



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

TELEPHONE (530) 872-6291 FAX (530) 877-5059

www.townofparadise.com

Planning Commission Staff:

Craig Baker, Community Development Director
Susan Hartman, Assistant Planner

Planning Commission Members:

James Clarkson, Chair
Martin Nichols, Vice-Chair
Ray Groom, Commissioner
Stephanie Neumann, Commissioner
Anita Towslee, Commissioner

PLANNING COMMISSION AGENDA

6:00 PM – February 16, 2016

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Community Development Director Baker, at 872-6291 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, including closed session. 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 Commission 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, 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

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

ROLL CALL

1. APPROVAL OF MINUTES

- 1a. Approve Minutes of the December 21, 2015 Special Planning Commission Meeting

2. COMMUNICATION

- a. Recent Council Actions
- b. 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 | C. Close hearing to the public |
| B. Open the hearing to the public | D. Commission discussion |
| 1. Project applicant | E. Motion |
| 2. Parties for the project | F. Vote |
| 3. Parties against the project | |
| 4. Rebuttals | |

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 - None.

5. PUBLIC HEARING

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

FREEDLE SITE PLAN REVIEW PERMIT (PL15-00436) APPLICATION:
Request for town approval of a site plan review permit to establish a motel land use occupancy containing ten motel rooms within an existing +/-6,100 square foot structure formerly occupied by a convalescent service upon a +/-0.26 acre parcel located at 5446 Black Olive Drive. Advanced wastewater treatment is proposed to be installed within approximately 24 months of motel occupancy to permit conversion to a multiple-family land use consisting of studio apartments. (AP No. 052-223-013).

6. OTHER BUSINESS - None.

7. COMMITTEE ACTIVITIES

8. COMMISSION MEMBERS

- a. 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:	
<hr/>	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	



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P L A N N I N G C O M M I S S I O N M I N U T E S

December 21, 2015

6:00 PM

The Special Meeting of the Paradise Planning commission was called to order at 6:02 p.m. by Chairman James Clarkson who led the pledge of allegiance to the flag of the United States of America.

COMMISSIONERS PRESENT: Raymond Groom, Stephanie Neumann, Martin Nichols, Anita Towslee and James Clarkson, Chairman. No commissioners absent.

STAFF PRESENT: Community Development Director Craig Baker, Town Clerk Joanna Gutierrez, Town Attorney Dwight Moore and Police Lieutenant Steve Rowe.

1. APPROVAL OF MINUTES

- 1a. **MOTION by Nichols, seconded by Neumann**, approved the Regular Meeting Minutes of November 17, 2015. Roll call vote was unanimous.

2. COMMUNICATION

Director Baker informed the Commissioners that the Town Council elected Jody Jones to serve as Mayor for a one-year term and Scott Lotter to serve as Vice Mayor for a one-year term.

3. PUBLIC HEARING PROCEDURE

Director Baker informed the public of the adopted public hearing procedure listed below and that comments are limited to a maximum of five minutes duration.

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

4. PUBLIC HEARING

4a. Planning Commission consideration to adopt a resolution recommending that the Town Council adopt a proposed ordinance relating to prohibition of all medical marijuana cultivation, delivery and distribution within the Town of Paradise. The proposed ordinance would provide, among other things, that qualified patients or primary caregivers would be prohibited from cultivating medical marijuana within all Town zoning districts.

PLANNING COMMISSION MINUTES

December 21, 2015 Page 2

medical marijuana cooperative/collectives and dispensaries would not be permitted within any Town zoning district, and the prohibition would include any cultivation, distribution or processing of medical marijuana. In addition, the delivery of medical marijuana would be prohibited within the Town limits.

Director Baker informed the Commissioners that the purpose of tonight's special meeting was to consider adoption of Planning Commission Resolution No. 15-3 recommending that the Town Council consider an ordinance that would prohibit all medical marijuana cultivation, delivery and distribution within the Town as well as continue to prohibit collectives and dispensaries. Mr. Baker stated that since the adoption of the Town's medical marijuana regulations in 2011, there have been numerous court of appeal cases that have resulted in rulings that provide cities with authority to ban cultivation of medical marijuana under a land use ordinance.

Mr. Baker introduced Town Attorney Dwight Moore who explained that this matter is presented in light of recent State legislation, three new regulations known as the Medical Marijuana Regulation and Safety Act (MMRSA), that were enacted primarily to establish statewide laws regarding the licensing of persons who are in the business of providing medical marijuana. The current Town ordinance that was established in 2011 already prohibits medical marijuana dispensaries in all of the Town's zoning districts. Mr. Moore explained that one of the new State provisions requires that the Town take action to prohibit the delivery of medical marijuana, and Town staff believes it is prudent to amend the Paradise Municipal Code to expressly prohibit the delivery of medical marijuana in all Town zoning districts. Mr. Moore discussed recent case law that affirms a city's right to use its zoning authority to ban medical marijuana cultivation, notwithstanding current legislation that provides protection from criminal prosecution for possession and cultivation of marijuana to qualified patients and their primary caregivers. Mr. Moore stated that there are no criminal penalties associated with the proposed ordinance and that an administrative citation would be given to any person in violation.

Commissioner Nichols confirmed that the ordinance would not preclude a qualified patient or a primary care giver from possessing or using medical marijuana in the town and that the delivery provisions do not clearly distinguish between commercial or non-commercial delivery.

Chairman Clarkson stated that he believes that the effect of the proposed legislation over existing legislation would be the removal of the cultivation clause.

Chairman Clarkson opened the public hearing at 6:21 p.m.

1. Steve Ballentine is against the proposed ordinance as he is in chronic pain, has given up use of pharmaceutical drugs, relies on medical marijuana that he grows for himself, that he follows the current laws regarding cultivation and does not think this choice should be taken away.
2. Jill Clarkson, cancer survivor, is against the proposed ordinance, relies on medical marijuana for medication, and does not believe it is lawful for the town to ban cultivation of medical marijuana.
3. Dr. Franz, cancer survivor, is against the proposed ordinance, believes the town would be setting itself up for tort claims in regulating a substance that people have a right to use, and that she thinks growing a couple of pot plants does not cause harm to anyone.
4. Kristina G is against the proposed ordinance as she believes she has the right to have the cultivating ordinance on her side.
5. Ron Hawkins is in favor of the ordinance as he believes that his neighbor's marijuana growing has drawn a criminal element to his neighborhood resulting in cars and mailboxes being broken into.

