p.m. The ±0.13 acre property is located at 6009 Skyway and is currently developed with two commercial buildings, legally established prior to the Town's incorporation in 1979.

Butte County Assessor records and Town of Paradise property file records show that the building proposed to be utilized as the tire shop was legally established in 1961 under Butte County building permit #72 for a 960 square foot tire service building. The detached 594 square foot office building, nearest Skyway, existed prior to 1961 and will be used as the sales office for the proposed business. No structures on the property are currently proposed to be modified, only repainted.

ANALYSIS:

The proposed automotive service land use is enumerated as a potentially permitted land use within the CB zoning district subject to town approval of a site plan review permit. As a land use in the CB zoning district, off-street parking and loading regulations are not applicable though the site does have two existing parking spaces.

Wastewater division staff have not noted any concerns with the proposed project, indicating that the projected flows can be accommodated by the existing system, which was previously utilized for such use.

Access to the site is provided via an existing paved driveway encroachment off of Skyway located on the west side of a 3-way signalized intersection. While access to and from this parcel is not controlled by the existing signal, Engineering division staff have reviewed the project in the context of ingress and egress and made recommendations for restricting vehicle movements to a right turn in and right turn out, while also allowing west facing traffic on Pearson Road, in the number 2 (outer) lane, to enter directly from across the intersection.

Other commenting agencies have the ability to serve this project if conditioned appropriately.

ENVIRONMENTAL REVIEW:

This project has been determined by planning staff to belong to a class of projects which are categorically exempt from environmental review, pursuant to the requirements of the California Environmental Quality Act (CEQA Section 15301 Class 1 *Existing Facilities*).

ANALYSIS CONCLUSION:

Based upon the circumstances previously outlined and the neighboring properties of a predominantly commercial nature, staff submits that town authorization to re-establish an automotive services (retail tire shop) land use is reasonable and appropriate. Therefore, staff recommends Planning Director approval of the Khalid Site Plan Review permit, based upon the following findings:

REQUIRED FINDINGS FOR APPROVAL:

- a. The proposed project is categorically exempt from environmental review under the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301, (Class 1) of the CEQA guidelines
- b. Find that, as conditioned, approval of the Khalid Site Plan Review permit can be found to be consistent with the goals and land use policies of the current 1994 Paradise General Plan because project approval would promote the infill of existing commercial space in the Central Commercial area providing community-wide goods and services.
- c. The proposed project, as conditioned by the Town of Paradise, will not be detrimental to the public health, safety and general welfare.

RECOMMENDATION:

Adopt the required findings for approval as provided by staff, and approve the Khalid Site Plan Review permit application (PL17-00294) for property located at 6009 Skyway (AP 052-193-019), requesting authorization to re-establish an automotive service (retail tire sales) land use, subject to the following conditions of approval:

GENERAL CONDITIONS OF PROJECT APPROVAL

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.
2. Any work within the Skyway 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.

3. Secure Town of Paradise design review approval for any new business or identification sign prior to the establishment of such signs.
4. The operation of pneumatic tools, compressors, motors, engines or hand tools, any of which are associated with the automotive service and capable of generating noise clearly audible across a residential or commercial zoned real property boundary shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m. and at anytime on Sundays or holidays. All other activities associated with operation of the automotive services shall be conducted in compliance with the Town of Paradise Noise Ordinance regulations (PMC Chapter 9.18).
5. Outdoor storage of materials and/or equipment associated with the business occupancy shall be established and maintained such that the materials and or equipment is not visible from any off-site public or private property.

CONDITIONS TO BE MET PRIOR TO OCCUPANCY AS AUTOMOTIVE SERVICES

SITE DEVELOPMENT

6. Modify the driveway exit as directed by the Town Engineer in accordance with the written comments dated December 7, 2017.

