



TOWN OF PARADISE

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

Management Staff:

Craig Baker, Community Development Director
Susan Hartman, Assistant Planner

PLANNING DIRECTOR MEETING AGENDA REGULAR MEETING – 1:00 PM – August 23, 2017

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/Commission" 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 to the Planning Director 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, Room 3, 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.

CALL TO ORDER

1. APPROVAL OF MINUTES

Approve the meeting minutes of June 28, 2017

2. CONTINUED PUBLIC HEARING - None

3. PUBLIC HEARING

STARBUCKS MODIFIED SITE PLAN REVIEW PERMIT (PL17-00145) APPLICATION

Request to modify a previously approved Site Plan Review permit for the partial relocation of existing drive-in facilities associated with a coffee shop, to increase the size of the existing building footprint, and to modify existing conditions of approval on property zoned Central Business (CB) located at 6344 Skyway, AP Nos. 052-141-030 & 031.

4. ADJOURNEMENT

STATE OF CALIFORNIA) COUNTY OF BUTTE)	SS.
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	



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Susan Hartman, Assistant Planner
Dina Volenski, Town Clerk

PLANNING DIRECTOR MEETING MINUTES

REGULAR MEETING – 2:00 PM – June 28, 2017

CALL TO ORDER

Community Development/Planning Director Craig Baker called the June 28, 2017 Planning Director meeting to order at 2:02 p.m.

1. APPROVAL OF MINUTES

Community Development/Planning Director Craig Baker approved the minutes as submitted by staff from the August 31, 2016 and September 14, 2016 Planning Director meetings.

2. CONTINUED PUBLIC HEARING - None

3. PUBLIC HEARING

- a. Items determined to be exempt from environmental review

Corrigan Parcel Map Application (PL17-00103) Request for town approval of a parcel map application proposing to divide an existing +0.69 acre property zoned CC/PD (Community Commercial/Planned Development) into two parcels of record for commercial use located at 5835 and 5837 Clark Road, Paradise. The property is situated within a portion of Section 23, T22N, R3E, M.D.B.&M. and is locally identified as assessor parcel number 054-330-023.

Assistant Planner Hartman provided a brief overview of the Corrigan Parcel Map Application.

Community Development/Planning Director Baker opened the public hearing at 2:05 p.m.

Community Development/Planning Director Baker stated that he had one phone call supporting the project from Alan White.

Community Development/Planning Director Baker closed the public hearing at 2:05 p.m.

Community Development/Planning Director Baker approved and adopted the required findings as provided by staff and approved the Corrigan parcel map application (PL17-00103) proposing to create two parcels of record from an existing ± 0.69 acre property located at 5835 & 5837 Clark Road subject to the following conditions:

REQUIRED FINDINGS FOR APPROVAL:

- a. Find that the proposed project is categorically exempt from environmental review under the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061 of the CEQA guidelines.
- b. Find that the project, **as conditioned**, is consistent with the goals and policies of the Paradise General Plan, because the resulting sizes and uses of the parcels would be consistent with existing land use in the area, and adequate infrastructure would be in place to serve the parcels.
- c. Find that the project, **as conditioned**, is consistent with the spirit and intent of the zoning district in which the project site is situated, because the land use proposed for the parcels would be commercial and parcel sizes proposed are consistent with the requirements of the zone.
- d. Find that the project, **as conditioned**, will not result in a significant adverse effect on existing plant and animal life in the project vicinity for the following reasons:
 1. The project site is located within an area that has been significantly altered by commercial development spanning over a decade.
 2. No known outstanding wildlife habitat exists in the immediate project vicinity; and
 3. No known rare or endangered plants exist in the immediate project vicinity.

**CONDITIONS TO BE MET PRIOR TO RECORDATION
OF FINAL PARCEL MAP**

SITE DEVELOPMENT

1. All easements of record shall be shown on the final parcel map.

2. Meet the requirements of the Town Planning Director regarding the recordation of a parking and access easement affecting Parcel Nos. 1 and 2 assuring continued access and maintenance of the existing shared parking facility in a manner deemed satisfactory to the Town Attorney.

SEWAGE DISPOSAL

3. Meet the requirements of the Town Building Safety and Wastewater Services Division regarding the recordation of a wastewater covenant affecting Parcel Nos. 1 and 2 assuring adequate wastewater disposal in a manner deemed satisfactory to the Town Attorney.

UTILITIES

4. Meet all other requirements of utility companies regarding the establishment of necessary public utility easements.

OTHERS

5. Provide written documentation verifying payment of current property taxes and payment of any assessment liens imposed by the Town.
6. Provide monumentation as required by the Town Engineer in accordance with accepted town standards.
7. Pay appropriate funds to the local recreation district per requirements of the Paradise subdivision ordinance to offset impact (cumulative) upon area-wide recreation facilities. Provide evidence of payment to the Town Development Services Department planning division.