PLANNING COMMISSION MINUTES

December 21, 2015 Page 3

6. Dan Henry of Coldwell Banker is in favor of the ordinance as potential home buyers become concerned about the criminal element in a neighborhood if they view marijuana plants in a neighboring residence.
7. Tyler Johnson is in favor of the ordinance.
8. Fernando Marin is against the ordinance as he believes the benefits of marijuana use outweigh the bad, is against a complaint driven ordinance, is in favor of people being able to use medical marijuana and that this is a quality of life issue.
9. Marvin Debruner is against the ordinance, suffers from Lyme disease, uses and grows medical marijuana, the ordinance would take away his ability to grow his own medicine and alternative medication would cost him \$200 a week and that he believes the smell has been cultivated out of the plant.
10. John Miller-George is against the ordinance, that when he lived in Lake County there was an expensive mess related to marijuana regulations, that he grows medical marijuana and would like to know if the town intends to bust down his door if he continues to grow regardless of regulations.
11. Rahasya is against the ordinance, believes that no one is going to obey the law, believes there is a mental disconnect to even consider this ordinance, and that there is no legal or moral right for the Planning Commission to do this.
12. Priscilla Rawlings is in favor of the ordinance as in her work as a realtor, she has seen that marijuana growing has a negative effect on property values and the community.
13. Jon Remalia is against the ordinance, that he needs morphine just to be able to walk and medical marijuana is a “tool in his toolbox” for treatment, and that the March 1st deadline relating to city regulation was an error that is in the process of being amended.
14. James Riotto is in favor of the ordinance as the smells from his neighbor’s marijuana grow which he believes amounts to 36 plants infringes on his right to use and enjoy his property.
15. Tom Wahl is against the ordinance that it would be taking away from his property rights, that the Compassionate Care Act is very simple, and that delivery of medical marijuana is the least obtrusive way to have medical marijuana made available for patients.
16. Tammy Walton is against the ordinance as without medical marijuana she can only use pharmaceuticals or homeopathic drugs, that medical marijuana is the only thing that helps her to be a good member of society, that she cares about her neighbors and is a good neighbor, and that she believes safe access to medical marijuana is her right and that she will be in jeopardy if this ordinance passes.
17. John Doe is against the ordinance, that there is a state initiative in progress that he believes will negate any town legislation regulating medical marijuana, thinks regulation should be done on a case-by-case basis, that a medical marijuana patient cannot be denied the right to grow and asked that this matter be put on the back burner until January 2017.

18. Leann is against the ordinance, has a medical marijuana delivery service that is discreet, delivers to people who cannot leave their homes, and that many people need medical marijuana to survive.
19. Jay Cooke is against the ordinance, is a real estate agent, believes the League of California Cities is pushing cities to take action, referred to the letter from Jim Wood clarifying that the March deadline is in error, asked if all deliveries are banned would it restrict delivery to Magalia, that this ordinance would drive medical marijuana use underground, that he thinks the town should adopt a wait and see attitude and form a citizen committee.
20. Sarah Bates is against the ordinance, has medical conditions and is homebound, questioned the timing of the meeting which is being held after paratransit hours, that she waited tonight for a taxi service that did not come, if delivery of medical marijuana is not an option she will have to go out of county for medication which would be very difficult under her circumstances, that she would be spending \$20,000 to \$30,000 a month on pharmaceuticals, and that she is responding better to medical marijuana than to other pharmaceutical medication.
21. Ethan is against the ordinance, does not understand how more regulation will solve the problem, and questioned the criminal element.
22. Tom Wahl re-stated his opposition to the ordinance as he thinks this the regulations would be over-reaching.
23. Ron Jones is in favor of the ordinance, is a 16-year resident of Paradise and has talked to many members of the public who support the ordinance and believes the public at large will be in favor of the regulations.
24. John Doe II is against the ordinance, that if the smell of marijuana is the issue there are many other smells that are equally offensive such as rice burning, that the ultimate cost of defending against future legal action by medical marijuana patients should be used for other programs, that the State allows six plants and that alcohol is much worse than marijuana.
25. Louise is against the ordinance, loves the Town, just became a real estate agent, has Prop 215 friends and is concerned about where they will go if the ordinance is adopted, thinks the town will lose business in real estate if the ordinance is adopted, and has four families who like to live here who will not be able to live here if the regulations are approved.
26. Unidentified male is against the ordinance, thinks that something can be done to eliminate the smell, that marijuana will always be around and that we need to learn to work together.
27. Marianna Love is against the ordinance, thinks medical marijuana is good.
28. Kelly is against the ordinance, believes the benefits of marijuana outweigh the problems, that people who are in pain are getting better from this smelly drug and asked that this matter be looking into further before taking action.
29. Kendra is against the ordinance, asked for the Planning Commissioners to consider the benefits of medical marijuana, to do the research and weigh the pros and cons of the matter.

30. Fred Hofer is against the ordinance, lives by the Canteena and sees many violations due to alcohol use, is a cancer patient who cannot take Norco, the smell of marijuana only lasts for about two weeks, and that there are already laws that address the number plants that can be grown.
31. Sarah Mello is against the ordinance believes the Town is shutting the door to Paradise, wants to move out because of the Skyway project, and that the community has lack of perspective.
32. Brant moved to California because of the law that allows him to grow medical marijuana, that he grows two plants, is very disheartened by the proposal, and doesn't want to pay someone else for an inferior product that he can grow discreetly under current law.

Commissioner Nichols stated that he would like to hear from the police department on issues related to marijuana grows. Police Lieutenant Rowe informed that the current ordinance is primarily enforced by Development Services' Code Enforcement Officer, that current law was intended to help patients, that marijuana grows were not evident when marijuana was illegal and that he believes there needs to be more control and the cultivation does bring in a criminal element to the community, that enacting this ordinance would provide for better enforcement as the current is more difficult to enforce than the proposed ordinance will be.