FIRE PROTECTION

7. Portable fire extinguishers, minimum 2A10BC, are required in accordance with the written comments of the Fire Marshal dated November 30, 2017 and on file with the Development Services Department.
8. Provide exit door signage on or adjacent to that reads "THIS DOOR TO REMAIN UNLOCKED WHILE BUSINESS IS OCCUPIED".
9. Fire Prevention Inspection is required prior to occupancy. Call (530) 872-6291 ext. 304 to schedule an inspection.
10. Establish and maintain compliance with all applicable requirements of the Building Official/Fire Marshal dated November 30, 2017 and on file with the Development Services Department.

UTILITIES

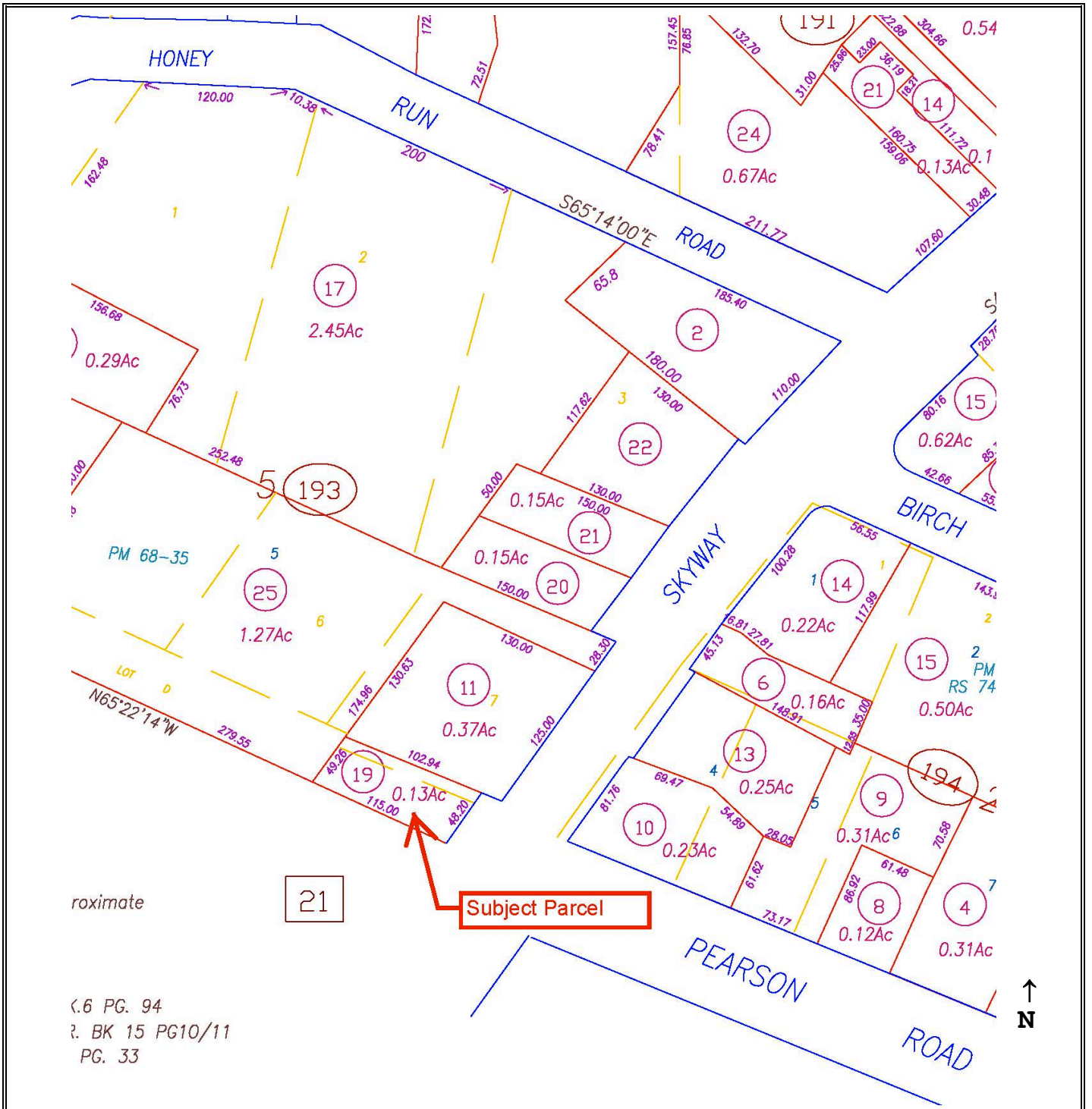
11. Any relocation or rearrangement of PG&E facilities to accommodate this project will be at the developer/applicant expense. There shall be no facilities construction allowed over or under any existing PG&E facilities or inside any PG&E easements affecting this property.

OTHERS

12. Provide material evidence to the Planning Division of a valid State of California, Board of Equalization Seller's Permit number for the subject property.

**LIST OF ATTACHMENTS FOR KHALID SITE PLAN REVIEW PERMIT APPLICATION
(PL17-00294)**

1. Project site vicinity map.
2. Notice sent to surrounding property owners for the public hearing.
3. Mailing list of property owners notified of the public hearing.
4. Comments received from Town Engineer Marc Mattox dated December 7, 2017.
5. Comments received from Northern Recycling & Waste Services dated December 4, 2017.
6. Comments received from Paradise Irrigation District representative Neil Essila dated December 5, 2017.
7. Comments received from Onsite Official Bob Larson dated December 4, 2017.
8. Comments received from Paradise Police Chief Gabriela Tazzari-Dineen dated December 4, 2017.
9. Comments received from Building Official/Fire Marshal Tony Lindsey dated November 30, 2017.
10. Notice of exemption document for the Khalid site plan review project.
11. Site plan for the Khalid project (11" x 17").



proximate

6 PG. 94
 BK 15 PG10/11
 PG. 33

APPLICANT: Mohammed Khalid		ADDRESS: 6009 Skyway
OWNER: Howard Family Trust		
PROJECT DESCRIPTION: Request for site plan review permit approval to establish an automotive service (retail tire sales) within an existing vacant commercial space on a 0.13 acre property.		
ZONING: CB	GENERAL PLAN: CC	FILE NO. PL17-00294
ASSESSOR PARCEL NO. 052-193-019		MEETING DATE: 01/04/2018

NOTICE OF PUBLIC HEARING: PARADISE PLANNING DIRECTOR

NOTICE IS HEREBY GIVEN by the Planning Director that a public hearing will be held on **Thursday, January 4, 2018 at 10:00 a.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following project:

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

KHALID SITE PLAN REVIEW PERMIT (PL17-00294) APPLICATION: Request for town approval of a site plan review permit to authorize the establishment of an automotive service (retail tire sales) within existing vacant commercial space on a ± 0.13 acre property zoned Central Business (CB) located at 6009 Skyway, AP No. 052-193-019.

The project file is available for public inspection at the Development Services Department, Town of Paradise, Town Hall. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town Planning Director at, or prior to, the public hearing. For further information please contact the Development Services Department at (530) 872-6291 x114.

CRAIG BAKER, Planning Director



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Use Avery Template 5160

052-193-019-000
HOWARD FAMILY TRUST
C/O HOWARD RICHARD B & JOHNSON
SHARON F CO-TRS
5811 GOLDEN OAKS RD
PARADISE CA 95969

052-193-020-000
CLEWITT STANLEY P LIVING TRUST ESTATE
CLEWETT HOWARD F TRUSTEE
12815 W MARBLE DR
SUN CITY WEST AZ 85375

052-211-044-000
BROMAN ROBERT & ALLEN CHERYL A
577 BARBARA WAY
PARADISE CA 95969

052-194-009-000
WEBER HERB SS
105 CLEARWATER WY
RANCHO MIRAGE CA 92270

052-212-021-000
A & M FOOD LIQUOR CORP A CALIF
CORP
5944 SKYWAY
PARADISE CA 95969

052-211-041-000
LARRY KNIFONG INC
7020 SKYWAY
PARADISE CA 95969

052-212-014-000
A M FOOD & LIQUOR CORPORATION
5944 SKYWAY
PARADISE CA 95969

052-193-017-000
HOFER FRED TRUST
C/O HOFER EDDIE F TRUSTEE
3858 HONEY RUN RD
PARADISE CA 95969

052-193-025-000
MARIPOSA FAMILY PARTNERSHIP
6041 SKYWAY
PARADISE CA 95969

052-194-013-000
HAWK BILL & MAVIS FAMILY TRUST
HAWK WILLIAM L & MARLENE MAVIS
TRUSTEES
599 CIRCLEWOOD DR
PARADISE CA 95969

052-211-031-000
WILSON TRUST ETAL
C/O WILSON JEFFREY & ANA TRUSTEES
5447 PALACE CT
SANTA BARBARA CA 93111

052-212-001-000
MUCHAMEL JEFF & HAYAT FAMILY TRUST
C/O MUCHAMEL JEFF & HAYAT TRUSTEES
3506 VIEWCREST DR
BURBANK CA 91504

052-212-017-000
MUCHAMEL JEFF & HAYAT FAMILY TRUST
C/O MUCHAMEL JEFF & HAYAT TRUSTEES
3506 VIEWCREST DR
BURBANK CA 91504

052-193-021-000
CLEWITT STANLEY P LIVING TRUST ESTATE
CLEWETT HOWARD F TRUSTEE
12815 W MARBLE DR
SUN CITY WEST AZ 85375

052-194-006-000
FLAHERTY BRIAN E
6060 SKYWAY
PARADISE CA 95969

052-193-011-000
WALTER STEVEN G
PO BOX 63
NAALEHU HI 96772

052-194-010-000
HAWK BILL & MAVIS FAMILY TRUST
HAWK WILLIAM L & MARLENE MAVIS
TRUSTEES
599 CIRCLEWOOD DR
PARADISE CA 95969

052-211-045-000
STADTMILLER RHONDA L REVOCABLE
TRUST
C/O STADTMILLER RHONDA L TRUSTEE
1788 MATSON ST
CHICO CA 95928

052-212-019-000
MUCHAMEL JEFF & HAYAT
C/O RAY'S LIQUOR
5944 SKYWAY
PARADISE CA 95969

Butte Environmental Council
116 W. 2nd Street #3
Chico, CA 95928

Paradise Unified School District
6696 Clark Road
Paradise, CA 95969

Paradise Ridge Chamber of
Commerce
5550 Skyway
Paradise, CA 95969

Butte County Planning
Courier

Paradise Irrigation District
6332 Clark Road
Paradise, CA 95969

Paradise Board of Realtors
6178 Center Street
Paradise, CA 95969

Paradise Cemetery District
980 Elliott Road
Paradise, CA 95969

Pacific Gas & Electric
Laird Oelrichs, Land Agent
350 Salem St.
Chico, CA 95928

Paradise Recreation & Park Dist.
6626 Skyway
Paradise, CA 95969

Paradise Downtown Business Ass.
c/o Fir Street Gallery/Pam Funk
6256 Skyway
Paradise, CA 95969

Butte Co. Air Quality Mgmt. Dist.
629 Entler Ave., Suite 15
Chico, CA 95928

PROJECT NAME: Khalid Site Plan Review Permit Application

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

5555 Skyway, Paradise, CA 95969

DEVELOPMENT REVIEW REQUEST

TO: T. Mgr, Engineering, CSS, PID, NRWS & Onsite

FROM: Craig Baker, CDD Director (872-6291 ext. 111)

REQUEST: Review and provide written comments

DESCRIPTION OF PROJECT: Site plan review permit application proposing to establish an automotive service (retail tire sales) within existing vacant commercial space on a 0.13 acre property zoned Central Business (CB).

LOCATION: 6009 Skyway, Paradise

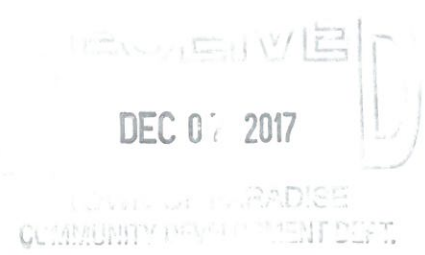
APPLICANT: Mohammed Khalid

AP NO: 052-193-019

CONTACT PHONE: 345-2000

DATE DISTRIBUTED: November 30, 2017

WRITTEN COMMENTS DUE BY: December 14, 2017



DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

Traffic operations shall be restricted to "right-in", "right-out" from Skyway and also "straight-in" from ~~Skyway~~ Pearson. Applicant shall paint a right turn arrow (Type IV-R Catrans) at the property exit. Reference next page.

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT. PLEASE MAKE A COPY FOR YOUR RECORDS.



APPLICANT: Mohammed Khalid		ADDRESS: 5571 SKYWAY
OWNER: Howard Family Trust		
REQUEST: Request for site plan review permit approval to establish an automotive service (retail tire sales) within existing vacant commercial space on a 0.13 acre property.		
Zoning: Cb	GENERAL PLAN: CC	FILE: PL16-00294
ASSESSOR PARCEL NO: 052-193-019	HEARING DATE: TBD	

PROJECT NAME: Khalid Site Plan Review Permit Application

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT
5555 Skyway, Paradise, CA 95969**

DEVELOPMENT REVIEW REQUEST

TO: T. Mgr, Engineering, CSS, PID, NRWS & Onsite

FROM: Craig Baker, CDD Director (872-6291 ext. 111)

REQUEST: Review and provide written comments

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LOCATION: 6009 Skyway, Paradise

APPLICANT: Mohammed Khalid

AP NO: 052-193-019

CONTACT PHONE: 345-2000

DATE DISTRIBUTED: November 30, 2017

WRITTEN COMMENTS DUE BY: December 14, 2017

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES

YES, WITH CONDITIONS

NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

THIS LOCATION WILL REQUIRE CART SERVICE. THE
ACCESS WILL NOT ALLOW NRWS TO SAFELY ENTER
AND EXIT THE PROPERTY.

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT. PLEASE MAKE A COPY FOR YOUR RECORDS.

PROJECT NAME: Khalid Site Plan Review Permit Application

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

5555 Skyway, Paradise, CA 95969

DEVELOPMENT REVIEW REQUEST

TO: T. Mgr, Engineering, CSS, PID, Caltrans, NRWS & Onsite

FROM: Craig Baker, CDD Director (872-6291 ext. 111)

REQUEST: Review and provide written comments

DESCRIPTION OF PROJECT: Site plan review permit application proposing to establish an automotive service (retail tire sales) within existing vacant commercial space on a 0.13 acre property zoned Central Business (CB).

LOCATION: 6009 Skyway, Paradise

APPLICANT: Mohammed Khalid

AP NO: 052-193-019

CONTACT PHONE: 345-2000

DATE DISTRIBUTED: November 30, 2017

WRITTEN COMMENTS DUE BY: December 14, 2017

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

This property is served by a 3/4-inch water meter. There is no fire service connection to the premises.

Neil Essila December 5, 2017

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT. PLEASE MAKE A COPY FOR YOUR RECORDS.

PROJECT NAME: Khalid Site Plan Review Permit Application

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT
5555 Skyway, Paradise, CA 95969**

DEVELOPMENT REVIEW REQUEST

TO: T. Mgr, Engineering, CSS, PID, NRWS, Police & Onsite

FROM: Craig Baker, CDD Director (872-6291 ext. 111)

REQUEST: Review and provide written comments

DESCRIPTION OF PROJECT: Site plan review permit application proposing to establish an automotive service (retail tire sales) within existing vacant commercial space on a 0.13 acre property zoned Central Business (CB).

LOCATION: 6009 Skyway, Paradise

APPLICANT: Mohammed Khalid

AP NO: 052-193-019

CONTACT PHONE: 345-2000

DATE DISTRIBUTED: November 30, 2017

WRITTEN COMMENTS DUE BY: December 14, 2017

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

No Conditions

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT. PLEASE MAKE A COPY FOR YOUR RECORDS.

PROJECT NAME: Khalid Site Plan Review Permit Application

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**
5555 Skyway, Paradise, CA 95969

DEVELOPMENT REVIEW REQUEST

TO: T. Mgr, Engineering, CSS, PID, NRWS, Police & Onsite

FROM: Craig Baker, CDD Director (872-6291 ext. 111)

REQUEST: Review and provide written comments

DESCRIPTION OF PROJECT: Site plan review permit application proposing to establish an automotive service (retail tire sales) within existing vacant commercial space on a 0.13 acre property zoned Central Business (CB).

LOCATION: 6009 Skyway, Paradise

APPLICANT: Mohammed Khalid

AP NO: 052-193-019

CONTACT PHONE: 345-2000

DATE DISTRIBUTED: November 30, 2017

WRITTEN COMMENTS DUE BY: December 14, 2017



DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

OK AS LONG AS PROJECT RECEIVES ENGINEERING APPROVAL.

Gabiela F Tazzari-Dineen

Chief of Police

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT. PLEASE MAKE A COPY FOR YOUR RECORDS.

M E M O R A N D U M

TO: Craig Baker, Community Development Director

FROM: Tony Lindsey Building Official/Fire Marshal

SUBJECT: 6009 Skyway, 052-193-019

DATE: 11/30/2017

Site plan review permit application proposing to establish an automotive service within existing vacant commercial space on a 0.13 acre parcel zoned CB

- Where tires are stored on-tread, the dimension of the pile in the direction of the wheel hole shall be not more than 50 feet (15 240 mm). Tires stored adjacent to or along one wall shall not extend more than 25 feet (7620 mm) from that wall.
- Class I or II liquids with a flash point less than 110° F shall not be used for any cleaning purposes, unless in a special closed machine or in a room meeting the requirements for a Group H, Division 2 occupancy.
- Garage floors shall drain to approved oil separators or traps discharging to the sewer in accordance with the Plumbing Code. Contents shall be collected periodically to prevent oil from being carried into the sewers. Spill control and secondary containment shall be provided per CFC 2704.2
- Waste oil and rags shall be stored in approved metal, metal lined or other approved containers per CFC 2211.2.3.
- Fixed appliances, ventilation and equipment shall comply with the provisions of the Building and Mechanical Codes.
- All electrical devices, wiring, heating appliances or spark/flame producing equipment capable of igniting flammable vapors shall not be installed or used with 18 inches of the floor per CFC 2211.3.
- Containers and tanks containing a mixture of fuel and Lubricating oil that has been drained from motor vehicles shall be stored and handled as required for Class III-B liquids in accordance with CFC 2211.2.2.
- Portable fire extinguishers, minimum 2A10BC, are required maximum 30 feet of travel distance shall be mounted so that their tops are nor more than five (5) feet above the floor with identifiable signage, readily accessible and immediately available for use per CFC 906
- Additional design requirements shall be satisfied for repair garages servicing vehicles fueled by LP-gas, CNG, LNG, hydrogen or other fuel source.

NOTICE OF EXEMPTION

To: File: AP No: 052-193-019; [PL17-00294]

From: Town of Paradise, Development Services Department,
Planning Division, 5555 Skyway, Paradise, CA 95969

Project Title: Khalid Site Plan Review Permit

Project Applicant: Mohammed Khalid

Project Location: 6009 Skyway

Project Description: Site Plan Review Permit to establish an automotive service (retail tire sales) within an existing vacant commercial space on a ± 0.13 acre property zoned Central Business (CB).

Approving Public Agency: Town of Paradise

**Person or Agency
Carrying Out Project:** Mohammed Khalid

Exempt Status:
 Ministerial (Section 15268)
 Emergency Project (Section 15269)
 General Rule Exemption (Section 15061)
 X Categorical Exemption
Section 15301 Class 1

Reason for Exemption: Re-establishment of a retail tire sales business within an existing vacant building originally built for tire sales.

Contact Person: Susan Hartman, Assistant Planner
(530) 872-6291 ext. 114



Signature: _____
Town Planning Director

Date: _____



SITE PLAN

SCALE: 1" = 10'
0 5 10