Planning Director Baker stated that the project could be appealed within 10 days of approval to the Planning Commission.

4. ADJOURNMENT

Community Development/Planning Director Baker adjourned the meeting at 2:07 p.m.

By: _____
Craig Baker, Community Development Director

Attest:

Dina Volenski, Town Clerk

M E M O R A N D U M

TO: Craig Baker, Planning Director

FROM: Susan Hartman, Assistant Planner

SUBJECT: Request to Modify the Terms and Conditions of a Previously Approved Site Plan Review Permit (Shults; SR-99-001); AP No. 052-141-030, 031

DATE: August 8, 2017

PROJECT INFORMATION

The Paradise Planning Director conducted a public hearing on March 8, 1999 to consider a site plan review permit application proposing the establishment of a restaurant land use and drive-in service facility on property located at 6344 Skyway in Paradise. The property is situated within the Central Business (CB) zoning district, on the east side of Skyway between Fir St and Elliott Rd, and is further identified as APNs 052-141-030 & 031. The site plan review permit was approved by the Planning Director subject to 15 conditions of approval.

On July 24, 2017 Rancho Engineering, on behalf of Starbucks, submitted a formal request to the town requesting modification of the site plan review permit to allow an additional $\pm 1,186$ square foot to the building footprint and to relocate a portion of the previously approved drive-in facilities to accommodate the larger square footage of the proposed coffee shop (Starbucks). In addition, existing site plan review condition #13, restricting the business hours to no later than 10:00 pm, is requested to be removed to allow for 24 hour business operations and replaced with standard conditions currently used on all drive-in facilities.

The proposed hours of operation for the coffee shop would be 24 hours a day, seven days per week. Site improvements include the demolition of an approximate 1,296 square foot building and reconstruction of a $\pm 2,482$ square foot restaurant (coffee shop) with drive-in facilities, establishment of 25 parking stalls in a newly paved parking lot (two of which will be handicapped accessible), an accessible path of travel from the Skyway right of way to the building, a new solid waste and recycling enclosure, new water efficient landscaping, as well as a new monument sign.

ANALYSIS

Comments from reviewing agencies have indicated support for the project. There will be no additional stormwater drainage, since the area proposed for the additional square

footage is already paved and impervious. As proposed, total hardscaped areas are actually anticipated to be reduced by approximately 1,500 square feet. With regard to wastewater, the Onsite Division has reviewed the proposed development and found the properties to have the capacity to accommodate the projected wastewater flows with some alterations to the existing engineered wastewater disposal system.

Review of existing site plan review permit conditions found a few existing conditions that need to be modified or deleted as they are no longer applicable or accurate. This includes removing the requirement for an applicant's signature on the modified site plan review and this is no longer a practice enforced by town staff as well as deleting language referring to a 50 foot setback from centerline of Skyway, in regards to parking spaces, as centerline setbacks in the downtown corridor have been reduced to 40 feet since the original approval of this site plan review permit in 1999.

As a project involving the construction of a commercial building under 2,500 square feet, the project can be determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303 of the State CEQA Guidelines. The drive-in facilities were previously analyzed and certified in 1999 to be exempt from environmental review.

ANALYSIS CONCLUSION

In consideration of the preceding discussion, staff has identified no project-related impacts that would adversely affect adjoining or surrounding properties. If approved by the Planning Director as recommended, the requested site plan review permit modification would be consistent with the goals, objectives and land use policies of the 1994 Paradise General Plan; and should also be compatible with existing zoning as well as surrounding land uses. Therefore, town staff recommends Planning Director approval of the site plan review permit modification request to allow an additional $\pm 1,186$ square foot to the building footprint, for a total of $\pm 2,482$ square feet, and to relocate a portion of the previously approved drive-in facilities to accommodate the larger square footage of the proposed coffee shop (Starbucks) located at 6344 Skyway.

RECOMMENDATION

1. Open the scheduled and noticed public hearing and solicit testimony from the attending public.
2. Close the public hearing and adopt the following findings to support the requested site plan review permit modification:
 - a. Find that the proposed modified project remains categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303 (Class 3) of the State CEQA Guidelines.

- b. Find that the project, **as modified and conditioned**, is consistent with the Central Business 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 modified and 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.

REQUESTED ACTION

MOVE TO ADOPT the required findings as provided by staff and approve the Starbucks Site Plan Review Permit modification application (PL17-00145) affecting properties identified as Assessor Parcel Nos. 052-141-030 and 031, subject to the amended list of project conditions contained within the attached document entitled "Town of Paradise Modified Site Plan Review Permit" (added text is shown as shaded; deleted text in ~~strikeout~~).

ATTACHMENTS

1. Notice sent to surrounding property owners for the public hearing concerning the Starbucks Site Plan Review Permit modification application scheduled for August 23, 2017
2. Project vicinity map
3. Mailing list of property owners notified of the public hearing concerning the Starbucks Site Plan Review Permit modification request
4. Written modification request dated July 24, 2017 submitted by Rancho Engineering
5. Modified Site Plan Review Permit PL17-00145 dated August 23, 2017 showing proposed text amendments
6. Comments received from various agencies regarding the site plan review permit modification request
7. Environmental Notice of Exemption
8. Plot plan (24" x 36")

NOTICE OF PUBLIC HEARING: PARADISE PLANNING DIRECTOR

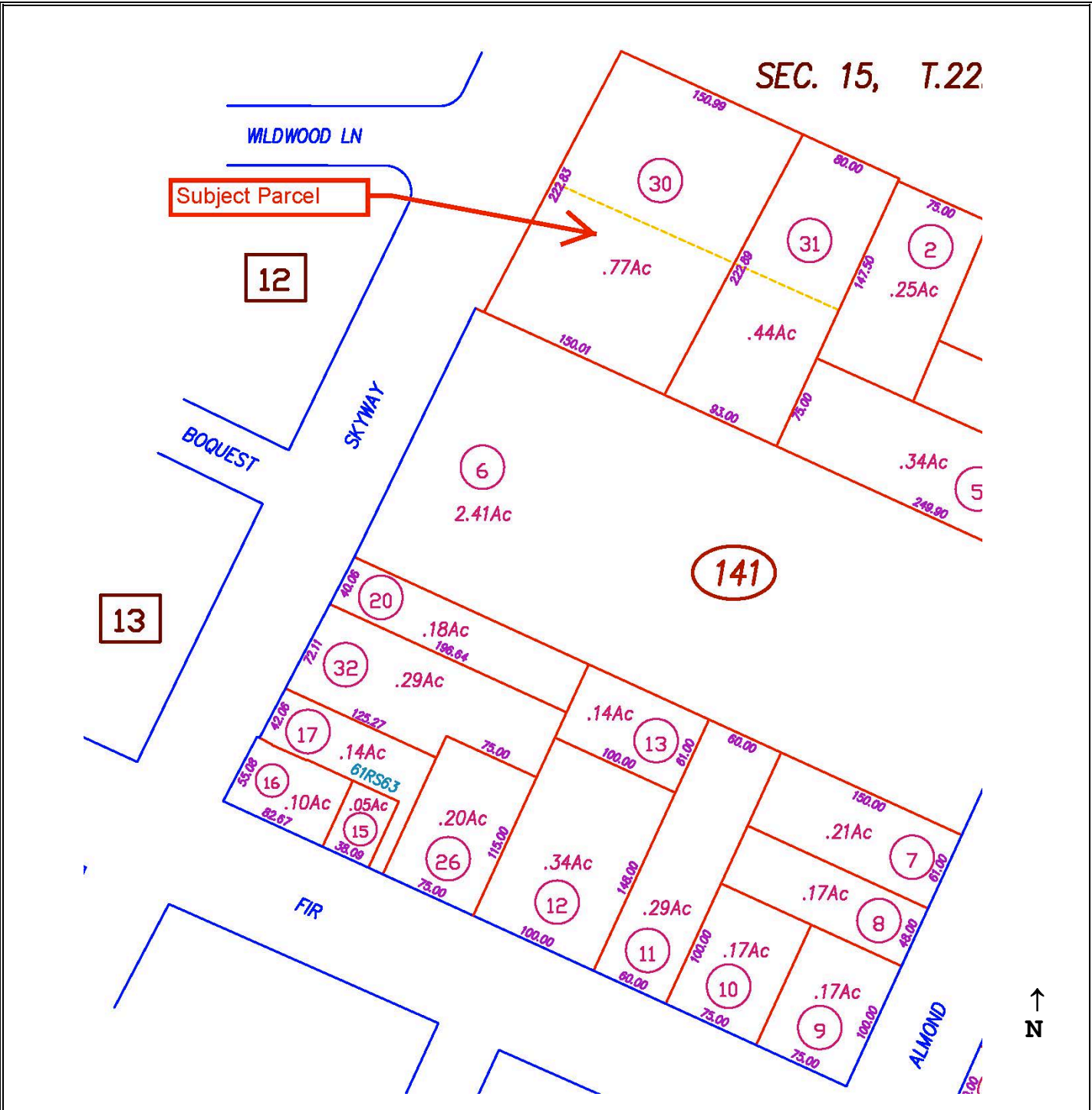
NOTICE IS HEREBY GIVEN by the Planning Director that a public hearing will be held on **Wednesday, August 23, 2017 at 1:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following project:

- a. Item determined to be exempt from environmental review

STARBUCKS MODIFIED SITE PLAN REVIEW PERMIT (PL17-00145) APPLICATION Request to modify a previously approved Site Plan Review permit for the partial relocation of existing drive-in facilities associated with a coffee shop, to increase the size of the existing building footprint, and to modify existing conditions of approval on property zoned Central Business (CB) located at 6344 Skyway, AP Nos. 052-141-030 & 031.

The project files are 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



APPLICANT: Starbucks c/o Rancho Engineering		ADDRESS: 6344 Skyway
OWNER: OJ & Barbara On (sellers)		
PROJECT DESCRIPTION:		
<p>Site Plan Review modification application to partially relocate the existing drive-in facilities associated with a coffee shop and to increase the size of the existing building by ±86% on property zoned Central Business (CB)</p>		
ZONING: CB	GENERAL PLAN: CC	FILE NO. PL17-00145
ASSESSOR PARCEL NO. 052-141-030/031		MEETING DATE:

052-141-030-000
ON OMAR JAY & BARBARA T
614 CRIMSON CT
CHICO CA 95973

052-141-031-000
ON OMAR JAY & BARBARA T
614 CRIMSON CT
CHICO CA 95973

052-122-029-000
STEEL REVOCABLE INTER VIVOS TRUST
C/O STEELE SCOTT G & CAROLYN M
TRUSTEES
3366 HAMLIN CANYON CT
PARADISE CA 95969
052-122-030-000
SKYWAY PARTNERS LLC
PO BOX 3296
PARADISE CA 95967

052-122-008-000
RANK JOHN AND SHERRY REVOCABLE IV
TRUST
C/O RANK JOHN J AND SHERRY D TRUSTEES
5951 ALMOND ST
PARADISE CA 95969
052-121-043-000
FOUR BY FOUR INVESTMENT LLC
4 GOVERNORS LANE
CHICO CA 95926

052-121-032-000
KOTYLUK FAMILY REVOCABLE TRUST
C/O KOTYLUK ERNIE M & PHYLLIS J
TRUSTEES
16538 W HOLLY
GOODYEAR AZ 85395
052-121-047-000
CASTALDO JOHN L & JACKLYN A
REVOCABLE LIVING TRUST
CASTALDO JOHN L & JACKLYN A TRUSTEES
6 WILLIAMSBURG LN
CHICO CA 95926

052-121-011-000
KENT RICHARD H & DIANA B LIVING TRUST
C/O KENT RICHARD & DIANA TRUSTEES
1590 YOUNG AVE
PARADISE CA 95969

052-122-025-000
MCPHERRAN FAMILY TRUST
C/O MCPHERRAN RANDALL R & ANN K
TRUSTEES
PO BOX 886
PARADISE CA 95967
052-122-034-000
PRIOLA GEORGE T & PETERSEN
MARGARET V
67 SANDY LANE
WALNUT CREEK CA 94596

052-122-028-000
WON YUEN K & JUDY TRUST
C/O WON YUEN K & JUDY TRUSTEES
6390 SKYWAY
PARADISE CA 95969

052-122-022-000
MCPHERRAN FAMILY TRUST
C/O MCPHERRAN RANDALL R & ANN K
TRUSTEES
P O BOX 886
PARADISE CA 95967
052-122-026-000
PRIOLA GEORGE T & PETERSEN
MARGARET V
67 SANDY LN
WALNUT CREEK CA 94596

052-121-024-000
MARCUS STEVEN REVOCABLE TRUST
C/O MARCUS STEVEN TRUSTEE
6349 SKYWAY
PARADISE CA 95969

052-121-023-000
MADAAN RAJNI
5799 WILDWOOD LN
PARADISE CA 95969

052-141-002-000
CORBETT SOPHIA N REVOCABLE I V TRUST
CORBETT SOPHIA N TRUSTEE
5875 ALMOND ST
PARADISE CA 95969

052-121-039-000
MADSEN NORMAN & ELSE REVOCABLE TRUST
C/O MADSEN NORMAN B & ELSE M TRUSTEES
1296 HAGEN RD
NAPA CA 94558

052-121-035-000
MADSEN NORMAN & ELSE REVOCABLE TRUST
C/O MADSEN NORMAN B & ELSE M TRUSTEES
1296 HAGEN RD
NAPA CA 94558

052-141-001-000
CORBETT SOPHIA N REVOCABLE I V TRUST
C/O CORBETT SOPHIA N TRUSTEE
5875 ALMOND ST
PARADISE CA 95969

052-121-027-000
WHARTON TERENCE BRADLEY SEPARATE
PROPERTY TRUST
WHARTON TERENCE BRADLEY TRUSTEE
14419 SKYWAY
MAGALIA CA 95954

052-141-006-000
TUFTIN LESLIE DENTON ETAL
C/O LES SCHWAB TIRE CENTERS
PO BOX 5350
BEND OR 97708

052-121-028-000
HUGGINS TERRY G & DEVVY K
6311 SKYWAY
PARADISE CA 95969

052-141-003-000
PUCKETT DONNIE & PHELAN-SMITH
CAROL
395 RANKIN WAY
PARADISE CA 95969

052-130-045-000
BANK OF AMERICA NT&SA
ATTN: PERSONAL PROPERTY TAX NC1-001-
03-81
101 N. TRYON STREET
CHARLOTTE NC 28255

052-141-005-000
CORBETT SOPHIA N REVOCABLE I V TRUST
CORBETT SOPHIA N TRUSTEE
5875 ALMOND ST
PARADISE CA 95969

052-141-004-000
PARROTT HARVEY D & KAREN L
743 CAMELLIA DR
PARADISE CA 95969

052-141-020-000
BURTON CHRISTINA U & CHARLES M
1327 BRILL RD
PARADISE CA 95969

052-141-011-000
MORALLI JOSEPH DEAN
476 E SACRAMENTO AVE
CHICO CA 95926



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052-141-013-000
PIONEER WESTERN TRUST
C/O NUGENT JOHN P TRUSTEE
PO BOX 750
BELDEN CA 95915



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StarBulks Use Avery Template 5160

Paradise Unified School District
6696 Clark Road
Paradise, CA 95969

Paradise Irrigation District
6332 Clark Road
Paradise, CA 95969

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

Paradise Ridge Chamber of
Commerce
5550 Skyway
Paradise, CA 95969

Paradise Board of Realtors
6178 Center Street
Paradise, CA 95969

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

Butte County Planning
Courier

Paradise Cemetery District
980 Elliott Road
Paradise, CA 95969

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

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

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

DEPARTMENTAL USE ONLY:

Receipt No. 28789 Fee 395.56
Project No. PL17-00145

**TOWN OF PARADISE
APPLICATION FOR SITE PLAN REVIEW PERMIT**

Applicant JARROD HOLLIDAY Phone 530-877-3700

Applicant's Mailing Address 6067 SKYWAY PARADISE, CA 95969

Applicant's email address ranchoengineering@hotmail.com Fax 530-877-3700

Applicant's Interest in Property (Owner, Lessee*, Other*) ENGINEER

*If applicant is NOT the property owner, the owner's signature or owner-signed letter of authorization MUST accompany this application.

Owner's Name OMAR JAY & BARBARA ON Phone _____

Owner's Mailing Address 614 CRIMSON CT, CHICO, CA

Property Address 6344 SKYWAY, PARADISE, CA Parcel Size 0.77 ACRES

Engineer (Name, Address) RANCHO ENGINEERING INC. (CIVIL)

Engineer Phone 530-877-3700 Fax 530-877-3700 Email ranchoengineering@hotmail.com

AP Number(s) 052-141-030 Zone CB Existing Use DRIVE THRU

Detailed project description: (attach additional sheets if necessary) DEMOL (E) BUILDING, PARKING, DRIVE THRU & (3) QUALIFYING TREES. GRADING REAR OF PARCEL FOR NEW DRIVE THRU. UPGRADE (E) SEPTIC SYSTEM. NEW 2480 SQ FT. BLDG W/ DRIVE THRU. NEW PARKING TO MAINTAIN (E) STORM WATER SITE FLOW CHARACTERIZATIONS. UPGRADE TO 2" WATER SERVICE.

Purpose of project: REPLACE (E) DRIVE THRU COFFEE RESTAURANT W/ NEW BLDG & DRIVE THRU.

Radial distance to the nearest billboard 80'

Sq. ft. of proposed structure/project 2,482 Approx. no. yards of cut/fill 200 NET CUT

Percentage increase in area of structures on site (example: A 250 sq. ft. addition to a 1,000 sq. ft. building = 25%) 86%

Distance to nearest fire hydrant 250' Distance from centerline 127'

Days/hours of operation: Days 7 Hours 24 Proposed no. of employees 4

Residential Density N/A Max. occupancy 68 Max. height of proposed structure/project 20'

Describe exterior design and exterior finish (Attach additional sheet(s) if necessary.): ELEVATIONS ATTACHED.

Method of sewage disposal? GRAVITY TO TREATMENT, PUMP TO FIELD

Is the proposed project site considered sensitive for archaeological resources? Yes _____ No X (Please consult staff.)

[NOTE: IF YES, PLEASE SUBMIT PAYMENT OF FEES TO "NORTHEASTERN INFORMATION CENTER" FOR ARCHAEOLOGICAL RECORDS INVENTORY SEARCH.]

I HEREBY DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE STATEMENTS AND ATTACHED PLOT PLAN ARE TRUE, ACCURATE, COMPLETE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Applicant's Signature [Signature] Date 7/24/17

Property Owner Signature _____ Date _____
(If applicable)

PLEASE ALLOW 6-8 WEEKS FOR PROCESSING; LONGER IF THE PROJECT IS SUBJECT TO ENVIRONMENTAL REVIEW.

NOTE: By signing this application form, the applicant is indicating that the project site is not included on any state or local list of hazardous waste sites compiled pursuant to California Government Code Section 65962.5, effective July 1, 1987.

TOWN OF PARADISE MODIFIED SITE PLAN REVIEW PERMIT

DATE: August 23, 2017

SITE PLAN REVIEW PERMIT NO. PL17-00145

ASSESSOR'S PARCEL NOS. 052-141-030 & 031

Pursuant to the provisions of the Zoning Ordinance regulations of the Paradise Municipal Code and the conditions set forth below:

~~Justin Shults Starbucks~~ is hereby granted a modified site plan review permit in accordance with the application filed on July 24, 2017, to authorize the establishment of a +2,482 square foot restaurant land use and drive-in service facility ~~within an existing vacant commercial structure~~ on property located at 6344 Skyway and identified as AP Nos. ~~052-141-028~~ 030 and ~~029~~ 031.

GENERAL CONDITIONS OF SITE PLAN REVIEW PERMIT APPROVAL

1. Failure to comply with the conditions specified herein as the basis for approval of application and issuance of permit, constitutes cause for the revocation of said permit in accordance with the procedures set forth in the Town of Paradise Municipal Code.
2. If any use for which a site plan review permit has been granted and issued is not established within THREE YEARS of the final approval action, the permit shall become null and void and reapplication shall be required to establish the use.

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT

GENERAL

- ~~3. The site plan review permit shall be signed and returned to the town Community Development Department (planning division) within forty (40) days of project approval or the permit shall become null and void.~~

SITE DEVELOPMENT

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).
4. Submit two (2) copies of a detailed site development and drainage improvements plan related to the project site's proposed new features (i.e. driveway and concrete cubing for drive-thru service facility) to the Public Works Department (engineering division) for approval, and pay site plan checking fee. Approval of the detailed site plan by the Town Engineer is required **PRIOR TO COMMENCEMENT** of site work for the project.
5. Meet requirements of the Town Building Official regarding the submittal of construction plans and building permit application(s) in accordance with all applicable town-adopted construction code requirements.

OTHERS

6. If required, pay required development impact fees in accordance with Paradise Municipal Code Chapter 3.40 and Town Resolution Nos. 95-08 and 98-26 of the Town Council and any amendments thereto.
7. Secure recordation of either a parcel merger or boundary line modification affecting APNs 052-141-028 and 052-141-029 in a manner deemed satisfactory to the Town Engineer and in conformance with current zoning and sewage disposal regulations affecting the properties.
8. Site improvements shall be designed and construction activities executed in a manner which considers the retention and protection of existing trees on the site. Secure the issuance of an approved tree cutting permit (if legally required) **PRIOR** to the removal of any qualified trees.

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

SEWAGE DISPOSAL

9. Secure the issuance of a permit to operate the wastewater disposal system from the Town Onsite Sanitary Official.

FIRE PROTECTION

10. Meet the requirements of the town Paradise Fire Department in accordance with the Development Review transmittal from Fire Department staff received by the town Community Development Department on February 9, 1999 (copy attached). Contact the Town Fire Marshal for inspection and provide written evidence of compliance to the Community Development Department (planning division).

SITE DEVELOPMENT

11. Construct and maintain a parking facility onsite in accordance with all the parking facility design standards contained in Chapter 17.38 of the Paradise Municipal Code and in a manner deemed satisfactory to the Town Engineer. ~~(NOTE: Any proposed onsite or offstreet parking spaces to be located within fifty feet of the center line of Skyway shall not be permitted without application submittal and approval thereof by the Town Engineer.)~~
12. Provide directional pavement markings and advisory signage for parking facilities serving the proposed restaurant in a manner deemed satisfactory to the Town Engineer.
13. Submit two (2) copies of a landscape plan and application fee to the Community Development Department (planning division) in accordance with Paradise Municipal Code requirements. Percentage of project site area required to be landscaped may include areas of existing native and introduced vegetation. Landscape plants which are drought-tolerant and well-established may be not require the installation of permanent irrigation systems. **IMPORTANT NOTE: The proposed new business occupancy shall not commence until a landscape plan has been formally approved by the town and landscape materials have been installed (or bonded to guarantee same).**
14. Outside security lighting shall be shielded and directed away from adjacent residential land uses.

CONDITIONS OF LAND USE

- ~~15. The land use operation shall not be open any later than 10:00 p.m.~~
15. 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.
16. Any future function of a 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.

DATE MODIFICATION APPROVED BY THE PLANNING DIRECTOR: August 23, 2017

NOTE: Issuance of this modified site plan review permit does not waive requirements of obtaining building and sanitation division permits before starting construction or operation, nor does it waive any other Paradise Municipal Code requirements.

SITE PLAN REVIEW PERMIT EFFECTIVE DATE: August 31, 2017

Craig Baker
Planning Director

PARADISE FIRE DEPARTMENT
DEVELOPMENT REVIEW
COMMENTS/CONDITIONS

Date Reviewed: 2/16/99

Applicants Name: Justin Shults
6344 Skyway
Paradise, CA 95969

Project Address: 6344 Skyway
AP Number: 052-141-028
Type of Project: Restaurant facility with a Drive-in-service.
RE-SUBMITTAL FEB.9, 1999

Portable fire extinguishers are intended to be used as the first line of defense to cope with fires of limited size. Fire extinguishers are required even in buildings protected by an automatic sprinkler system. Below are the requirements for the fire extinguishers for this facility:

1. A 2A-10B-C fire extinguisher is required to be installed in the restaurant. The extinguisher needs to be mounted so that the top is not more than five (5) feet from the finished floor. Travel distance to the extinguisher shall not exceed seventy five (75) feet from any area in the building. Extinguishers should be visible and preferably placed near an exit.

All fire extinguishers must have a State Fire Marshal's tag which indicates the date serviced and the name of the servicing company.

2. A 40B:C fire extinguisher need to be installed within 30 feet of the pizza ovens. The extinguisher needs to be mounted so that the top is not more than five (5) feet from the finished floor.

All fire extinguishers must have a State Fire Marshal's tag which indicates the date serviced and the name of the servicing company.

3. Due to the weight, size and height of emergency apparatus the California Fire Code requires that the access road shall be capable of supporting 40,000 pounds of weight, have a minimum clear width of 20 feet, a vertical clearance of 13' 6' and where necessary a turning radius with a 41' radius and diameter of 66 1/2 feet. (California Fire Code Section 902).

4. Drive through area shall remain free of any obstructions to allow accessibility by firefighting personnel and equipment.

5. The Fire Department may have additional requirements when the plans are submitted for review by the Building Department.

6. When responding to an emergency the Fire Department is dispatched to an address and street. It is important that the building be addressed correctly to prevent unnecessary delays. The following address requirements apply to this building:

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.

The minimum size dimension of the numbers shall be 3 to 4 inches in height. Numbers shall be in contrasting color to their background.

Reviewed BY: Carolyn Martin Paradise Fire Department.

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

5555 Skyway, Paradise, CA 95969

DEVELOPMENT REVIEW REQUEST

TO: Engineering, CSS, PID, Onsite, & Business & Housing

FROM: Susan Hartman, Assistant Planner (872-6291 x 114)

REQUEST: Review and provide written comments

DESCRIPTION OF PROJECT: Site Plan Review modification application to partially relocate the existing drive-in facilities associated with a coffee shop and to increase the size of the existing building by ±86% on property zoned Central Business (CB).

LOCATION: 6344 Skyway

APPLICANT: Rancho Engineering (Jarrod Holliday)

AP NOS.: 052-141-030/031

CONTACT PHONE: 530-877-3700

DATE DISTRIBUTED: July 24, 2017

WRITTEN COMMENTS DUE BY: August 4, 2017



DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

[Handwritten signature]

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.



PARADISE IRRIGATION DISTRICT

6332 Clark Road, Paradise CA 95969 | Phone (530)877-4971 | Fax (530)876-0483

July 27, 2017

Town of Paradise
Attention: Susan Hartman
5555 Skyway
Paradise, CA 95969



Subject: Starbucks Development Review Request, PL17-00145, 6344 Skyway, APN 052-141-030 & 031.

Dear Susan:

Thank you for the opportunity to review the above referenced tentative parcel map application. The following comments and conditions apply to the project, as proposed.

1. This property is currently served by a 1-inch water meter. PID received inquiries about the cost of installing an additional 2-inch water meter for the proposed development. The estimated cost to install a 2-inch meter is \$7,500.00 and the capacity fee is \$23,339.00.
2. Because of the commercial occupancy a backflow prevention assembly will be required at the water meter. An RP assembly will provide the appropriate level of protection.
3. A 12-inch water main is located on the west side of Skyway, fronting the subject property. Hydrant flows in the area appear to be good.
4. Existing nearby fire hydrants are located at 6308 Skyway, 6311 Skyway, and 6371 Skyway.
5. Static pressure in this vicinity is approximately 110 psi.
6. PID is not able to make the certifications listed in "A" and "C" at the lower left corner of Sheet C1. Fire hydrants are the property of Paradise Fire Department and hydrant testing is conducted by PFD.

Please contact me at 876-2037 if you have any questions or comments regarding this matter.

Sincerely,

Neil J. Essila
Assistant Engineer

Hartman, Susan

From: Doug Speicher [doug@NorthernRecycling.biz]
Sent: Thursday, July 27, 2017 3:19 PM
To: Hartman, Susan
Subject: RE: Starbucks DRR

Hello Susan,

I have talked with Jarrod and all is good with NRWS. He sent me the detail on the enclosure. I am not sure if the Town wants the enclosure that close to the street but we can service it as proposed.

Thanks,

Douglas K. Speicher, General Manager
Northern Recycling & Waste Services, LLC
920 American Way
Paradise, CA 95969
530-876-3340 Office
530-877-3825 Fax
530-624-7988 Cell
www.NorthernRecycling.biz



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From: Hartman, Susan [mailto:shartman@townofparadise.com]
Sent: Wednesday, July 26, 2017 5:05 PM
To: Doug Speicher <doug@NorthernRecycling.biz>
Subject: Starbucks DRR

Doug,

Apologies, I accidentally left you off my distribution list for the new Starbucks at Coffees On on Skyway. Attached is a copy of the submitted plans for the revised use permit. Back in 1999, Uncle Mel's Pizza, got a use permit for a drive-thru and restaurant land use on that site and now Starbucks need to modify it to partial relocate (elongate) the drive-thru and double the size of the building. You'll notice that they're also showing a relocation of the trash bins to adjacent to Skyway. It also seems like a pretty small enclosure compared to the multiple bins that Coffees On had on-site. Anyway, if you could provide me any comments you have relating by next Friday, 8/4/17, to the proposed location of the solid waste enclosure in context of serviceability, size, and proximity to the drive-thru.

MEMORANDUM

TO: Susan Hartman, Assistant Planner
FROM: Tony Lindsey Building Official/Fire Marshal
SUBJECT: 6344 Skyway, APN 052-141-030/031
DATE: July 25, 2017



Following are my comments relative to the Site Plan Review modification application to partially relocate the existing drive-in facilities associated with a coffee shop and to increase the size of the existing building by+-86% on property zoned Central Business (CB)

- The proposed drive-in facility and additional square footage are compliant with Town standards.
- The total project development shall be in compliance with the Town of Paradise municipal Code and California Building Standards.

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

DEVELOPMENT REVIEW REQUEST

TO: Engineering, CSS, PID, Onsite, & Business & Housing

FROM: Susan Hartman, Assistant Planner (872-6291 x 114)

REQUEST: Review and provide written comments

DESCRIPTION OF PROJECT: Site Plan Review modification application to partially relocate the existing drive-in facilities associated with a coffee shop and to increase the size of the existing building by $\pm 86\%$ on property zoned Central Business (CB).

LOCATION: 6344 Skyway

APPLICANT: Rancho Engineering (Jarrod Holliday)

AP NOS.: 052-141-030/031

CONTACT PHONE: 530-877-3700

DATE DISTRIBUTED: July 24, 2017

WRITTEN COMMENTS DUE BY: August 4, 2017



DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

APPROVED ONSITE LAND USE REVIEW 6/15/17

BR 7/25/17

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.

NOTICE OF EXEMPTION

To: File: AP No: 052-141-030, 031; [PL17-00145]

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

Project Title: Starbucks Modified Site Plan Review Permit

Project Applicant: Starbucks (c/o Rancho Engineering)

Project Location: 6344 Skyway

Project Description: Modified Site Plan Review permit for the partial relocation of existing drive-in facilities, to increase the size of the existing building footprint, and to modify existing conditions of approval.

Approving Public Agency: Town of Paradise

**Person or Agency
Carrying Out Project:** Starbucks

Exempt Status:
 Ministerial (Section 15268)
 Emergency Project (Section 15269)
 General Rule Exemption (Section 15061)
 Categorical Exemption
Section 15303 Class 3

Reason for Exemption: Restaurant land use not exceeding 2500 sq ft in floor area.

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



Signature:

Town Planning Director

Date:
