



Town of Paradise Planning Commission Meeting Agenda 6:00 PM – November 21, 2023

Town of Paradise Council Chamber – 5555 Skyway, Paradise, CA

Planning Commission Staff:

Susan Hartman, Community Development Director
Melanie Elvis, Deputy Town Clerk

Planning Commission Members:

Zeb Reynolds, Chair
Charles Holman, Vice Chair
Lynn Costa, Commissioner
Carissa Garrard, Commissioner
Kim Morris, Commissioner

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Community Development Director Hartman, at 872-6291 ext. 417 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Presiding Clerk. Members of the public may address the Planning Commission on any agenda item. If you wish to address the Planning Commission on any matter on the Agenda, it is requested that you complete a "Request to Address Council/Commission" card and give it to the Presiding 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 a majority of the Planning Commission within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk or Community Development Services 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.

CALL TO ORDER

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

ROLL CALL

1. APPROVAL OF MINUTES

- 1a. Approve Adjourned Regular Meeting Minutes of September 25, 2023.

2. COMMUNICATION

- 2a. Recent Council Actions
- 2b. Staff Comments

3. PUBLIC COMMUNICATION

Comments are limited to a maximum of five minutes duration. If more time is needed, please request staff to place the subject on an agenda for a future Commission meeting.

*** PUBLIC HEARING PROCEDURE ***

- A. Staff comments
- B. Open the hearing to the public
 - 1. Project applicant
 - 2. Parties for the project
 - 3. Parties against the project
 - 4. Rebuttals
- C. Close hearing to the public
- D. Commission discussion
- E. Motion
- F. Vote

NOTE: Pursuant to Planning Commission Resolution No. 96-001, any person may speak before the Commission regarding the matter under consideration for a maximum of five minutes unless granted additional time by the Chair. "In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Community Development Dept., at 872-6291 at least 48 hours in advance of the meeting."

4. CONTINUED PUBLIC HEARING

5. PUBLIC HEARING

5a. Item to be determined exempt from environmental review:

RIDGE LIFELINE CHURCH GENERAL PLAN AMENDMENT/REZONE APPLICATION (PL23-00175): Planning Commission consideration of a resolution recommending Town Council approval of an amendment to the Town of Paradise General Plan land use designation affecting a +/-3.12 acre property from Town Commercial (TC) to Community Services (CS) and change the zoning for the same property from Community Commercial (CC) to Community Services (CS) to reassign the zoning previously assigned to the church at their prior location at the corner of Elliott Road and Maxwell Drive and allow the re-establishment of an electronic changeable message sign. No new development is proposed, only a zoning change. The project site is located at 5445 Clark Road, Paradise and further identified as Assessor Parcel No. 054-090-068. (ROLL CALL VOTE)

6. OTHER BUSINESS

7. COMMITTEE ACTIVITIES

8. COMMISSION MEMBERS

8a. Identification of future agenda items (All Commissioners/Staff)

9. ADJOURNMENT

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	



Town of Paradise

Planning Commission Meeting Minutes

6:00 PM – September 25, 2023

Town of Paradise Council Chamber – 5555 Skyway, Paradise, CA

CALL TO ORDER by Chair Costa at 6:03 p.m. who led the pledge of Allegiance to the Flag of the United States of America.

PLANNING COMMISSIONERS PRESENT: Charles Holman, Kim Morris (Arrived at 6:11 p.m.) Zeb Reynolds and Lynn Costa, Chair

PLANNING COMMISSIONERS ABSENT: Carissa Garrard

1. APPROVAL OF MINUTES

- 1a. **MOTION by Holman, seconded by Reynolds**, approved Regular Meeting Minutes of the August 15, 2023 Planning Commission Meeting. Roll call vote was unanimous with Garrard and Morris absent and not voting.

2. APPOINTMENT OF PLANNING COMMISSION CHAIR AND VICE CHAIR FOR THE 2023/24 FISCAL YEAR

- 2a. Appointment of Chair (Secretary Presiding)
- 2b. Appointment of Vice-Chair (Appointed Chair Presiding) **This item was deferred to later in the meeting.**

3. COMMUNICATION

Community Development Director Susan Hartman provided an update on Town Council actions taken at the September 12 meeting. Council introduced and approved the Fisher Lot Line Adjustment Ordinance; introduced and approved the Speed Survey Ordinance, approved advertising for evacuation zone signs and discussed and asked that the LAMP resolution be brought back at a future date after setbacks have been discussed with the utility companies.

4. PUBLIC COMMUNICATION - None

5. CONTINUED PUBLIC HEARING - None

6. PUBLIC HEARING

- 6a. Item to be determined to be exempt from environmental review.

Integrity Builders Conditional Use Permit Application (PL22-00095): Planning Commission consideration of a request for the reconstruction of a legal nonconforming single-family dwelling that was destroyed in the Camp Fire. The project site is a 1.04-acre property zoned Community Commercial (CC) and is located at 1440 Coldren Road, further identified with Assessor's Parcel No 050-060-060.

Vice Chair Kim Morris arrived to the meeting at 6:11 p.m.

Associate Planner Nick Bateman presented the request for the reconstruction of a legal nonconforming single-family dwelling that was destroyed in the 2018 Camp Fire.

Chair Costa opened the public hearing at 6:14 p.m.

1. Ken Brow, property owner, asked about the square footage of the garage and if that was included in the dwelling space and supports the project.

Chair Costa closed the public hearing at 6:17 p.m.

MOTION by Holman, seconded by Morris, adopted required findings of approval as provided by staff and approved the Integrity Builders Conditional Use Permit Application (PL22-00095) to allow the reconstruction of a legal nonconforming single-family residence on a Community Commercial (CC) zoned property located at 1440 Coldren Road, APN 050-060-060. Roll call vote was unanimous with Garrard absent and not voting. (below are the conditions relating to the project)

The project is subject to a 7-day appeal period prior to any permits being issued.

Required Findings for Approval:

- a. Find that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Class 2) of the CEQA guidelines.
- b. Find that the project, **as 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.
- c. Find that, **as conditioned**, approval of the Integrity Builders Conditional Use Permit can be found to be consistent with Title 17 of the Paradise Municipal Code and the goals and land use policies of the current 1994 Paradise General Plan.

GENERAL CONDITIONS

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. Pay any applicable development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.
3. Development on the property shall comply with the site development regulations outlined in Paradise Municipal Code (PMC) Section 17.20.400.

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT(S)

Construction codes

4. Complete the requirements of the Town Building Official & Fire Marshal regarding submittal of construction plans, building permit application, and all applicable town adopted construction code requirements.

5. Meet the requirements of PMC Section 8.58.060 including the use of noncombustible materials within 5 feet of the proposed structure.

Grading and Drainage

6. If disturbing more than 50 cubic yards of soil outside of the building footprint, secure a grading permit and meet the requirements of the Engineering Division.
7. Submit Erosion and Sediment control plan for review by the Engineering Division.

Site Development

8. Submit a site plan to the Engineering Division for approval **prior to** building permit issuance (site plan must show all grading as required per Town Municipal Code Section 15.02.150.1 - Section J104.2, including, but not limited to: finished floor, finished grade, contours, slopes, limit of grading, cut/fill, grades, etc.). Show slopes and limits of grading near building (include flow direction arrows, slope percentage, what is existing, and delineate any cut/fill).
9. All structures related to the residential development of this parcel shall abide by the minimum setbacks of the Rural Residential 1-acre minimum (RR-1) zoning designation.

**CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND
CERTIFICATE OF OCCUPANCY**

Utilities

10. Meet the requirements of the Paradise Irrigation District (PID) regarding any required water meter upgrade and backflow prevention assembly, in accordance with the written comments from PID staff dated October 12, 2022, and on file with the Town Development Services Department.
11. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.

Site Development:

12. Approved numbers or addresses shall be placed on the building above the doorway, or in such a position as to be visible from the street or road fronting the property.

The appointment of the Planning Commission Chair and Vice Chair was moved to after the public hearing.

2. APPOINTMENT OF PLANNING COMMISSION CHAIR AND VICE CHAIR FOR THE 2023/24 FISCAL YEAR

- 2a. Appointment of Chair (Secretary presiding)

Town Clerk Volenski opened the floor for nominations for Planning Commission Chair for a one-year term commencing on September 25, 2023.

PLANNING COMMISSION MINUTES

Page 4

Commissioner Costa nominated Commissioner Zeb Reynolds to serve as Chair for a one-year term commencing September 25, 2023.

Motion by Costa, seconded by Morris to close the nomination for the position of Chair. All commissioners approved closing the nomination.

By unanimous consensus of all Commissioners present, Commissioner Reynolds was elected to serve as Chair for a one-year term beginning September 25, 2023. No roll call vote was taken (Commissioner Garrard was absent).

Town Clerk Volenski turned the meeting over to Chair Reynolds.

2b. Appointment of Vice Chair (Appointed Chair presiding)

Chair Reynolds opened the floor for nominations for Planning Commission Vice-Chair for a one-year term commencing on September 25, 2023.

Commissioner Costa nominated Commissioner Holman to serve as Vice-Chair for a one-year term commencing September 25, 2023 with a second by Reynolds.

Motion by Morris, seconded by Costa to close the nomination for Vice-Chair. All Commissioners approved closing the nomination.

By unanimous consensus of all Commissioners present, Commissioner Holman was elected to serve as Vice-Chair for a one-year term beginning September 23, 2023. No roll call vote was taken. (Commissioner Garrard was absent).

7. COMMITTEE ACTIVITIES - None

8. COMMITTEE ACTIVITIES - None

9. COMMISSION MEMBERS

9a. Identification of future agenda items (All Commissioners/Staff) –

Community Development Director Susan Hartman announced that there would probably not be an October Planning Commission meeting due to the fact that there are no projects ready to be brought to the Commission for public hearing.

10. ADJOURNMENT

Chair Reynolds adjourned the meeting at 6:24 p.m.

Date Approved:

By:

Attest:

Zeb Reynolds, Chair

Dina Volenski, Town Clerk



Town of Paradise

Planning Commission Agenda Summary

Agenda Item: 5(a)

Date: November 21, 2023

ORIGINATED BY: Nick Bateman, Associate Planner
REVIEWED BY: Susan Hartman, CDD/Planning Director
SUBJECT: Ridge Lifeline Church General Plan Amendment and Property Rezone Application (PL23-00175)

COMMISSION ACTION REQUESTED:

1. Conduct duly noticed public hearing; AND
2. Adopt Planning Commission Resolution No. 2023-04, "A Resolution of the Paradise Planning Commission Recommending Town Council Adoption of a Paradise General Plan Land Use Map Amendment and Rezoning of Certain Real Property Within the Town of Paradise (Ridge Lifeline Church: PL23-00175)."

Background:

Project applicant The Ridge Lifeline Church is seeking Town of Paradise approval of a Paradise General Plan land use designation amendment from Town-Commercial (T-C) to Community-Service (C-S) and a zone change from Community-Commercial (C-C) to Community-Services (C-S) affecting the ±3.12-acre property.

5445 Clark Road was purchased and converted to a religious assembly land use by the Ridge Lifeline Church after the 2018 Camp Fire. Previously, Ridge Lifeline Church (formally known as the Assembly of God Church) was located at the NW corner of Elliott Rd and Maxwell Drive next to Paradise High School on property zoned Community Services (CS), as are most churches. At that former site they had an electronic message sign along their Elliott Road frontage as are allowed in that zoning district. The property they purchased after the fire had originally been built and occupied by Tall Pines Entertainment Center as a bowling alley and accordingly was zoned Community Commercial (CC). Unfortunately, they were unable to salvage or reuse their previous electronic message sign because those types of signs are not permitted in the CC zone except for the display of time and/or temperature.

In July 2020, Ridge Lifeline Church was issued a Conditional Use Permit to convert a portion of the bowling alley to a church. The change of zoning would not require a new entitlement and will not impact the existing Use Permit. The previously issued project conditions will still apply. Any new building construction in the future would potentially require modification of the use permit, through a public hearing process, and environmental review of the project.

While no new construction is proposed as part of this general plan amendment / rezoning request, the general plan amendment and rezone will allow the Church to utilize the existing sign on the east side of the property to display changing messages. It is currently restricted to only displaying the time and temperature, a restriction that would be removed if the church is reinstated with their previously assigned Community Services zoning.

Analysis:

The surrounding land use is characterized by a mix of commercial and residential developments. The parcel immediately north of the project site is vacant while the next parcel north contains the Best Western Hotel. The parcel immediately east of the project site is vacant. The parcel to the south of the project site contains a bed and breakfast. Clark Road, a public street, is located immediately west of the project site.

Property zoning in the surrounding area includes a mix of commercial and multi-family residential. Commercial properties surround the parcel to the north, east, and south. Further from the parcel there are parcels with the community services, industrial, and multi-family zonings.

Attached with this staff report for your review and consideration is a copy of the application form and other application materials that were filed with the Town of Paradise by Ridge Lifeline Church.

The proposed project application has been evaluated in accordance with the requirements of the California Environmental Quality Act (CEQA) and it was determined that there is no possibility adoption and implementation of the rezone would result in a direct and significantly adverse effect on the environment. Therefore, the proposed general plan amendment and rezone can be found to be exempt from the requirements of CEQA, pursuant to CEQA Guidelines section 15061 (b)(3) [General Rule Exemption].

Given the circumstances outlined above, Town staff is supportive of the Planning Commission endorsing the proposed project application and adopting a formal recommendation to the Town Council for approval of a Paradise General Plan land use map designation amendment and zone change for the affected property. Therefore, attached to this staff report for your consideration and recommended adoption is a proposed Planning Commission Resolution No. 2023-04 and its related Exhibits "A" and "B".

Financial Impact:

If ultimately adopted by the Town Council, the costs associated with updating the Town's zoning maps through the Chico State Geographical Information Center (GIC) would be covered by the Town's existing contract with the GIC.

**ATTACHMENTS FOR
RIDGE LIFELINE CHURCH GPA/REZONE**

1. Project vicinity map.
2. Notice sent to surrounding property owners and Paradise Post for the November 21, 2023 public hearing regarding the Ridge Lifeline Church project application.
3. Mailing list of property owners and agencies notified of the public hearing regarding the PID project.
4. Notice of Exemption prepared for the Ridge Lifeline Church project.
5. General Plan amendment/property rezone application submitted by the Ridge Lifeline Church.
6. Project Site Plan.
7. Town of Paradise Resolution No.2023-04 “A Resolution of the Paradise Planning Commission Recommending Town Council Adoption of a Paradise General Plan Land Use Map Amendment and Rezoning of Certain Real Property Within the Town of Paradise (Ridge Lifeline Church: PL23-00175).”

**TOWN OF PARADISE
PLANNING COMMISSION
RESOLUTION NO. 2023-04**

**A RESOLUTION OF THE PARADISE PLANNING COMMISSION RECOMMENDING TOWN
COUNCIL ADOPTION OF A PARADISE GENERAL PLAN LAND USE MAP AMENDMENT
AND REZONING OF CERTAIN REAL PROPERTY WITHIN THE TOWN OF PARADISE
(RIDGE LIFELINE CHURCH; PL23-00175)**

WHEREAS, the Paradise Planning Commission has conducted a public hearing, pursuant to California planning and zoning law, concerning a proposed amendment to the Paradise General Plan and property rezone; and

WHEREAS, said public hearing also included a review of potential environmental impacts, pursuant to the California Environmental Quality Act; and

WHEREAS, Sections 65353, 65354, and 65854 of the California Government Code require the Planning Commission to conduct a public hearing and notify the Town Council in writing of its recommendation; and

WHEREAS, the Planning Commission has considered the analysis and recommendation of the Community Development Department (Planning Division) and has considered the comments made at the public hearing conducted by the Planning Commission on November 21, 2023; and

WHEREAS, the Planning Commission has determined that an amendment to the Paradise General Plan Land Use Map for a Community-Service (C-S) land use designation and its related zone change to a Community Services (C-S) zoning district affecting property located at 5445 Clark Road and further identified as AP No. 054-090-068, as proposed, is in the public interest.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section I. The Planning Commission of the Town of Paradise hereby finds:

- a. That the proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15601 (General Rule Exemption).
- b. That the general plan land use designation and zoning district requested to be assigned to the project property via the general plan amendment/rezone project application (PL23-00175) is appropriate and reasonable because it would assign a

Community-Services (C-S) General Plan land use designation and Community-Services (C-S) zoning to property situated at a location with characteristics that satisfy the 1994 Paradise General Plan policies that are applicable to religious assembly land use development.

Section 2. The Planning Commission of the Town of Paradise hereby recommends to the Town Council approval of the project application for Paradise General Plan Land Use Map amendment and its related zone change known as the Ridge Lifeline Church (PL23-00175) application for property identified as AP NO. 054-090-068 as described in Exhibit "A" and shown in Exhibit "B" attached hereto and made a part hereof by reference.

PASSED AND ADOPTED by the Town Council of the Town of Paradise this 21 day of November 2023, by the following vote:

AYES:

NOES:

ABSENT:

NOT VOTING:

Zeb Reynolds, Chair

ATTEST:

Melanie Elvis, Deputy Town Clerk

EXHIBIT A

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE TOWN OF PARADISE, COUNTY OF BUTTE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL I:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 22 NORTH, RANGE 3 EAST, M.D.M., SITUATE IN THE COUNTY OF BUTTE, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 23, TOWNSHIP NORTH, RANGE 3 EAST, M.D.M. AND RUNNING SOUTH 00° 11' 27" WEST ALONG THE CENTERLINE OF SAID SECTION 23, 940.65 FEET TO A POINT ON A LINE PERPENDICULAR WITH THE CENTERLINE OF CLARK ROAD AND THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 89° 21' 03" WEST ALONG SAID LINE PERPENDICULAR TO THE CENTERLINE OF CLARK ROAD 406.58 FEET TO A POINT ON A LINE PARALLEL WITH THE CENTERLINE OF CLARK ROAD; THENCE SOUTH 00° 38' 57" EAST ALONG SAID LINE PARALLEL WITH CENTERLINE OF CLARK ROAD 353.00 FEET TO A POINT ON THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN DEED TO LEONARD F. HOWE, ET UX, RECORDED AUGUST 7, 1945, IN BOOK 363, PAGE 481, OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA; THENCE NORTH 89° 40' 20" EAST ALONG THE SOUTHERLY LINE OF SAID HOWE PARCEL 401.38 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 23; THENCE NORTH 00° 11' 27" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 23, 355.29 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS PURSUANT TO A BOUNDARY LINE MODIFICATION AS APPROVED BY THE TOWN OF PARADISE ON JANUARY 28, 1992 AND RECORDED APRIL 14, 1992 UNDER BUTTE COUNTY OFFICIAL RECORDS SERIAL NO. 92-15908.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF DEEDED TO THE STATE OF CALIFORNIA IN THAT CERTAIN GRANT DEED RECORDED JUNE 12, 1992 UNDER BUTTE COUNTY OFFICIAL RECORDS SERIAL NO. 92-26085.

AP NO. 054-090-068

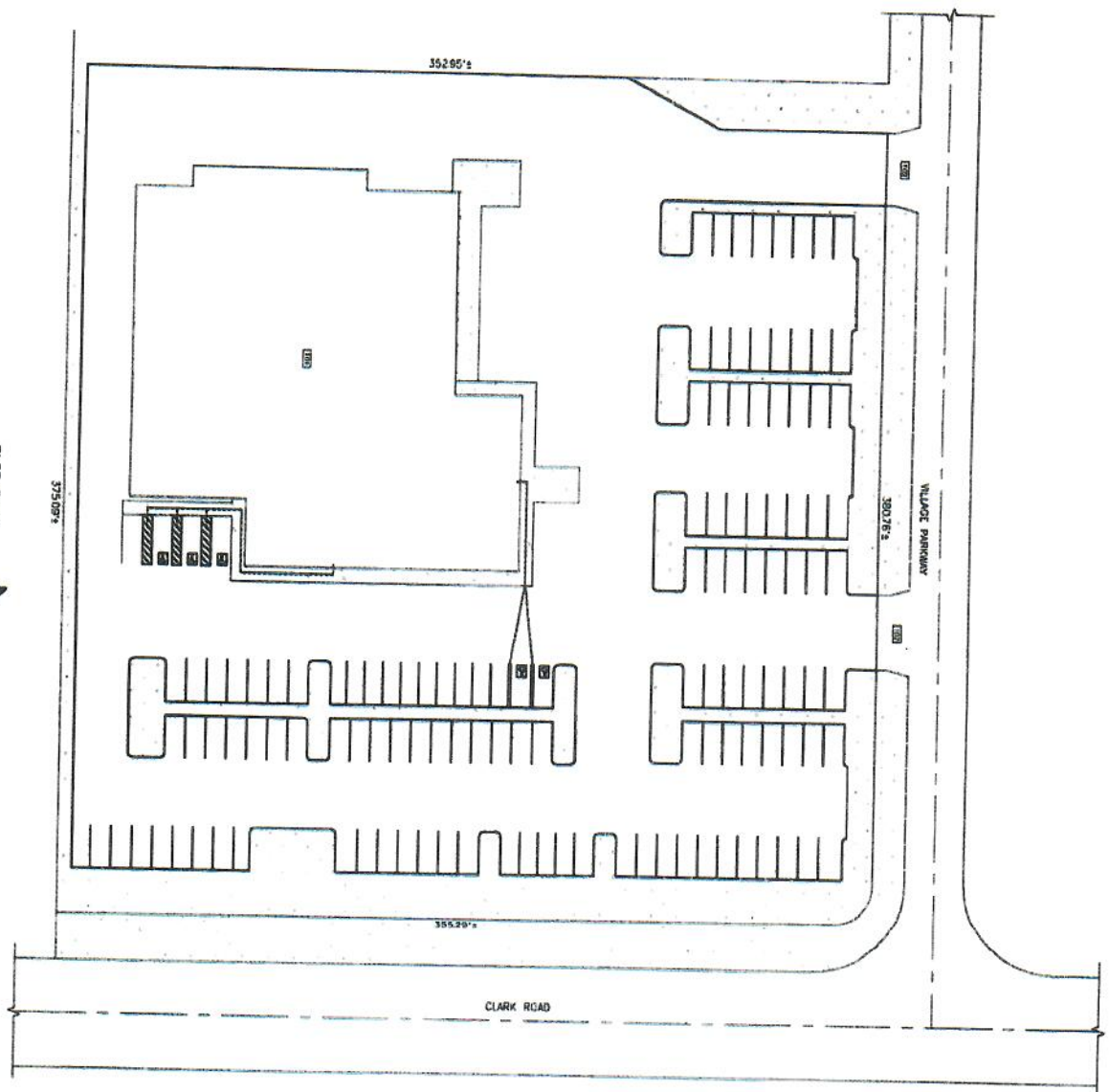
PARCEL II:

AN EASEMENT FOR ROAD AND PUBLIC UTILITY OVER THE EASTERLY 437.00 FEET OF THE SOUTHERLY 60.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE CENTER OF SECTION 23, TOWNSHIP 22 NORTH, RANGE 3 EAST M.D.M. AND RUNNING SOUTH 00° 11' 27" WEST ALONG THE CENTERLINE OF SAID SECTION 23, 670.91 FEET TO THE NORTHEAST CORNER OF THE PARCEL OF LAND CONVEYED BY DEED TO LEONARD F. HOWE, ET UX, RECORDED AUGUST 7, 1945, IN BOOK 363, PAGE 481, OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA AND THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 89° 40' 20" WEST ALONG THE NORTHERLY LINE OF THE SAID HOWE PARCEL 960.00 FEET TO THE

WESTERLY LINE OF SAID HOWE PARCEL; THENCE SOUTH 00° 17' 20" EAST ALONG THE WESTERLY LINE OF SAID HOWE PARCEL 275.10 FEET TO A POINT ON LINE PERPENDICULAR WITH THE CENTERLINE OF CLARK ROAD; THENCE NORTH 89° 21' 03" EAST ALONG SAID PERPENDICULAR LINE TO THE CENTERLINE OF CLARK ROAD, 957.76 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 23; THENCE NORTH 00° 11' 27" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION, 269.74 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT "B"



PLOT PLAN
 1/8" = 1'-0"
 2021

PLAN LEGEND

- (E) Street Medians
- (E) Light Pavement
- (E) Concrete Slabs
- (S) Specialty paving (S-100)
- Boundary lines of lots

KEY NOTES

- 101 - (E) Building to be Impervious Per Fig.
- 102 - (E) Paving lot Entrance

PARKING ANALYSIS

Accessible Parking Spaces = 5
 Total Parking Spaces = 129

2 printed, 1 ZIP

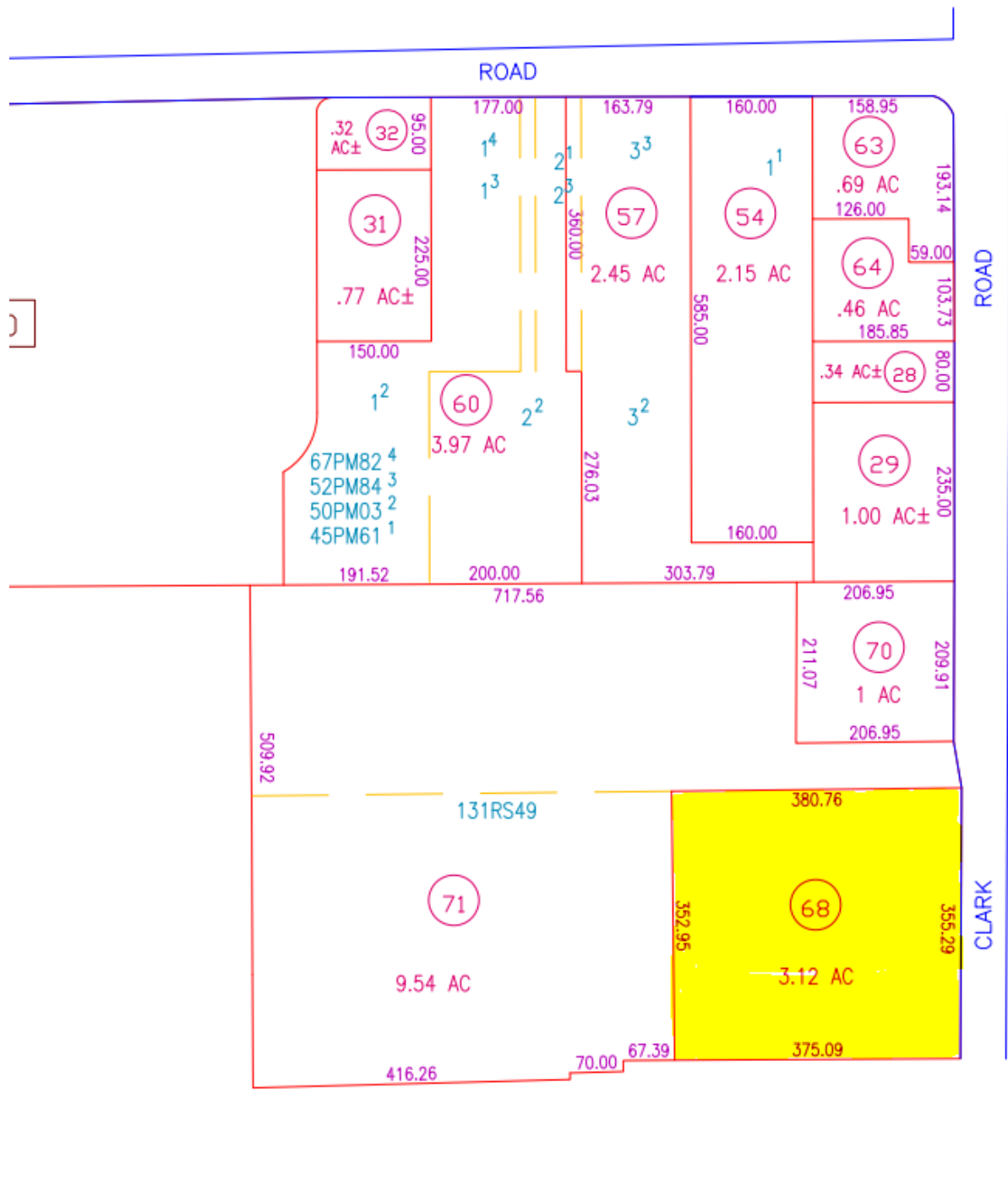
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5415 CLARK ROAD
 PARADISE, CA 95669

PLOT PLAN



400 So. Bascom
 San Francisco, CA 94114
 Tel: 415.775.2200
 www.degenkolb.com



APPLICANT: Ridge Lifeline Church		5445 Clark Road
OWNER: Ridge Lifeline Church		
PROJECT DESCRIPTION: Planning Commission consideration of a resolution recommending Town Council approval of a rezone affecting a +/-3.12 property from Community Commercial (CC) to Community Services (CS) for the church land use to better align with the zoning designation and to permit the use of an electronic changeable sign. The rezone would also necessitate a general plan amendment changing the general plan designation from Town Commercial (TC) to Community Services (CS).		
ZONING: Community Commercial (CC)	GENERAL PLAN: Town Commercial	FILE NO. PL23-00175
ASSESSOR PARCEL NOS. 054-090-068		MEETING DATE: 11/21/23

NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Planning Commission that a public hearing will be held on **Tuesday, November 21, 2023 at 6:00 p.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:

RIDGE LIFELINE CHURCH GENERAL PLAN AMENDMENT/REZONE APPLICATION (PL23-00175): Planning Commission consideration of a resolution recommending Town Council approval of an amendment to the Town of Paradise General Plan land use designation affecting a +/-3.12 acre property from Town Commercial (TC) to Community Services (CS) and change the zoning for the same property from Community Commercial (CC) to Community Services (CS) to reassign the zoning previously assigned to the church at their prior location at the corner of Elliott Road and Maxwell Drive and allow the re-establishment of an electronic changeable message sign. No new development is proposed, only a zoning change. The project site is located at 5445 Clark Road, Paradise and further identified as Assessor Parcel No. 054-090-068.

The project file is available for public inspection at the Town of Paradise Building Resiliency Center, 6295 Skyway, Paradise, CA 95969. 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 of Paradise Planning Director at, or prior to, the public hearing. For further information please contact the Planning Division at (530) 872-6291, extension 423.

SUSAN HARTMAN
Planning Director

054-110-062-000
Cole Juan Rex Iii
3415 Sunview Dr,
Paradise Ca 95969

054-120-076-000
Hhays Incorporated
1351 Mangrove Ave #A
Chico Ca 95926

054-110-054-000
Martin Family Trust Estate
C/O Martin Matthew C Succ Trustee
12242 Meredian Rd
Chico Ca 95973

054-090-071-000
Paradise Ridge Youth Soccer Club
C/O Barteau Maximilian
Po Box 744
Paradise Ca 95967

054-090-060-000
Foothill Income Properties Ltd Ptnrship
211 Mission Serra Ter
Chico Ca 95926

054-080-065-000
Compac Engineering Inc
C/O James & Mary Jones
1751 Neal Dow Ave
Chico Ca 95926

Paradise Unified School District
6696 Clark Road
Paradise, CA 95969

Paradise Ridge Chamber of Commerce
6161 Clark Road Ste. 1
Paradise, CA 95969

Butte County Planning
Courier

054-120-021-000
Pinecrest Mobile Home Park Llc
20 Declaration Dr Suite 200
Chico Ca 95973

054-120-075-000
Hhays Incorporated
1351 Mangrove Ave #A
Chico Ca 95926

054-110-053-000
Maehl Family Revocable Iv Trust
C/O Maehl David W & Rhonda J Trustees
Po Box 651
Magalia Ca 95954

054-090-070-000
Northgate Real Estate Llc Etal
Valley Real Estate Llc
10196 Clover Ranch Dr
Sacramento Ca 95829

054-090-057-000
West Mk Family Trust
C/O West Mark P & Kimberly Trustees
15032 Little Ron Rd
Chico Ca 95973

054-080-061-000
Crossfire Tree & Vegetation Services Inc
3254 Indian Springs Rd
Paradise Ca 95969

Paradise Irrigation District
6332 Clark Road
Paradise, CA 95969

Paradise Board of Realtors
6161 Clark Road Ste. 2
Paradise, CA 95969

Paradise Cemetery District
980 Elliott Road
Paradise, CA 95969

054-380-002-000
Paradise Youth And Family Center
C/O CHIP Inc
1001 Willow St,
Chico Ca 95928

054-120-033-000
Mntgomery Family Trust
C/O Montgomery Martha L Trustee
59 Carr Dr
Moraga Ca 94556

054-110-023-000
Rooney Family Trust
C/O Rooney Michael M & Sandra
5427 Clark Rd
Paradise Ca 95969

054-090-068-000
First Assembly Of God Of Paradise
Po Box 307
Paradise Ca 95967

054-090-029-000
Sampson Real Estate Llc
10196 Clover Ranch Rd
Sacramento Ca 95929

Butte Environmental Council
313 Walnut St., Ste. 140
Chico, CA 95928

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

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

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

NOTICE OF EXEMPTION

TO: File – [PL23-00175]; AP No. 054-090-068-000
FROM: Town of Paradise, Community Development Department,
Planning Division, 5555 Skyway, Paradise CA 95969

PROJECT TITLE: Ridge Lifeline Church GPA/Rezone Application

PROJECT APPLICANT: Ridge Lifeline Church

PROJECT LOCATION: 5445 Clark Road, Paradise CA 95969

PROJECT DESCRIPTION: Proposed General Plan amendment and Rezone of a +/- 3.23-acre parcel that contains a church. The proposed rezoning would change the property from its current Community Commercial (CC) zone to the Community Services (CS) zone. The general plan designation would change from Town Commercial (TC) to Community Services (CS). No construction is proposed as part of this application.

APPROVING PUBLIC AGENCY: Town of Paradise

PERSON OR AGENCY CARRYING OUT PROJECT: Applicant & Owner: NAME.

EXEMPT STATUS: General Rule Exemption (Section 15061)
 Ministerial (Section 15268)
 Emergency Project (Section 15269)
 Categorical Exemption
Section 15304; Class 4

REASON FOR EXEMPTION: The proposed amendments do not constitute a project under CEQA, no physical activity is planned and there is no possibility of significant environmental effect.

CONTACT PERSON: Susan Hartman, Planning Director
(530) 872-6291

SIGNATURE: 

Planning Director

Date: November 15, 2023

DEPARTMENT USE ONLY:

Receipt No. _____ Fee _____

Project No. _____

**TOWN OF PARADISE
APPLICATION FOR GENERAL PLAN AMENDMENT/REZONING
(Including TEXT ONLY Amendments)**

Applicant's Name RIDGE LIFE LINE CHURCH Phone 530-330-9155

Applicant's Mailing Address P.O. Box 307 PARADISE, CA 95967

Applicant's email davidshoemaker52@msn.com Fax 6

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

*If applicant is not the owner, the owner's signature or letter of authorization MUST accompany this application.

Owner's Name RIDGE LIFE LINE CHURCH Phone 530 327-4155

Owner's Mailing Address P.O. Box 307 Paradise, CA 95967

Property Address 5445 CLARK ROAD PARADISE, CA 95969

Engineer (Name, Address) _____

Engineer's Phone _____ Fax _____ email _____

AP Number(s) 054-090-010B Zone _____ Existing Use _____

- Check all that apply:
- 1. General Plan Amendment A. Map Change
 - 2. Rezoning B. Text Change

(For MAP changes, complete entire application. For TEXT ONLY changes, attach a separate sheet detailing the requested change and your reason for the change.)

Present General Plan Designation TC Present Zoning CC

Requested General Plan Designation CS Requested Zoning CS

Location, dimensions and size of area(s) to be amended/rezoned: 3.12 Acres

Is this application a part of a related development project (e.g., use permit, land division, etc.)? NO

Applicant's reasons for amendment/rezoning: (attach additional sheets if necessary)

Allows current property to be utilized by a service organization AS WAS PREVIOUS. PROPERTY AUTHORIZED PRIOR TO FIRE. ALIGNING PROPERTY WITH OTHER CHURCH ORGANIZATIONS IN PARADISE -

FOR GENERAL PLAN MAP AMENDMENT: Provide details of how the amendment would be of environmental, social and economic benefit to the Town? Aligns property land use designation

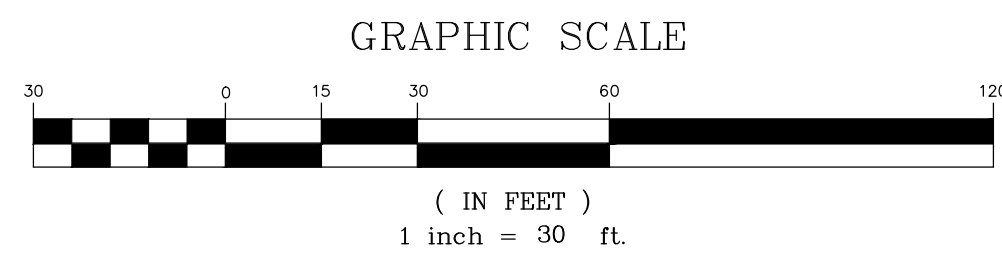
and property zoning designation -

Attach additional sheet(s) if necessary.

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.

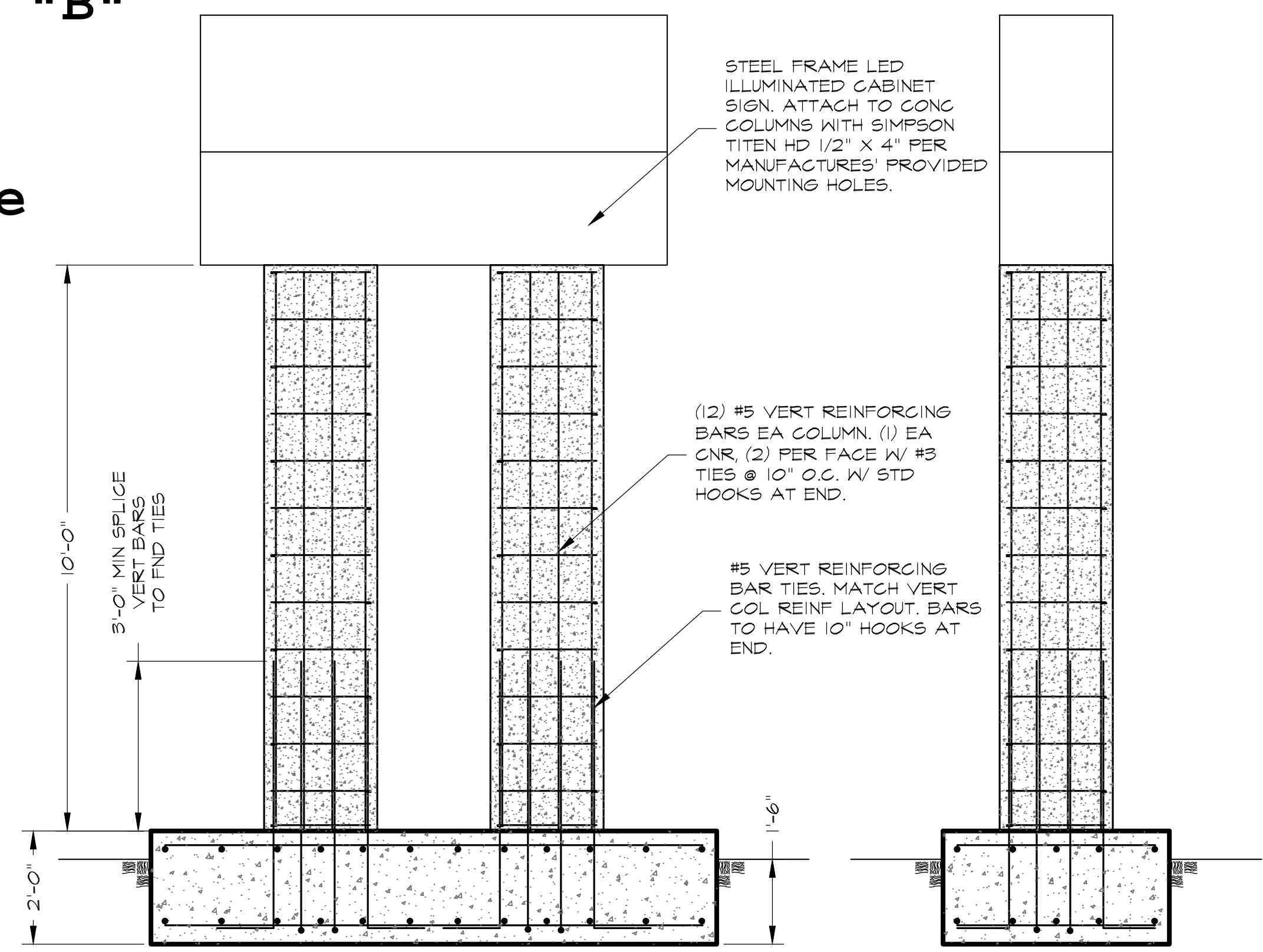
Applicant's Signature _____ Date 10-5-23

Property Owner Signature _____ Date 10-17-23
(If applicable)

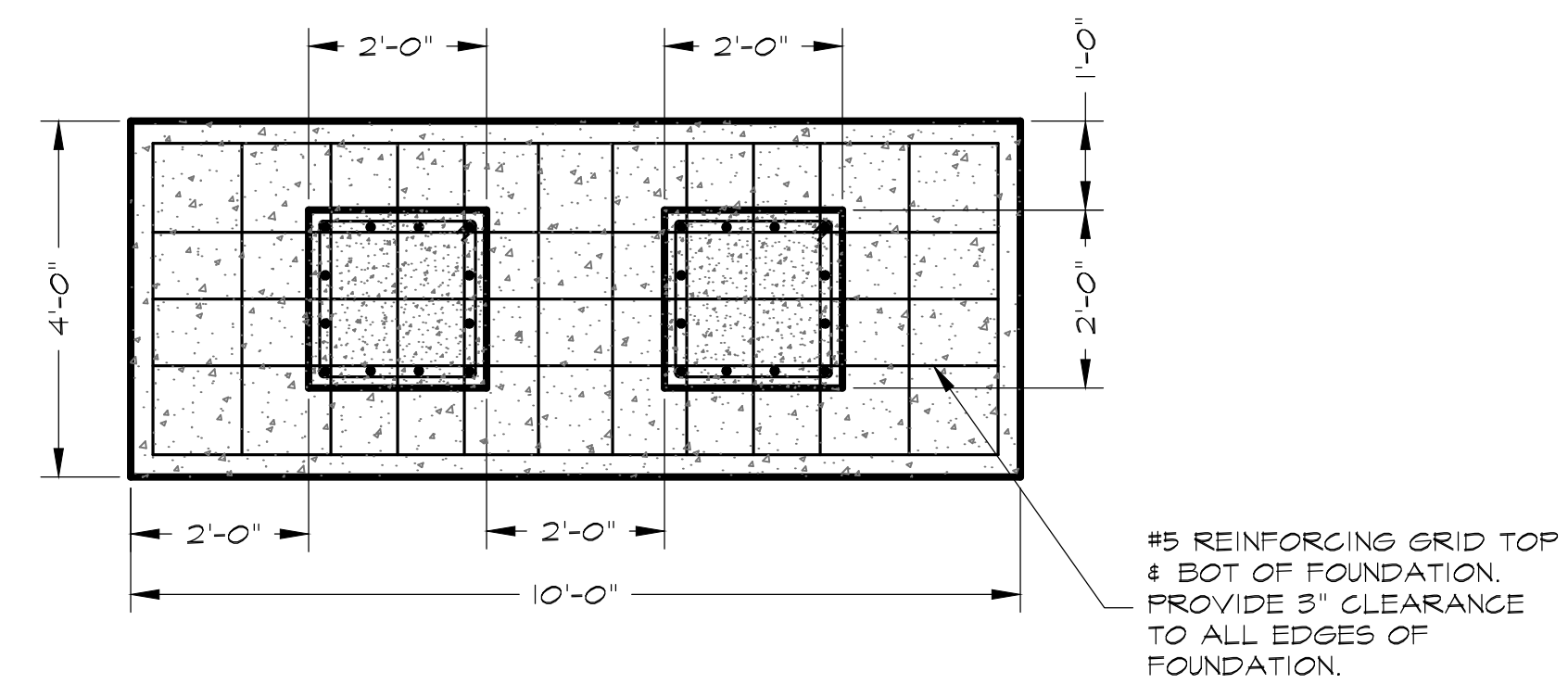


SITE PLAN
1"=30'

Exhibit "B" Rezone Ridge Lifeline Church



ELEVATION PLANS
1/2" = 1'-0"



FOUNDATION PLAN
1/2" = 1'-0"

- #### MINIMUM EROSION AND SEDIMENT CONTROLS FOR PROJECTS DISTURBING LESS THAN ONE ACRE
- 6-10
- THE BMP'S (BEST MANAGEMENT PRACTICES) LISTED BELOW MUST BE IN PLACE DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15) AND MAY BE REQUIRED AT OTHER TIMES BASED ON WEATHER AND SITE CONDITIONS THROUGHOUT THE YEAR. THE BMP'S LISTED ARE MINIMUM REQUIREMENTS AND ADDITIONAL BMP'S COULD BE REQUIRED BASED ON SITE CONDITIONS.
1. STABILIZED ENTRY: PROVIDE MINIMUM 3" TO 6" FRACTURED ROCK 50' LONG x 15' WIDE BY 6" DEEP OVER CONSTRUCTION GRADE FABRIC.
 2. ALL SOILS TRACKED ONTO PAVED ROADWAYS MUST BE CLEANED ON A DAILY BASIS. WHEN STREETS ARE WET OR DURING A RAIN EVENT THERE SHALL BE NO TRACKING OF SOILS ONTO THE STREET.
 3. MATS SHALL BE INSTALLED PROPERLY, BEHIND CURB OR SIDEWALKS.
 4. ROCK BAGS (MINIMUM 2 PER SIDE) AT ALL DRAIN INLET LOCATIONS WITHIN 150' OF THE PROJECT SITE.
 5. INTERNAL FILTERS SHALL BE PLACED INSIDE EACH DRAIN INLET.
 6. TRASH BARS SHALL BE PLACED ACROSS THE BACK OF ALL DRAIN INLETS.
 7. STABILIZE ALL DISTURBED SOILS IN THE FRONT YARD AREAS WITHIN 15' OF THE BACK CURB OR SIDEWALK. (STRAW OR EROSION BLANKETS MAY BE USED FOR THIS APPLICATION)
 8. STABILIZE ALL SLOPES WHERE EROSION COULD OCCUR AND CAUSE SILT RUN OFF. (STRAW, VISQUEEN OR EROSION BLANKETS MAY BE USED FOR THIS APPLICATION)
 9. ALL PAINT, FUEL, CONSTRUCTION PRODUCTS ETC. SHALL BE STORED IN A COVERED LOCATION AWAY FROM SIDEWALKS AND STORM DRAIN INLETS.
 10. PORTABLE CHEMICAL TOILETS IF PROVIDED ON THE SITE MUST BE KEPT OFF OF STREETS AND SIDEWALKS AND A LEAST 50' FROM THE NEAREST STORM DRAIN.
 11. ALL TRASH MUST BE COLLECTED AND STORED PROPERLY. DO NOT LET ITEMS SUCH AS DRYWALL MUD BOXES, PAINT BUCKETS, CLEANING MATERIAL CONTAINERS, ETC. COME IN CONTACT WITH ANY RAINFALL OR STORM WATER RUNOFF.
 12. PROVIDE A DESIGNATED AREA FOR CONCRETE WASHOUT. HAY BAILS LINED WITH VISQUEEN MAY BE USED FOR THIS APPLICATION. ROLLAWAY BINS MAY ALSO BE USED. ALL CONCRETE WASHOUT SYSTEMS SHALL BE PLACED OFF OF THE PAVED STREETS.
 13. AFTER INSTALLATION OF THE ABOVE ITEMS ARE COMPLETE, A MAINTENANCE PROGRAM NEEDS TO BE DEVELOPED TO INSURE THE CONTINUED EFFECTIVENESS OF YOUR BMP'S.

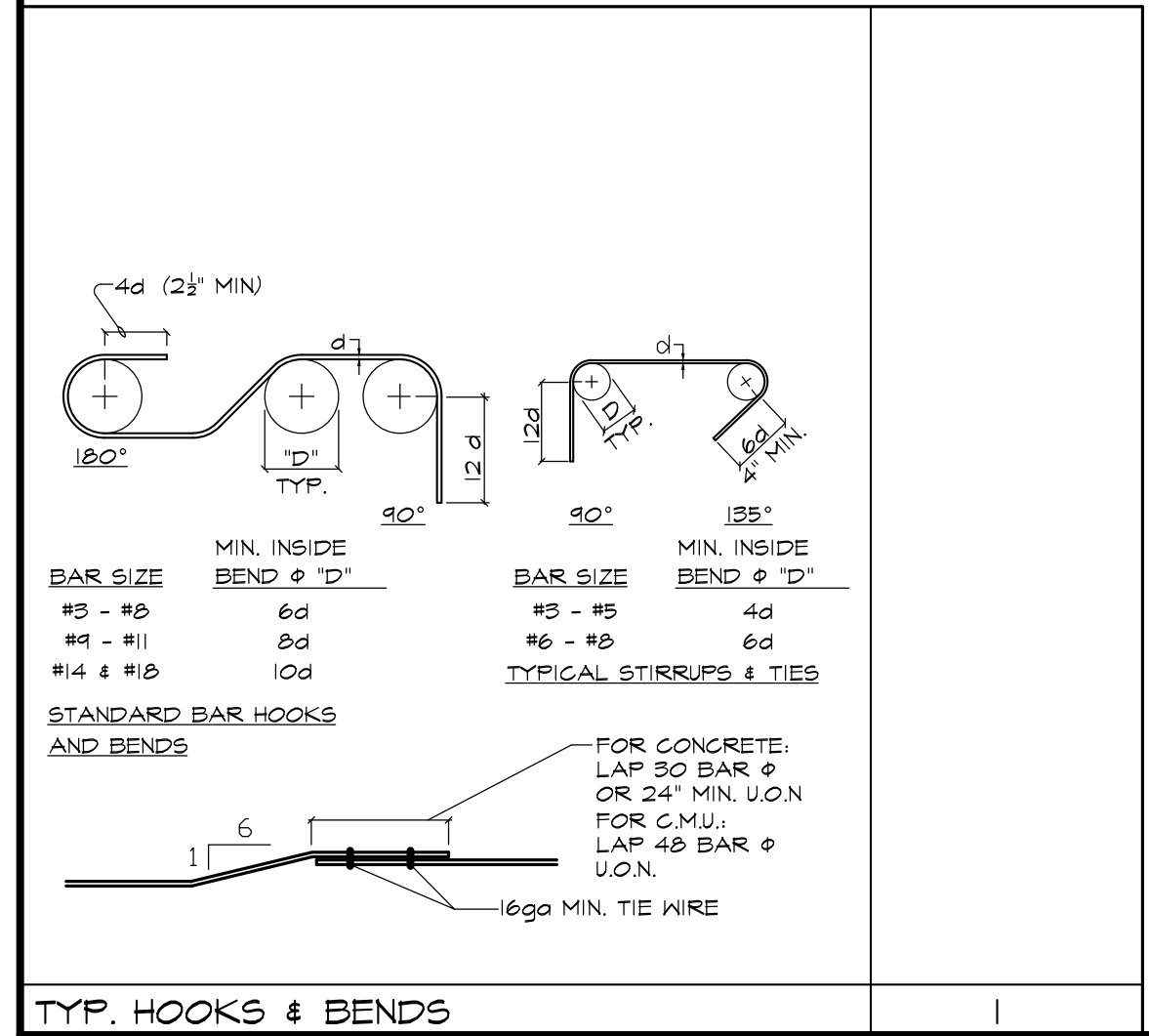
CODE ANALYSIS:
 PROPOSED SIGN:
 ZONING: CC
 USE: CHURCH
 CONSTRUCTION TYPE: U
 FIRE SPRINKLERS: N/A
 SETBACKS:
 ZONE: CC
 FRONT: 50'
 SIDE: 0'
 REAR: 0'
 MAX HEIGHT STRUCT.: 35'

PROJECT DATA:
 OWNER: RIDGE LIFELINE CHURCH
 PROJECT DESCRIPTION: NEW ILLUMINATED SIGN
 ASS. PARCEL NO.: 054-090-068 (3.12 ACRES)
 JURISDICTION: TOWN OF PARADISE

NOTE: SITE SURVEY WAS NOT CONDUCTED. FEATURES LOCATED PER OWNER AND/OR TOWN PROVIDED PLANS.

SCOPE OF WORK:
 THIS PROJECT WILL CONSIST OF THE CONSTRUCTION OF A NEW ILLUMINATED CABINET SIGN INSTALLED ATOP (2) 10' TALL POURED IN PLACE CONCRETE COLUMNS. POWER TO BE SUPPLIED BY NEW ELECTRICAL TIE TO EXISTING PARKING LOT LIGHTING CIRCUIT AS DESCRIBED AND DETAILED IN THIS SET OF PLANS

DESIGN CODES	
2016 CBC	
2016 CEC	
2016 CMC	
2016 CGBSC	
2016 CFC	
2016 CENC	
2016 PMC	



811
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SIGN BASE
PLAN

RIDGE LIFELINE CHURCH
 5445 CLARK RD
 PARADISE, CA 95956

RANCHO Engineering, Inc.
 CIVIL - STRUCTURAL - SEPTIC DESIGN
 6067 SKYWAY, PARADISE, CA 95964
 Phone: (530) 877-3700
 Fax: (530) 877-3700



RANCHO ENG. JOB: 22-059

DRAWN BY: KNY
 CKD BY: JPH
 DATE: 07/25/22

REVISION: 0
 DRAWING NUMBER
CS