Community Development Director Baker stated that enforcement of the current ordinance is complaint driven relating to marijuana grows and that there is not criminal penalty as medical marijuana cultivation and use was de-criminalized by Proposition 215.

33. John Miller-George related his experience in Lake County, asked if the current ordinance cannot be enforced, why are delivery services proposed to be banned, and that he believes this ordinance would be forcing people break the law and would take away medicine from people.

Commissioner Clarkson stated that he understands the value of medical marijuana and related his experience with stage four liver cancer and his use of medical marijuana to stimulate his appetite during treatment, and that he discontinued its use after he became healthy. He asked the people to be patient with the process, that what comes from this meeting tonight has nothing to do with criminalization of medical marijuana use, and that there would be opportunity to address this issue with the Town Council if the resolution is adopted by the Planning Commission.

34. John Doe I restated his opposition to the ordinance, that he thinks it will force people out of Town which is not the answer, and he would like the Planning Commission to consider how many people are at the meeting, pro and con, and that people need medical marijuana.
35. Marvin restated his opposition to the ordinance, that he thinks it will create an underground market, that he would like to be able to grow his own medication, and that the ordinance will force patients to turn to the illegal market and to illegal deliveries.

Chairman Clarkson closed the public hearing at 8:00 p.m. and called for a five-minute recess. Chairman Clarkson reconvened the meeting at 8:10 p.m.

Chairman Clarkson stated that he is grateful for the active community that came out for tonight's meeting.

Commissioner Nichols stated that this issue is not about whether or not medical marijuana is good or bad, but is a land use matter that local jurisdictions can legally control through zoning regulations.

MOTION by Nichols, seconded by Neumann, adopted Planning Commission Resolution No. 15-3, A Resolution of the Paradise Planning Commission Recommending Town Council Adoption of Text Amendments to Chapter 17.31 of the Paradise Municipal Code Relative to Prohibiting Medical Marijuana Cultivation and Delivery. Ayes of Neumann, Nichols and Groom; noes of Clarkson and Towslee.

5. ADJOURNMENT

Chairman Clarkson adjourned the special meeting at 8:25 p.m.

Date approved:

By: _____
James Clarkson, Chair

Joanna Gutierrez, CMC, Town Clerk

**TOWN OF PARADISE PLANNING COMMISSION
PLANNING STAFF REPORT
MEETING DATE: February 16, 2016**

FROM: Craig Baker, Community Development Director
SUBJECT: Freedle Site Plan Review Permit Application (PL-15-00436)
DATE: February 10, 2016

AGENDA NO. 5(a)

AP 052-223-013

GENERAL INFORMATION:

Applicant: Clint Freedle
612 Hillcrest Drive
Paradise, CA 95969

Location: 5446 Black Olive Drive

Requested Action: Request for site plan review permit to establish a motel land use occupancy containing ten motel rooms within an existing +/-6,100 square foot structure formerly occupied by a convalescent service. Advanced wastewater treatment would be installed within approximately 24 months of motel occupancy to permit conversion of the use to a multiple-family land use consisting of studio apartments.

Purpose: To provide transient lodging/multiple-family housing

Present Zoning: Central Business (CB)

General Plan
Designation: Central Commercial (CC)

Existing Land Use: Vacant building space

Surrounding
Land Use: North: Commercial
East: Paradise Memorial Trailway
South: Single-family residential
West: Black Olive Drive

Parcel size: +/-0.26 acre

Environmental
Determination: Categorical Exemption – CEQA Guidelines Section 15303 (Class 3)

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

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

SPECIAL INFORMATION:

The project applicant, Clint Freedle, is requesting Town of Paradise site plan review permit application approval for the establishment of a 10-room motel land use occupancy within an existing +/-6,100 square foot building space located at 5446 Black Olive Drive. The building formerly served as a convalescent hospital (Aloha Paradise). Mr. Freedle has also proposed to convert the occupancy to multiple-family housing consisting of studio apartments once the wastewater disposal system serving the building has been improved with secondary treatment in order to accommodate the estimated increased wastewater flows associated with independent residences. The actual number of residences to be established and served by the improved wastewater treatment and disposal system will be determined by future wastewater land use review by town Onsite Division staff.

The +/-0.26 acre project site is improved with the existing vacant structure. The on-site wastewater disposal system is located upon an adjacent parcel (AP 052-223-012). This adjacent parcel is also improved with a paved parking facility which serves the existing building. The project site is situated within the Central Business (CB) zoning district. Two existing driveway connections provide access to the project site via Black Olive Drive, a paved public street.

No significant modifications to the exterior of the structure are proposed and the existing, free-standing identification sign structure is proposed to be retained in its current location.

ANALYSIS:

The proposed motel and multiple-family land uses are potentially permitted within the CB zoning district with a town-approved site plan review permit. Thus, no separate entitlement is required to convert the proposed motel rooms to studio apartments. Although parking for the proposed uses is located upon an adjacent parcel, no off-street parking is required in the CB zoning district. Off-street parking is required in all other zoning districts and is required to be provided on-site.

As previously mentioned, the wastewater disposal system that serves the existing structure is located upon a separate, adjacent property. Town sewage disposal regulations require wastewater disposal systems to be either located on-site or encumbered by an easement or covenant, such that there is continued assurance of adequate wastewater disposal. If the Freedle site plan review permit be approved, town staff has recommended the assignment of a condition of approval to address this issue.

The project has received favorable responses from commenting agencies and appears to be a reasonable location for the establishment of a motel facility and a preferred location for multiple-family housing. The initial establishment of the proposed motel land use will require compliance with the town's transient occupancy tax regulations. Pursuant to Paradise Municipal Code (PMC Chapter 3.24), eventual conversion to multiple-family housing will require the execution of a "density bonus" development agreement between the project developer and the town in order to accommodate a proposed residential density level that exceeds the density standard of the CB zone (15 dwelling units per acre).

The design of the proposed project can be conditioned to be in compliance with all applicable zoning regulations and can be found to be consistent with applicable Paradise General Plan policies.

ENVIRONMENTAL REVIEW:

As a project involving an occupancy change for an existing structure, the project belongs to a class of projects that can be determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303 (Class 3) of the CEQA Guidelines.

ANALYSIS CONCLUSION:

After reviewing the existing environmental setting and circumstances associated with this application request, it is staff's position that the requested site plan review permit application is reasonable and appropriate. Staff has developed several recommended conditions of project approval to insure the orderly development of this portion of the Paradise community. Therefore, staff endorses Planning Commission approval of the Freedle site plan review permit application, based upon and subject to the following recommended findings and conditions of project approval:

FINDINGS REQUIRED FOR APPROVAL:

1. Certify the Planning Director's determination that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15303 of the State CEQA Guidelines.
2. Find that the project, **as conditioned**, is consistent with the goals and policies of the Paradise General Plan because the project will result in the establishment of a land use on property that is conditionally zoned for such use and within an existing vacant structure suitable for such use.

3. Find that the project, **as conditioned**, is in compliance with all applicable regulations of the Central Business zoning district.
4. Find that adequate infrastructure is currently in place to serve the proposed project.
5. Find that the project, as conditioned, will not detrimentally affect existing plant and animal life in the project vicinity for the following reasons:
 - a. The project is located within an area that has been altered from its natural state by long-established commercial and residential land uses and public infrastructure;
 - b. No known outstanding wildlife habitat exists in the immediate project vicinity; and
 - c. No known rare or endangered plants are known to exist in the immediate project vicinity.

STAFF RECOMMENDATION:

After closure of the scheduled public hearing, **adopt the findings provided by staff and approve the Freedle site plan review permit application** (PL-15-00436) authorizing the establishment of a motel land use within an existing +/-6,100 square foot building space and its future conversion to studio apartments on property located at 5446 Black Olive Drive, subject to the following conditions:

GENERAL CONDITIONS OF SITE PLAN REVIEW PERMIT 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. Secure Town of Paradise design review approval for any new business or identification signs prior to the establishment of such signs.
3. Any work within the Black Olive Drive 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.

4. Outside light fixtures associated with the project shall be designed to not exceed a height of sixteen feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.
5. Maintain the property in a manner consistent with any density bonus agreement executed with the Town of Paradise.
6. Pay any required impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.
7. Within 36 months of motel land use occupancy, the project developer shall execute a development agreement with the Town of Paradise in accordance with the procedures and requirements of Paradise Municipal Code Chapter 17.44 (*Affordable Housing Incentives/Residential Density Bonus*) and California Government Code section 65915 authorizing conversion of the motel occupancy land use to a multiple-family land use consisting of studio apartments.
8. Prior to conversion of the motel land use occupancy to a multiple-family land use consisting of studio apartments, the project developer shall secure Onsite Division land use approval for such conversion, secure the necessary construction permits and upgrade and improve the wastewater disposal system serving the project to accommodate such conversion in a manner deemed satisfactory to the Town Onsite Sanitary Official.
9. Minor changes to the interior and/or exterior design of the project may be approved administratively by the Town Planning Director upon submittal of a written request for such changes, if the requested changes are consistent with the overall intent of the project and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal site plan review permit modification review and the payment of the appropriate processing fees.

CONDITIONS TO BE MET PRIOR TO OCCUPANCY

FIRE PROTECTION

10. Establish and maintain compliance with all requirements of the Town Building Official/Fire Marshal in accordance with the written comments dated January 7, 2016 for the Freedle site plan review permit application (copy on file with the Town Development Services Department).

CONSTRUCTION CODES

11. Meet the requirements of the Town Building Official/Fire Marshal regarding submittal of any plans, building permit applications, and all applicable Town adopted building code requirements.

SITE DEVELOPMENT

12. Secure the issuance of a tree felling permit prior to the felling of any qualifying trees on or off-site.

UTILITIES

13. Meet the requirements of the Paradise Irrigation District (PID) in accordance with written communication from PID staff regarding the Freedle site plan review permit application, dated January 6, 2016 and on file with the Town Development Services Department.
14. Meet all other utility company requirements regarding the establishment of necessary utility easements and installation of new or expanded utility facilities. Provide evidence of compliance with these requirements to the Town Building Official.

WASTEWATER DISPOSAL

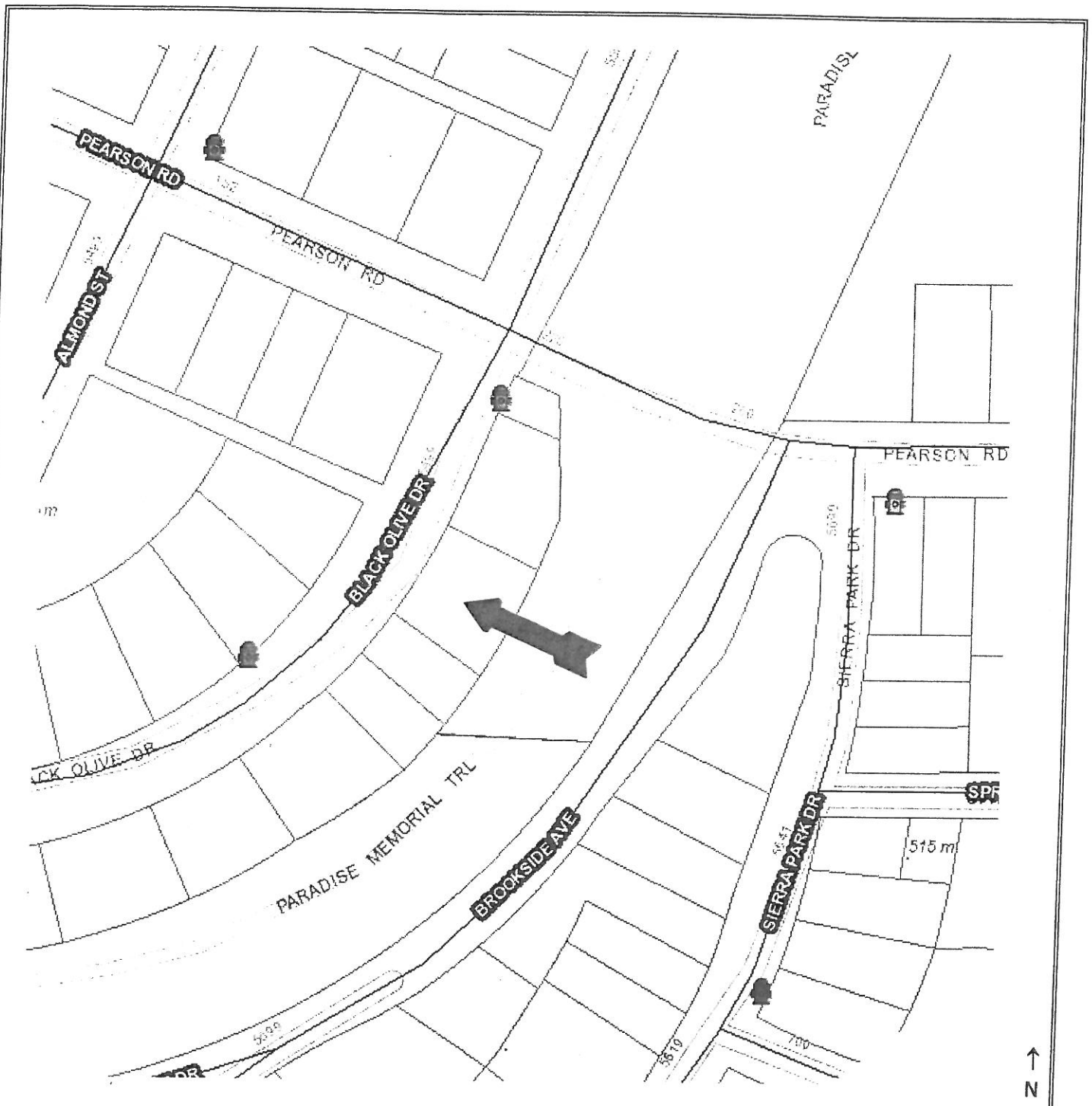
15. Either record a parcel merger affecting Assessor Parcel Nos. 052-223-012 and 052-223-013 in a manner deemed satisfactory to the Town Engineer or record a covenant agreement for wastewater disposal affecting the same parcels in a manner deemed satisfactory to the Town Onsite Sanitary Official and the Town Attorney. The covenant agreement shall require a merger of the parcels upon severance of joint ownership.

OTHERS

16. The required on-site solid waste storage and collection facility shall be located and constructed in a manner deemed satisfactory to Northern Recycling and Waste Services (NRWS) staff. Provide evidence thereof to the Town Development Services Department.

**LIST OF ATTACHMENTS FOR FREEDLE SITE PLAN REVIEW PERMIT
APPLICATION (PL15-00436)**

1. Project site vicinity map
2. Notice sent to surrounding property owners for the February 16, 2016 public hearing
3. Mailing list of property owners notified of the February 16, 2016 public hearing
4. Project description submitted by property owner/developer, Clint Freedle
5. Comments received from Building Official/Fire Marshal Tony Lindsey dated January 7, 2016
6. Comments received from Onsite Sanitary Official Doug Danz dated November 24, 2015 (letter) and February 10, 2016 (email)
7. Comments received from Paradise Irrigation District representative Neil Essila dated January 6, 2016
8. Development Review Form received from Town Engineer Marc Mattox on January 13, 2016 (no comments or conditions)
9. Development Review Form received from Police Chief Gabriela Tazzari Dineen on January 6, 2016 (no comments or conditions)
9. Comments received from Northern Recycling & Waste Services on January 4, 2016
11. Notice of exemption document for the Freedle Site Plan Review project
12. Project application materials (site plan, floor plan and building elevations)



APPLICANT: CLINT FREEDLE

ADDRESS: 5446 BLACK OLIVE DRIVE

OWNER: SAME

REQUEST: Request for town approval of a site plan review permit to establish a motel land use occupancy containing ten motel rooms within an existing +/-6,100 square foot structure formerly occupied by a convalescent service upon a +/-0.26 acre parcel. Advanced wastewater treatment is proposed to be installed within approximately 24 months of motel occupancy to permit conversion to a multiple-family land use consisting of studio apartments.

Zoning: CENTRAL BUSINESS (CB)

GENERAL PLAN: CC

FILE: PL15-00436

ASSESSOR PARELS: 052- 223-013

HEARING DATE: 2/16/16

NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

NOTICE IS HEREBY GIVEN by the Paradise Planning Commission that a public hearing will be held on **Tuesday, February 16, 2016 at 6:00 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

FREEDLE SITE PLAN REVIEW PERMIT (PL15-00436) APPLICATION: Request for town approval of a site plan review permit to establish a motel land use occupancy containing ten motel rooms within an existing +/-6,100 square foot structure formerly occupied by a convalescent service upon a +/-0.26 acre parcel. Advanced wastewater treatment is proposed to be installed within approximately 24 months of motel occupancy to permit conversion to a multiple-family land use consisting of studio apartments. (AP No. 052-223-013).

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 x111.

CRAIG BAKER
Planning Director

052-223-011-000
TRUJILLO NICOLE
5424 BLACK OLIVE DR
PARADISE CA 95969

052-223-012-000
FREEDLE CLINT & ZWICKER MARY L
PO BOX 301
PARADISE CA 95967

052-223-013-000
FREEDLE CLINT & ZWICKER MARY L
PO BOX 301
PARADISE CA 95967

052-223-016-000
NEWMAN WALTER D & MICA S
GILKEY SURVIVORS TRUST
692 MEYERS LN
PARADISE CA 95969

052-223-017-000
TOWN OF PARADISE
5555 SKYWAY
PARADISE CA 95969

052-223-027-000
TOWN OF PARADISE
5555 SKYWAY
PARADISE CA 95969

052-225-004-000
OLINGER LES & MARGO
15320 NORTHLAKE RD
MAGALIA CA 95954

052-225-011-000
GAGNE ARI & MACK KELLY
FRANCES
187 E 11TH ST
CHICO CA 95928

052-225-012-000
NORTON HAROLD DANIEL TRUST
5415 BLACK OLIVE DR
PARADISE CA 95969

052-225-013-000
WILSON RAYMOND H & TERRY
JEANINNE JT
5403 BLACK OLIVE DR
PARADISE CA 95969

052-225-020-000
SOETH REVOCABLE INT VIV TRUST
ETAL
205 PEARSON RD
PARADISE CA 95969

052-227-002-000
TOWN OF PARADISE
5555 SKYWAY
PARADISE CA 95969

052-231-004-000
BEBICH DARLENE M
PO BOX 134
DURHAM CA 95938

052-231-005-000
MCCARTHY KATHEREN JO
5408 BLACK OLIVE DR
PARADISE CA 95969

052-231-006-000
TOWN OF PARADISE
5555 SKYWAY
PARADISE CA 95969

052-232-002-000
TOWN OF PARADISE
5555 SKYWAY
PARADISE CA 95969

052-232-009-000
MAY EDWARD J
6246 ARTHUR CT
MAGALIA CA 95954

052-232-010-000
TALKEN SHIRLEY FAMILY TRUST
5633 SIERRA PARK DR
PARADISE CA 95969

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



CLINT FREEDLE, OWNER

612 HILLCREST DR.,

PARADISE, CA. 95969 12/17/2015

TO: TOWN OF PARADISE:

RE: FREEDLE APPLICATION FOR SITE PLAN REVIEW

5446 BLACK OLIVE DR., PARADISE, CA.

PROJECT DESCRIPTION

THIS BUILDING AT 5446 BLACK OLIVE IS PART OF PARADISE HISTORY. DR. RHEINGANS CREATED THE FIRST PARADISE HOSPITAL HERE IN 1949. MANY PARADISE RESIDENTS WERE BORN RIGHT HERE. IN 1966 THE BUILDING BECAME A SKILLED NURSING FACILITY WITH 26 BEDS AND EIGHT BATHROOMS. IT FELL INTO SEVERE DISREPAIR, VACANT AND ABANDONED. ABOUT 5 YEARS AGO, THE ZONING WAS CHANGED AFTER BEING A HEALTH CARE FACILITY FOR 60 YEARS. YES, IT IS PERFECT FOR A ACTIVE ADULT COMMUNITY, BUT ZONING WILL NOT ALLOW IT; NOR CAN I PUT A KITCHEN IN IT, AT THIS TIME.

MY WIFE ZOOPA AND I TOOK ON THIS PROJECT BECAUSE IT WAS DOING NOTHING, AND WE FELT WE CAN MAKE IT PROUD AND USEFUL AGAIN...TO RE- DIGNIFY AND RESTORE THE BUILDING TO BETTER THAN IT EVER WAS.

IT IS TIME TO RE-DEDICATE THE HISTORY OF RHEINGANS HOSPITAL.

OUR GOAL IS TO PROVIDE DIGNIFIED, SAFE, LOW-INCOME, SINGLE OCCUPANCY UNITS IN THE FORM OF 10 MOTEL-LIKE UNITS; THEY WILL HAVE AMPLE SLEEPING AREA, PRIVATE BATH AND SHOWER, WITH A KITCHENETTE AND MICRO. THERE IS ALSO SECURITY CAMERAS, AND INSIDE CORRIDORS. THERE ARE OUTSIDE TENNANT AREAS FOR A FUTURE LAWN, GARDEN AREA, OR BACCI BALL. THERE IS ALSO A NICE PATIO AREA IN THE REAR.

WITHIN 24 MONTHS OR SOONER, I WILL INSTALL ADVANCED PRE-TREATMENT. THIS WILL ALLOW MUTI-FAMILY 1 BED ROOM UNITS, OR STUDIO, (INSTEAD OF MOTEL) ADDITIONAL UNITS, STOVES, WASHING MACHINES, LARGER KITCHENS. THE CURRENT PARAMETERS OF ON SITE DEPT. WOULD NO LONGER BE IN PLACE. THIS TREATMENT DOUBLES THE FACILITY WASTWATER POTENTIAL. PLEASE REFER TO DOUG DANTZ LETTER TO ME DATED MARCH 10, 2015; RE; LUR, 5446 BLACK OLIVE.

THANK YOU,
SINCERELY



CLINT FREEDLE

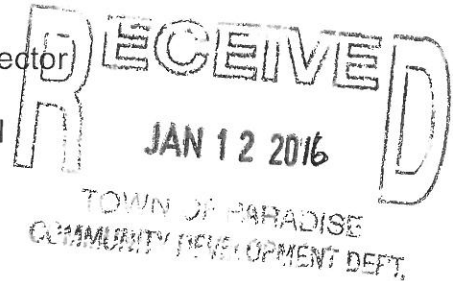
MEMORANDUM

TO: Craig Baker, Community Development Director

FROM: Tony Lindsey Building Official/Fire Marshal

SUBJECT: 5446 Black Olive Drive, 052-223-012

DATE: January 7, 2016



Request for town approval of a site plan review permit to establish a motel land use occupancy containing ten motel rooms within an existing structure formerly occupied by a convalescent service.

1. The change in occupancy from a occupancy group I-1 Convalescent to a group R-2 (nontransient) Motel or Apartment house shall require the building to comply with all the California Building Standards requirements for the R-2 occupancy. The occupants of facilities or areas classified Group R-2 are primarily nontransient, capable of self-preservation and share their means of egress in whole or in part with other occupants outside of their sleeping area or dwelling unit.
2. The building shall be equipped throughout with an automatic sprinkler system. Quick-response or residential automatic sprinklers shall be used. CFC 903
3. The building shall be equipped with an automatic fire alarm system initiated automatically by sprinkler system water flow switch.
4. The building shall be equipped with multiple station smoke and carbon monoxide alarms.
5. Building permit application. Three (3) complete, full size, scaled, 2013 California Building Standards compliant plan sets must be submitted for plan review including: Building plans with Architect or Engineer wet signed and stamped, Two (2) sets of wet signed Structural engineering calculations
6. The Town of Paradise is located in seismic category D, 110 wind speed, weathering moderate, frost depth line 12". Notable the Town of Paradise is located in a Very-High Fire Hazard Severity Zone, structures shall meet all the requirements of 2013 California Building Code Chapter 7A.
7. Please submit a separate Accessibility site plan sheet detailing accessibility requirements of 2013 California Building Code Chapter 11B.
8. Please submit a separate plan sheets detailing compliance as per the 2013 California Green Building standards code nonresidential Mandatory Measures within the submittal.
9. Commercial fire access roads shall provide an access roadway with a minimum unobstructed width of twenty (20) feet wide and a minimum 13'6" vertical clearance. Additional width requirements may be applied to individual projects as determined by the Fire Marshal.
10. Roadways shall be extended to within one hundred and fifty (150) feet of all portions of the exterior walls as measured by an approved path of travel. An

- approved turn around shall be provided when the roadway exceeds one hundred and fifty (150) feet as directed by the Town of Paradise Fire Department.
11. All fire apparatus access roadways must be maintained unobstructed and drivable by fire apparatus throughout the construction process. Access roadways shall be capable of holding an imposed load of 75,000 pounds including in adverse weather conditions. A soils report of the access roadway may be submitted which provides evidence of a 90-95% compaction of the soil along the access roadway. Access roadways that do not meet this requirement could be subject to a stop construction order until the roadway can be maintained.
 12. Fire lane designations shall be required for all fire access roadways as determined by the Town of Paradise Fire Department. Posted signs which state "FIRE LANE, NO PARKING" shall be installed and curbs painted red and stenciled with white letters indicating the same on the face and top of any curb as directed by the Town of Paradise Fire Department. All fire lanes shall be marked and identified prior to Certificate of Occupancy.
 13. Roadway design features (speed humps, bumps, speed control dips, etc.) which may interfere with emergency apparatus responses shall not be installed or allowed to remain on the emergency access roadways.
 14. 6,100 s.f. type V-B Building. The required fire flow shall be 2,000 gpm for a 2 hour duration at 20 PSI residual operating pressure. Documentation is required from the Water Purveyor verifying that the system is capable of meeting the required fire flow prior to building permit issuance. If the system is not capable of meeting the required fire flow, documentation shall be provided showing financial arrangements have been made and water system improvement plans approved to upgrade the existing system prior to release of building permits.
 15. Minimum 2 fire hydrants are required.
 16. Water improvement plans shall be approved by the Town of Paradise Fire Department. The Developer shall furnish the Town of Paradise Fire Department with three (3) copies of the water improvement plans designed by a Registered Engineer and/or Licensed Contractor. On-site private fire service mains shall have a minimum of eight (8) inch water mains with six (6) inch laterals and risers. Larger pipes may be required to meet required fire flow requirements.
 17. Prior to final inspection or occupancy, hand portable fire extinguishers are required to be installed as directed by Town of Paradise Fire Department staff. The size, location, and markings shall be illustrated on the floor plan of the construction documents. Prior to installation the client is directed to request a fire inspection to confirm the locations of the fire extinguishers due to field changes of business systems.
 18. Permanent commercial/industrial three-dimensional street numbers, minimum twelve (12) inches in height, shall be provided on the address side of the building at the highest point and furthest projection of the structure. The address shall be visible from the street and shall not be obstructed in any manner.
 19. Address numbers and suite numbers are required to be installed or painted on the rear of access doors to multiple suite facilities. Numbers or letters shall be a minimum of four (6) inches in height and placed on a contrasting background.
 20. All flammable vegetation shall be removed from each building site with slopes less than fifteen percent (15%) at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less.
 21. Knox emergency access key box is required at each building, with specific mounting locations approved by the Town of Paradise Fire Department. Premise

keys for all buildings and areas shall be marked and placed in the box prior to final inspection to ensure emergency access. The building owner/occupants shall provide replacement keys whenever locks are changed.

22. A fire permit is required for certain specific operations regulated by the California Fire Code. The permit is issued after application has been made to the Town of Paradise Fire Department and full compliance of the requirements for the operation has been adhered to. An annual fee is charged to the applicant for review and inspection of such permits. Some permits require additional inspections and permit compliance that may require additional fees to be paid semi-annually.



TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

TELEPHONE (530) 872-6291 FAX (530) 877-5059

www.townofparadise.com

November 24, 2015

Clint Freedle
612 Hillcrest Dr
Paradise, CA 95969

Re: Land Use Review of 5446 Black Olive Dr. APN: 052-223-012/013

Dear Mr. Freedle,

You have provided a report from North Star Engineering, Nick Weigel PE, which demonstrates that the proposed motel room complex will have a gross wastewater flow of 71 gpd per single bedroom unit. As discussed these units will not have a stove, oven, kitchen sink, dishwasher or clothes washer but can have a microwave and handwash sink in the primary room area. The parcel has gross hydraulic loading sizing parameters that will allow a total discharge of 748 gpd into the existing wastewater system, which system is sized large enough to accommodate this volume of residential strength wastewater.

Therefore the Town of Paradise Onsite Sanitation Division can allow up to 10 motel rooms in this complex without requiring an advanced treatment wastewater system. Any permanent manager's residency must be included in this total room count of 10. All Planning and Building Division entitlements given will be in conjunction with this approval of a maximum 10 units.

Thank you and please contact me with any questions.

Doug Danz
Onsite Sanitary Official
Town of Paradise
530-872-6291, x113

Cc: Craig Baker, Community Development Director
Nick Weigel, PE, NorthStar Engineering

Baker, Craig

From: Danz, Doug
Sent: Wednesday, February 10, 2016 11:09 AM
To: Baker, Craig
Subject: aloha- condition

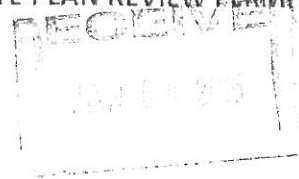
The onsite wastewater treatment system is located on two parcels that are not legally merged. Provide a legal merger of these two parcels or create a covenant in a format approved by the Town agreeing that upon severance of ownership an easement will be made that allows the southern parcel [quasi-servient tenement] to be used for the purpose of providing a wastewater dispersal area that will serve the building or facilities on the northern property [quasi-dominant tenement] and have such covenant recorded with the Butte County Recorder.

G5
10 H

PROJECT NO. PL15-00436

PROJECT NAME: FREEDLE SITE PLAN REVIEW PERMIT

TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT



DEVELOPMENT REVIEW REQUEST

TO: Onsite, Building Safety, Town Manager, Engineering, PID, Police

FROM: Craig Baker, Community Development Director (872-6291 x111)

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Request for town approval of a site plan review permit to establish a motel land use occupancy containing ten motel rooms within an existing +/-6,100 square foot structure formerly occupied by a convalescent service upon a +/-0.26 acre parcel. Advanced wastewater treatment would be installed within approximately 24 months of motel occupancy to permit conversion of the use to a multiple family land use consisting of approximately 11 1-bedroom apartments.

LOCATION: 5446 Black Olive Drive

AP NOS.: 052-223-012

APPLICANT: Clint Freedle

CONTACT PHONE: 8720381, 624-1162

RETURN DATE REQUESTED: January 14, 2016

DATE DISTRIBUTED: December 31, 2015



DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

_____ YES _____ YES, WITH CONDITIONS _____ NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

1. This property is served by a 3/4 inch water meter. For the number of fixtures shown on the building plan the plumbing code requires a 1-inch meter. The cost to upgrade to a larger meter is the responsibility of the applicant. An installation charge and service capacity fee will apply.
2. The fire sprinkler system on this property is served by a fire service connection. The backflow prevention assembly for this connection has failed and the connection is currently sealed. An RPDA backflow prevention assembly must be installed at the fire service connection and a satisfactory test result obtained before the connection will be unsealed.

January 6, 2016 Neil Essila

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

TO: Onsite, Building Safety, Town Manager, Engineering, PID, Police

FROM: Craig Baker, Community Development Director (872-6291 x111)

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Request for town approval of a site plan review permit to establish a motel land use occupancy containing ten motel rooms within an existing +/-6,100 square foot structure formerly occupied by a convalescent service upon a +/-0.26 acre parcel. Advanced wastewater treatment would be installed within approximately 24 months of motel occupancy to permit conversion of the use to a multiple-family land use consisting of approximately 11 1-bedroom apartments.

LOCATION: 5446 Black Olive Drive

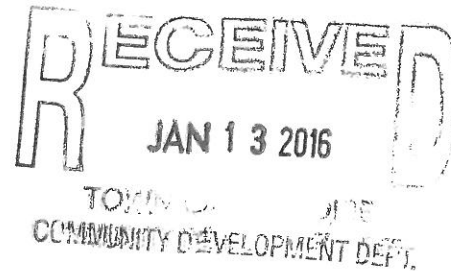
AP NOS.: 052-223-012

APPLICANT: Clint Freedle

CONTACT PHONE: 8720381, 624-1162

RETURN DATE REQUESTED: January 14, 2016


DATE DISTRIBUTED: December 31, 2015



DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

☒ YES ☐ YES, WITH CONDITIONS ☐ NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED 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.

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

TO: Onsite, Building Safety, Town Manager, Engineering, PID, Police

FROM: Craig Baker, Community Development Director (872-6291 x111)

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Request for town approval of a site plan review permit to establish a motel land use occupancy containing ten motel rooms within an existing +/-6,100 square foot structure formerly occupied by a convalescent service upon a +/-0.26 acre parcel. Advanced wastewater treatment would be installed within approximately 24 months of motel occupancy to permit conversion of the use to a multiple-family land use consisting of approximately 11 1-bedroom apartments.

LOCATION: 5446 Black Olive Drive

AP NOS.: 052-223-012

APPLICANT: Clint Freedle

CONTACT PHONE: 8720381, 624-1162

RETURN DATE REQUESTED: January 14, 2016

DATE DISTRIBUTED: December 31, 2015

TOWN OF PARADISE
COMMUNITY DEVELOPMENT DEPT.

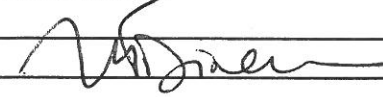
JAN 06 2015

RECEIVED

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

____ YES ____ YES, WITH CONDITIONS ____ NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

NO COMMENTS 

Gabriela 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.

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

TO: Onsite, Building Safety, Town Manager, Engineering, PID, Police

FROM: Craig Baker, Community Development Director (872-6291 x111)

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Request for town approval of a site plan review permit to establish a motel land use occupancy containing ten motel rooms within an existing +/-6,100 square foot structure formerly occupied by a convalescent service upon a +/-0.26 acre parcel. Advanced wastewater treatment would be installed within approximately 24 months of motel occupancy to permit conversion of the use to a multiple-family land use consisting of approximately 11 1-bedroom apartments.

LOCATION: 5446 Black Olive Drive

AP NOS.: 052-223-012

APPLICANT: Clint Freedle

CONTACT PHONE: 8720381, 624-1162

RETURN DATE REQUESTED: January 14, 2016

DATE DISTRIBUTED: December 31, 2015

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

X YES _____ YES, WITH CONDITIONS _____ NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

Onsite LUR approval has been given as per 11/24/15
approval letter - DDanz - Onsite Division
[Signature] 1/6/16

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

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

Project Title: Freedle Site Plan Review Permit Application (PL15-00436)

Project Applicant: Clint Freedle

Project Location: 5446 Black Olive Drive, Paradise, CA

Project Description: Request for site plan review permit to establish a motel land use occupancy containing ten motel rooms within an existing +/-6,100 square foot structure formerly occupied by a convalescent service. Advanced wastewater treatment would be installed within approximately 24 months of motel occupancy to permit conversion of the use to a multiple-family land use consisting of studio apartments.

Approving Public Agency: Town of Paradise

Person or Agency
Carrying Out Project: Clint Freedle

Exempt Status:

<input type="checkbox"/>	Ministerial (Section 15268)
<input type="checkbox"/>	Emergency Project (Section 15269)
<input checked="" type="checkbox"/>	Categorical Exemption (Section 15303)
<input type="checkbox"/>	General Rule Exemption (Section 15061)
<input type="checkbox"/>	Emergency Exemption

Reason for Exemption: The project is limited to a change of occupancy for a single, small, existing structure.

Contact Person: Craig Baker, Planning Director
(530) 872-6291 x111

Signature:


Town Planning Director

Date:

