



# TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

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

[www.townofparadise.com](http://www.townofparadise.com)

**Planning Commission Staff:**

Susan Hartman, Community Development Director

**Planning Commission Members:**

Kim Morris, Chair

Lynn Costa, Vice Chair

Carissa Garrard, Commissioner

Ron Lassonde, Commissioner

Zeb Reynolds, Commissioner

## PLANNING COMMISSION AGENDA

**6:00 PM – February 16, 2021**

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. 114 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 December 15, 2020 regular meeting minutes

### 2. COMMUNICATION

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

### 3. PUBLIC COMMUNICATION

In accordance with Governor Newsom's Executive Order N-29-20, remote public participation is allowed in the following ways:

Planning Commission meetings are available to be viewed on YouTube at <https://www.youtube.com/channel/UCpo2Gy0EGJwcFvDU2xnjgbw>

Public comment will be accepted by email with the subject line PUBLIC COMMENT ITEM \_\_\_\_ to [dvolenski@townofparadise.com](mailto:dvolenski@townofparadise.com) prior to 5:30 p.m. on the day of the meeting and will be read into the record during public comment. Written comments are subject to the regular time limitations of five minutes per speaker, please limit to 300 words or less. If you are unable to provide your comments in writing, please contact the Town Clerk's office for assistance at (530) 872-6291.

Public comment may be submitted by telephone during the meeting, prior to the close of public comment on an item by calling (530) 872-5951 at the time indicated by the Chair. Alternately you may send an email with the subject line:

TELEPHONE PUBLIC COMMENT ITEM \_\_\_\_ to the Town Clerk [dvolenski@townofparadise.com](mailto:dvolenski@townofparadise.com) prior to 5:30 p.m. on the day of the meeting, include your telephone number and the Chair will call you during public comment.

Disabled persons may request reasonable modifications or accommodations relating to the use of telephonic or electronic observation and participation prior to the Council meeting by contacting the Town Clerk at (530) 872-6291 ext. 102.

#### \* \* \* \* \* 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. Item to be determined to be exempt from environmental review

**Ponderosa Gardens Use Permit Modification (PL21-00012)** Planning Commission consideration of a use permit modification to allow a banquet hall use in Ponderosa Gardens Motel. This would reduce the number of lodging units in place of an assembly area and kitchen facilities. The ±2.99-acre parcel is zoned Community Commercial (CC) and located at 7010 Skyway and further identified as Assessor Parcel Nos. 052-080-107.

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

**Simmons General Plan Amendment/Rezone and Conditional Use Permit Application (PL21-00011):** Planning Commission consideration of a resolution recommending Town Council approval of a Town-initiated amendment to the Town of Paradise General Plan land use map affecting a ±0.13-acre property from an “unassigned” designation to the Town Commercial (TC) land use designation and assign compatible zoning for the subject property of Community Commercial (CC). No new development is proposed, only the post-fire rebuild of previously existing facilities. In addition, consideration of a Conditional Use Permit to allow a two-year time frame, from the date the zoning assignment is adopted by Town Council, to rebuild the previously existing non-conforming residential land use. The project site is located at 9323 Skyway, Paradise; and identified as Assessor Parcel No. 066-430-004.

## 6. OTHER BUSINESS

- 6a. Acceptance and referral of the Planning Commission Annual Report for calendar year 2020 to the Town Council regarding the present implementation status of the 1994 Paradise General Plan.
- 6b. Acceptance and referral of the Planning Commission Annual Report for calendar year 2020 to the Town Council regarding the present implementation status of the 1994 Paradise General Plan Housing Element.

## 7. COMMITTEE ACTIVITIES

## 8. COMMISSION MEMBERS

## 9. ADJOURNMENT

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



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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 15, 2020  
6:00 PM**

**CALL TO ORDER** by Vice-Chair Costa at 6:01 p.m. who led the pledge of Allegiance to the Flag of the United States of America.

Vice- Chair Costa read the following statement:

Welcome to the December 15, 2020 Planning Commission meeting.

The Commissioners welcome public comment and participation. In accordance with Governor Newsom's Executive Order N-29-20, remote public participation is allowed in the following ways:

The Planning Commission meeting is available to be viewed on live-stream at <https://livestream.com/townofparadise>. Written public comment was accepted by email until 5:30 p.m. today. Written comments are subject to the regular time limitations of five minutes per speaker.

To comment during the meeting, please call (530) 872-5951 at the time indicated by the Chair. Comments will not be accepted after the public comment section of the item has closed.

If you are watching on Livestream or any other video, comments or chats are not monitored or responded to, the only way to participate is to call 530-872-5951. Again, please call 530-872-5951 for public comments. We appreciate your patience as we go through this process.

**PLANNING COMMISSIONERS PRESENT:** Carissa Garrard, Ron Lassonde, Zeb Reynolds and Lynn Costa, Vice-Chair, Kim Morris, Chair (Chair Morris arrived at 6:20 p.m.)

**PLANNING COMMISSIONERS ABSENT:** Kim Morris, Chair (Arrived at 6:20 p.m.)

### 1. APPROVAL OF MINUTES

- 1a. **MOTION by Lassonde, seconded by Garrard**, approved Regular Meeting Minutes of October 20, 2020 and November 17, 2020. Roll call vote was unanimous with Chair Morris absent and not voting.

### 2. COMMUNICATION

- 2a. Recent Council Actions- Community Development Director Susan Hartman provided an update to the Commissioners that Town Council adopted the General Plan amendment for Paradise Unified School District and introduced the ordinance for the rezone; appointed Council Member Crowder as Mayor and



Council Member Jones as Vice-Mayor; chose to move forward with the sewer project's EIR with the option to connect with Chico's wastewater treatment plant and is working on forming a committee with Chico and the Town's Councils, the State Water Board and staff. The Council has approved the amendment to the urgency ordinance to allow laydown yards for hazard trees. Council approved the salary pay plan for the Supervising Code Enforcement Officer, Administrative Assistant, and have approved job recruitment for the Administrative Services Director position.

2b. Staff Comments- None.

**3. PUBLIC COMMUNICATION - None**

**4. CONTINUED PUBLIC HEARING - None**

**5. PUBLIC HEARING**

**5a. Blanton Site Plan Review Permit Application (PL20-00275)** Planning Commission consideration of a request for site plan review permit approval proposing outdoor auto sales on a +/- 0.13 acre property zoned Community Commercial (CC) and located at 6627 Clark Road and further identified as Assessor Parcel No. 050-190-057.

Associate Planner Chris Smith provided an overview of the project. The business will be operated by the applicant and one part-time employee. The project is exempt from CEQA. It has been favorably reviewed and staff recommended its approval.

Vice-Chair Costa opened the public hearing at 6:09 p.m.

1. Ken Blanton, project applicant shared that this will be the first car lot back in Town and will be called Paradise Motors. He plans to have different options for vehicles and believes the lot can hold between 12-15 cars.

Vice-Chair Costa closed the public hearing at 6:14 p.m.

**MOTION by Reynolds, seconded by Lassonde**, adopted the findings provided by staff and approved the Blanton site plan review permit application (PL20-00725) authorizing the establishment of an outdoor automotive sales business upon commercial property located at 6627 Clark Road subject to the below conditions. Roll call vote was unanimous with Commissioner Morris absent and not voting.

**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. All activities on the site shall be conducted in a manner that is in compliance with the Town's Noise Ordinance Regulations (PMC Chapter 9.18).
3. Outdoor storage of accessory materials and/or equipment associated with the business occupancy shall be established and maintained such that the materials and or equipment is not visible from any off-site public or private property.
4. Secure Town of Paradise design review approval for any new business sign structures prior to the establishment of such signs on the site.

5. No inoperative or dismantled vehicles associated with the business occupancy shall be stored outside on the site in a manner that is visible from any off-site public or private property.
6. Maintain a parking facility containing a minimum of four parking spaces for the proposed project in accordance with all applicable design standards contained in Chapter 17.38 of the Paradise Municipal Code.
7. Meet the requirements of Paradise Irrigation Department detailed in attached comments dated November 20, 2020.

**CONDITIONS TO BE MET PRIOR TO ESTABLISHMENT OF BUSINESS OCCUPANCY**

**FIRE PROTECTION**

8. Prior to final inspection or occupancy, (1) hand portable fire extinguisher 2A:10B:C is required to be installed as directed by Town of Paradise Fire Department staff. 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.
9. Remove dead/dying vegetation; and remove tree limbs that are within six (6) feet of the ground. (PMC 8.04.010, Condition A).
10. Knox emergency access key box is required at the office building, with specific mounting locations approved by the Town of Paradise Fire Department. Recessed mount key boxes are required. 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.

**SITE DEVELOPMENT**

11. Meet the requirements of the Building Department detailed in their attached comments dated October 26, 2020.
12. The project applicant may propose to provide portable site lighting at active ingress and egress locations of the site. All outdoor lighting shall be located, adequately shielded, and directed such that no direct light falls outside the property lines, or into the public right-of-way in accordance with Paradise Municipal Code Section 17.06.810 [Lighting Fixtures].

**OTHERS**

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

- 5b. Fogarassy Conditional Use Permit Application (PL20-00285)** Planning Commission consideration of a request for conditional use permit approval proposing the expanded rebuild of a nonconforming single-family dwelling on a +/-1.06 acre property zoned Community Commercial (CC) and located at 9045 Skyway and further identified as Assessor Parcel No. 050-040-007.

Associate Planner Chris Smith provided an update on the project. It was a 900 sq ft. home with 5 auxiliary buildings on the property. The rebuild will be an 1800 sq ft. 3 bed/2 bath home with an upgraded septic, located at the north end of Skyway. This project is CEQA exempt. It has been favorably reviewed and staff recommends its approval.

Chair Morris arrived at 6:20 p.m.

Vice- Chair Costa opened the public hearing at 6:21 p.m.

1. Arpad Fogarassy stated that he would like to rebuild his home; has plans and permits to expand the septic and is ready to start.

Vice- Chair Costa closed the public hearing at 6:25 p.m.

Community Development Director Susan Hartman clarified that there is a seven-day appeal period and that no permits could be issued until that period was closed.

**MOTION by Garrard, seconded by Morris**, adopt the required findings for approval as provided by staff, and approve the Fogarassy conditional use permit application (PL20-00285) to authorize the construction of +1,800 square foot single-family dwelling on a +/-1.06 acre property zoned Community Commercial (CC), subject to the below conditions. Roll call vote was unanimous.

**GENERAL CONDITIONS OF CONDITIONAL USE PERMIT**

1. If any land use for which a conditional use permit has been granted and issued is not established within three years of the permit's effective date, the conditional use permit may become subject to revocation by the Town of Paradise.

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

**SITE DEVELOPMENT**

2. Submit construction documents and meet the requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code regulations including Wildfire Urban Interface construction requirements.
3. Deed sufficient right-of-way along project frontage of Skyway to total a 40' right-of-way to centerline of Skyway in a manner deemed satisfactory to the Town Engineer or provide a recorded document showing that this requirement has been met.
4. Complete the requirements of the Town Onsite Sanitary Official concerning the issuance of a permit for the upgrade of the wastewater treatment and disposal system to serve the proposed project.

**OTHERS**

5. Pay any applicable development impact fees in accordance with Paradise Municipal Code requirements.

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

**SITE DEVELOPMENT**

6. Complete the project as per the Town of Paradise adopted California Building Standards and Town of Paradise approved plans and specifications.
7. Meet the requirements of Town onsite sanitation staff regarding inspection and approval for the construction of the onsite sewage disposal system.
8. All flammable vegetation shall be removed at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less.
9. Approved address shall be placed on the residence above the doorway, or in such a position as to be visible from the road accessing the property.
10. Secure an encroachment permit from the Town of Paradise Engineering Division and construct an upgraded driveway to the attached town approved private driveway standard.

**UTILITIES**

11. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.
12. Meet the requirements of all utility providers regarding the extension or relocation of utility service lines and the establishment of any necessary on-site utility easements.

**6. OTHER BUSINESS - None**

**7. COMMITTEE ACTIVITIES - None**

**8. COMMISSION MEMBERS**

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

Community Development Director Hartman informed the Commissioners that there were no items for the January meeting, and it would probably be cancelled. The Town would be releasing an RFP for a Housing Element, with 30 days to receive bid proposals and expects it to be ratified at the February Town Council meeting. She further explained that the Housing Element is one of the chapters of the General Plan.

**12. ADJOURNMENT**

Vice Chair Costa adjourned the meeting at 6:32 p.m.

Date Approved:

Attest:

By: \_\_\_\_\_  
Kim Morris, Chair

\_\_\_\_\_  
Dina Volenski, CMC, Town Clerk

**TOWN OF PARADISE PLANNING COMMISSION  
PLANNING STAFF REPORT  
MEETING DATE: February 16, 2021**

**FROM:** Christopher Smith, Associate Planner **AGENDA NO. 5(a)**  
**SUBJECT:** Ponderosa Gardens Use Permit Modification (PL21-00012)  
**DATE:** January 27, 2021 **AP 052-080-107**

**GENERAL INFORMATION:**

Applicant: Matt Davis  
6060 King Road  
Loomis, CA 95650

Location: 7010 Skyway, Paradise

Requested Action: Proposed use permit modification to add a banquet hall use to Ponderosa Gardens Motel. This will reduce occupancy and permit an open assembly area with kitchen facilities.

Purpose: To provide banquet facilities to the community.

Present Zoning: Community Commercial (CC)

General Plan Designation: Town Commercial (T-C)

Existing Land Use: Motel

Surrounding Land Use:

North:	Vacant land (previously commercial)
East:	Yellowstone Kelly Heritage Trail
South:	Vacant land (previously residential)
West:	Vacant land (previously residential)

Parcel Size: ±2.99 acres (052-080-107)

CEQA Determination: Categorically Exempt - CEQA Section 15301, Class 1

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

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



## **PROJECT INFORMATION:**

The project applicant is seeking approval from the Town of Paradise, via the modification of an existing Use Permit, to rebuild a previously existing motel with redesigned lodging layout and the replacement of a dwelling unit with a banquet hall. The  $\pm 2.99$ -acre property is located at 7010 Skyway, a paved arterial street. Previously, the motel was surrounded by other commercial and residential land uses to the north, west and to the south, most of which were destroyed in the Camp Fire.

The proposed modification would affect building five (5) on the northerly edge of the parcel. The previous structure included three (3) rooms for lodging, a storage and utility room, while the western end of the building housed a 1152 ft<sup>2</sup> dwelling unit.

The proposed building plans maintain the three (3) rooms for lodging, exclude the utility and storage facility and change the use of the western dwelling unit to a meeting room, or more aptly described as a banquet hall, with an expanded kitchen and public restroom, encompassing nearly  $\pm 1600$  ft<sup>2</sup>. The overall building square footage will be  $\pm 323$  ft<sup>2</sup> larger than the previous structure.

## **ANALYSIS:**

While the proposed layout of the structure and its function is very similar to its previous state, this modification is triggered by the change in use, and therefore change in occupancy classification. This change also raised questions about wastewater capacity and a Land Use Review was completed by the Town's Onsite Wastewater Division, determining the site is suited for the capacity required.

As a rebuild of an existing structure, this project has been determined by planning staff to belong to a class of projects which are categorically exempt from environmental review, pursuant to the requirements of the California Environmental Quality Act (CEQA Section 15301).

Reviewing agencies have the capacity to serve the new use in the motel and town staff is recommending Planning Commission approval of the project, subject to the attached list of conditions developed to ensure orderly development of the site.

## **ANALYSIS CONCLUSION:**

Based upon the circumstances outlined above and the environmental setting of commercial and residential neighborhood, staff submits that Town authorization to rebuild a motel building to include a banquet hall.

**If conditionally approved by the Planning Commission as recommended**, this proposed project can be found to be consistent with the goals and land use policies of the Paradise General Plan. The proposed project, as conditioned, would also be compatible with the previously existing residential land uses that surrounded the project site.

**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 15301 (Class 1) of the CEQA guidelines.
- b. Find that the proposed project, as conditioned, is consistent with the goals and land use policies of the current Paradise General Plan because project approval would authorize development that is in balance with the previously existing commercial and residential neighborhood.
- c. Find that the project, as proposed and conditioned, will be compatible with surrounding land uses and shall not be detrimental to the public's health, safety and general welfare because the land use on the property will not create substantial changes in the character of the existing land use on the site.

**RECOMMENDATION:**

Adopt the required findings for approval as provided by staff, and approve the modification of the Use Permit (PL21-00012) to authorize the construction of a ±2,915 square foot motel and banquet room on a ±2.99-acre property zoned Community-Commercial (CC), subject to the following conditions of approval:

**GENERAL CONDITIONS OF CONDITIONAL USE PERMIT**

1. 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.

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

**SITE DEVELOPMENT**

2. Submit construction documents and meet the requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code regulations including Wildfire Urban Interface construction requirements.
3. Complete any requirements of the Town Onsite Sanitary Official concerning the issuance of a permit for the upgrade of the wastewater treatment and disposal system to serve the proposed project.

**OTHERS**

4. Pay any applicable development impact fees in accordance with Paradise Municipal Code requirements.

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

**SITE DEVELOPMENT**

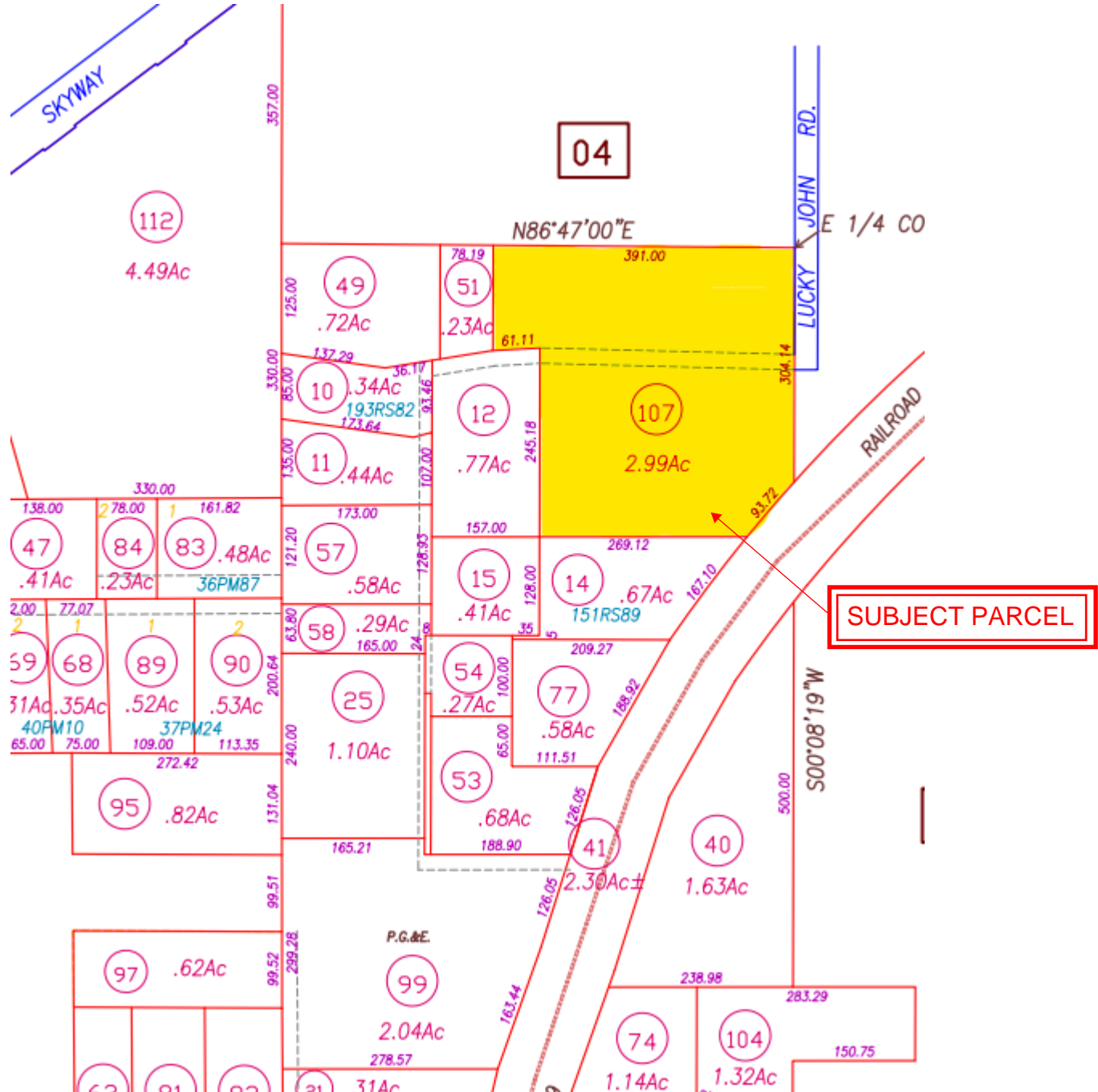
5. Complete the project as per the Town of Paradise adopted California Building Standards and Town of Paradise approved plans and specifications.
6. Meet the requirements of Town onsite sanitation staff regarding inspection and approval for the construction of the onsite sewage disposal system.
7. Prior to Fire Department Clearance for occupancy, an automatic fire sprinkler system shall be installed. The system shall comply with NFPA #13-R Standard for Automatic Fire Sprinkler Systems-Multi-Family Dwellings. Three (3) sets of plans, hydraulic calculations, and material used in the system shall be submitted by a State of California Licensed Contractor for review, approval, and permits issued prior to commencing work.
8. 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
9. Knox emergency access key box is required at each building, with specific mounting locations approved by the Town of Paradise Fire Department. Recessed mount key boxes are required. 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.

**UTILITIES**

10. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.
11. Meet the requirements of all utility providers regarding the extension or relocation of utility service lines and the establishment of any necessary on-site utility easements.

**LIST OF ATTACHMENTS FOR PONDEROSA GARDENS USE PERMIT  
MODIFICATION (PL21-00012)**

1. Project site vicinity map
2. Notice sent to surrounding property owners and the Paradise Post for the February 16, 2020 public hearing
3. Mailing list of property owners and agencies notified of the public hearing
4. Comments received from Fire Prevention Inspector Chris Rainey dated January 28, 2021
8. Completed site plan review permit application and site plan
9. CEQA Notice of Exemption document for the Ponderosa Gardens Motel project



APPLICANT: Ponderosa Gardens		7010 Skyway
OWNER: Sandra Klempa		
PROJECT DESCRIPTION: Proposed modification of use permit UP-19-87 to include public assembly (A-2 occupancy) in Community Commercial (CC) zoning.		
ZONING: CC	GENERAL PLAN: TC	FILE NO. PL20-00012
ASSESSOR PARCEL NOS. 052-080-107		MEETING DATE: 2-16-21



## NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

**NOTICE IS HEREBY GIVEN** by the Planning Commission that a public hearing will be held on **Tuesday, February 16, 2020 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

**Ponderosa Gardens Conditional Use Permit Application (PL21-00012)** Planning Commission consideration of a request for use permit modification proposing a Public Assembly (A-2 occupancy) use on ±2.99 acres zoned Community Commercial (CC) and located at 7010 Skyway and further identified as Assessor Parcel Nos. 052-080-107.

The project file is available for public inspection at the Development Services Department, Town of Paradise, Building Resiliency Center at 6295 Skyway. 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 Planning Division at (530) 872-6291 x435.

SUSAN HARTMAN  
Planning Director

**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

**TO:** FIRE

**FROM:** Christopher Smith, Associate Planner

**REQUEST:** REVIEW AND COMMENT

**DESCRIPTION OF PROJECT:** Proposed use permit modification to add public assembly use (A-2 occupancy) to Ponderosa Gardens Motel. This will reduce bedroom count and permit an open assembly area with kitchen facilities.

**LOCATION** 7010 Skyway

**AP NOS.:** 052-080-107

**APPLICANT:** Matt Davis

**CONTACT PHONE:** 530-320-2060

**DATE DISTRIBUTED:** 01/26/21

**RETURN DATE REQUESTED:** 02/01/21

\*\*\*\*\*

**DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?**

☐ YES

☒ YES, WITH CONDITIONS

☐ NO (EXPLAIN BELOW)

Chris Rainey

Signature

Paradise Fire Department

Agency

1/28/2021

Date

## **CONDITIONS PRIOR TO ISSUANCE:**

## **CONDITIONS PRIOR TO PERMIT FINAL:**

1. Prior to Fire Department Clearance for occupancy, an automatic fire sprinkler system shall be installed. The system shall comply with NFPA #13-R Standard for Automatic Fire Sprinkler Systems-Multi-Family Dwellings. Three (3) sets of plans, hydraulic calculations, and material used in the system shall be submitted by a State of California Licensed Contractor for review, approval, and permits issued prior to commencing work.
2. 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.
3. Knox emergency access key box is required at each building, with specific mounting locations approved by the Town of Paradise Fire Department. Recessed mount key boxes are required. 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.
4. 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

DEPARTMENTAL USE ONLY:

Receipt No. \_\_\_\_\_ Fee \_\_\_\_\_  
Project No. \_\_\_\_\_

**TOWN OF PARADISE  
APPLICATION FOR CONDITIONAL USE PERMIT**

Applicant MATT DAVIS Phone 530-320-2060

Applicant's Mailing Address 6060 King Rd Loomis, CA 95650

Applicant's email address MATTHWD@duarteconstruction.com Fax 916-652-3477

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

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

Owner's Name SANDRA KLEMPA Phone 530-521-4459

Owner's Mailing Address 7010 SKYWAY RD PARADISE, CA 95969

Property Address SAME Parcel Size 130,244 sq'

Engineer (Name, Address) STEVE BLANS / Northstar design

Engineer Phone 530-897-1600 Fax \_\_\_\_\_ Email \_\_\_\_\_

AP Number(s) 052-080-012 Zone \_\_\_\_\_ Existing Use MOTEL

Detailed project description: (attach additional sheets if necessary) CHANGE OF NAME AND USE OF UNITS  
FROM AN APARTMENT TO A MEETING ROOM - EXPECTED USAGE UP TO 80 PEOPLE  
ONCE A MONTH - Kitchen will be used solely for preparatory work for  
CATERED EVENTS

Purpose of project: REPLACE structure destroyed by fire

Radial distance to the nearest billboard \_\_\_\_\_

Sq. ft. of proposed structure/project 2915 Approx. no. yards of cut/fill 0

Percentage increase in area of structures on site (example: A 250 sq. ft. addition to a 1,000 sq. ft. building = 25%) 0

Distance to nearest fire hydrant \_\_\_\_\_ Distance from centerline \_\_\_\_\_

Days/hours of operation: Days \_\_\_\_\_ Hours \_\_\_\_\_ Proposed no. of employees \_\_\_\_\_

Residential Density \_\_\_\_\_ Max. occupancy \_\_\_\_\_ Max. height of proposed structure/project \_\_\_\_\_

Describe exterior design and exterior finish (Attach additional sheet(s) if necessary.): \_\_\_\_\_

Method of sewage disposal? septic fields

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

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

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

Applicant's Signature [Signature] Date \_\_\_\_\_

Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_  
(If applicable)

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

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







FRONT (SOUTH) ELEVATION  
 $\frac{1}{4}'' = 1'-0''$  E1  
A3.1

NOTE SCHEDULE	
①	T1-11 SIDING
②	(N) WINDOWS PER PLAN
③	(N) GLASS BLOCK WINDOWS PER PLAN
④	(N) DOORS PER PLAN
⑤	FOUNDATION ELEVATION CHANGE
⑥	ROOF ELEVATION CHANGE
⑦	(N) COMPOSITION ROOF SHINGLES
⑧	ACCESSIBLE RAMP PER ACCESSIBILITY NOTE ON A4.2
⑨	FLATWORK
⑩	WATER HEATER
⑪	PAD FOOTING FOR WATER HEATER
⑫	AC/HEATING ROOF UNIT FOR EACH ROOM
⑬	AC/HEATING ROOF UNIT FOR KITCHEN & MEETING ROOM

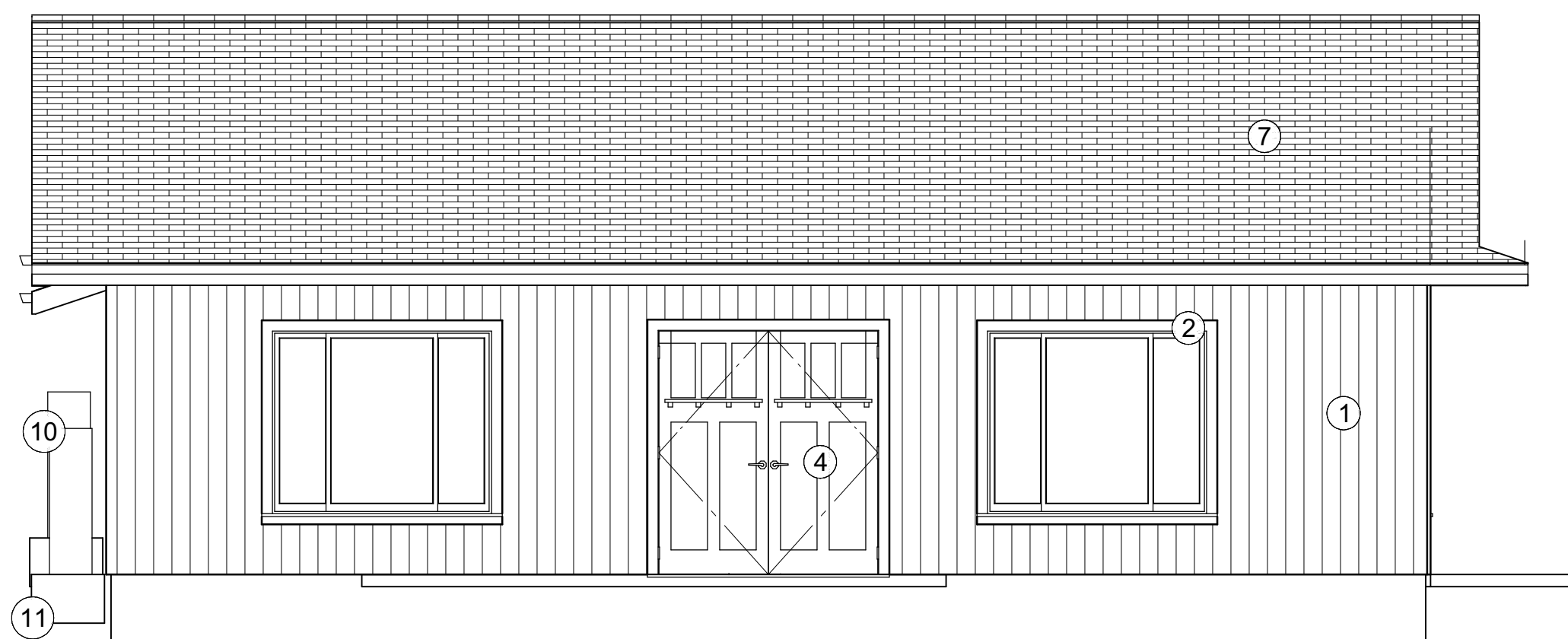
### GENERAL ELEVATION NOTES

- Weatherproof the exterior in compliance with CBC Section 1402.2
- Exterior door and windows shall comply with CBC Section 1404.13
- Asphalt shingle roofing shall comply w/CBC Section 1507.2. Provide a Type I, 15# min, felt underlayment for composition roof covering per CBC Section 1507.1.1.
- Valleys shall consist of either 24" wide corrosion resistant metal linings or at least on ply of 36" wide smooth roll roofing or self-adhering modified bitumen underlayment (@ closed valleys). Rolled composition roofing shall comply with CBC Section 1507.1.0.
- Provide preservative treated or naturally durable wood where framing is in contact with concrete or lacks clearance in compliance with CBC Section 2304.12.

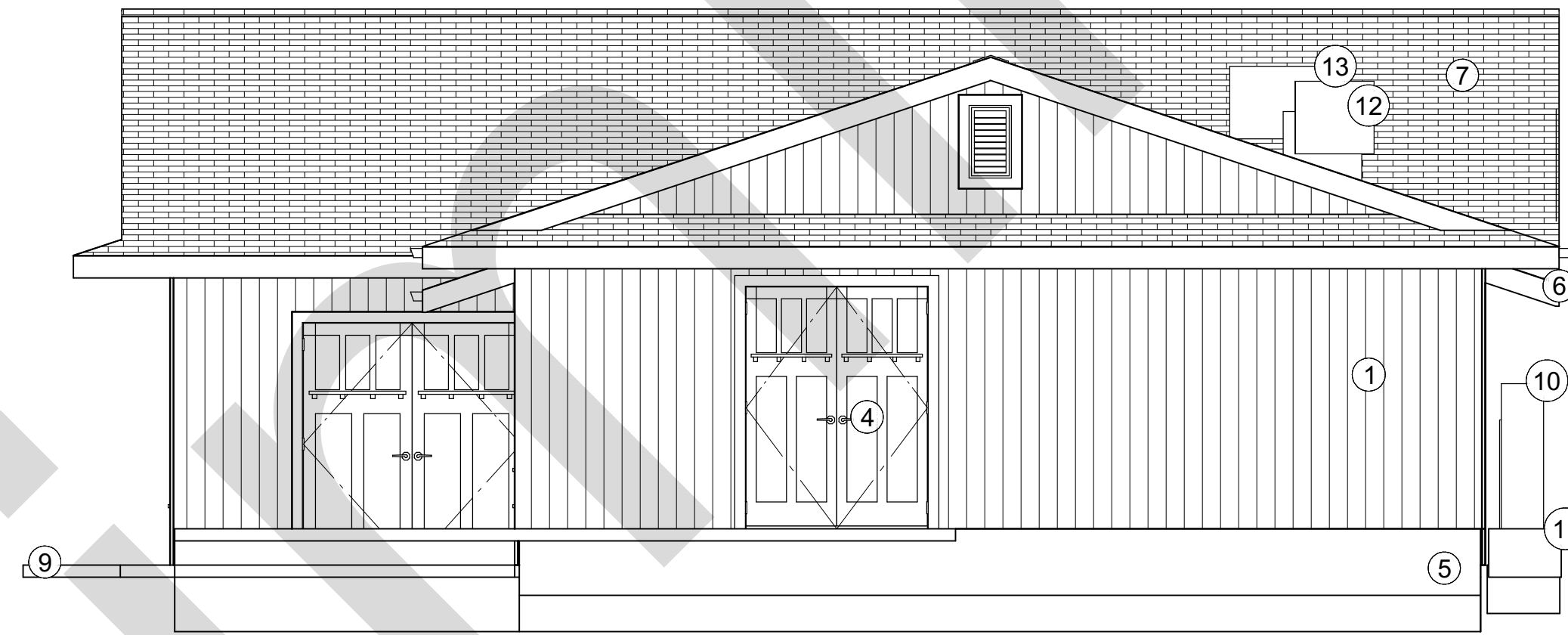
### 2019 CBC Wall & Roof Finishes

Roofing 1507  
Asphalt Shingles 1507.2

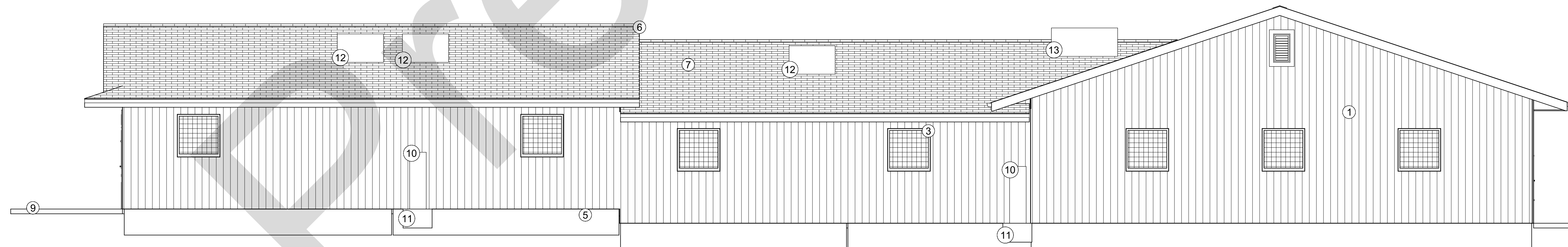
Exterior Wall Finish 1405  
Wood structural panel siding 1405.5



LEFT (WEST) ELEVATION  
 $\frac{1}{4}'' = 1'-0''$  E3  
A3.1



RIGHT (EAST) ELEVATION  
 $\frac{1}{4}'' = 1'-0''$  E4  
A3.1



REAR (NORTH) ELEVATION  
 $\frac{1}{4}'' = 1'-0''$  E2  
A3.1

#### REVISIONS:

DESCRIPTION

DATE

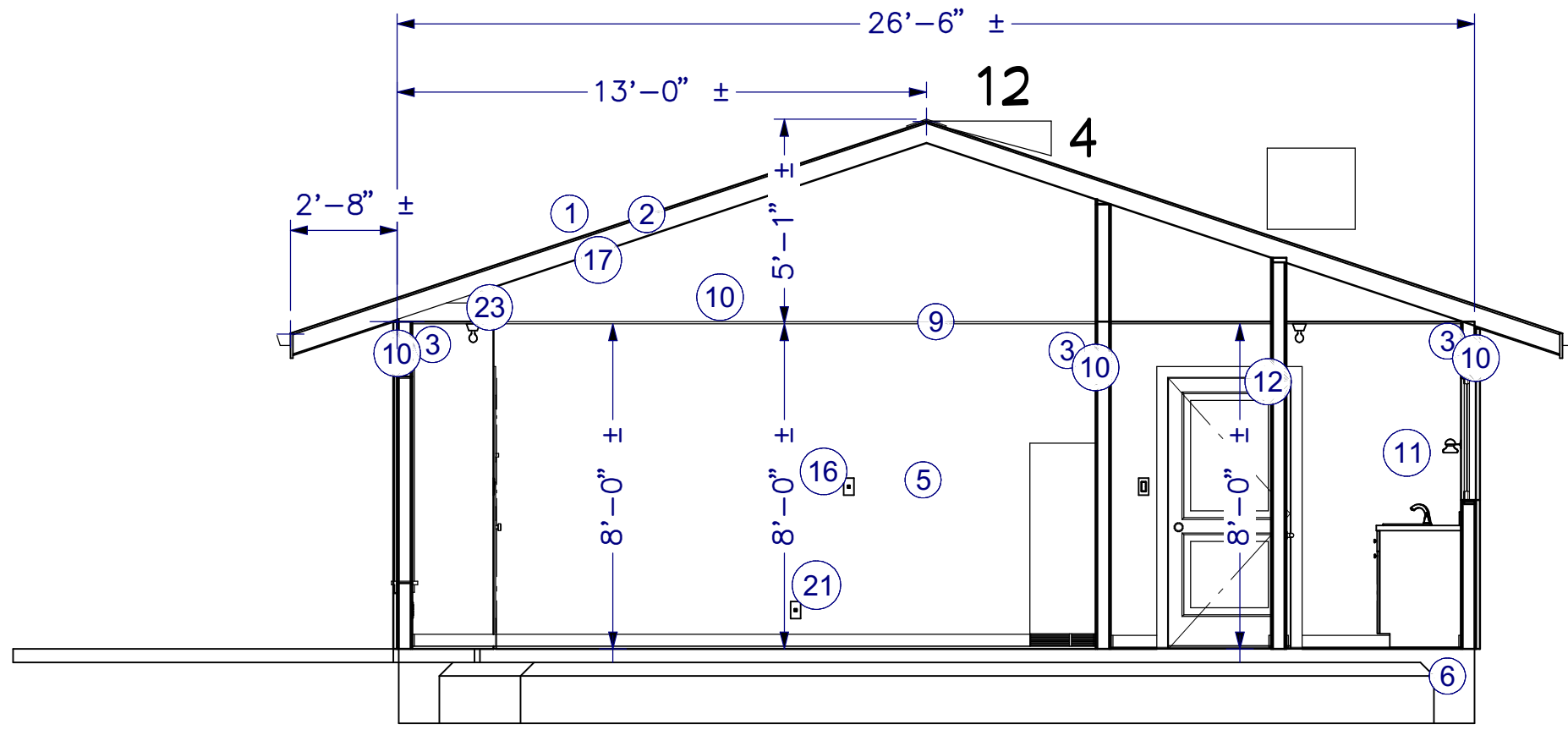
DATE 01/02/20

DRAWN RS

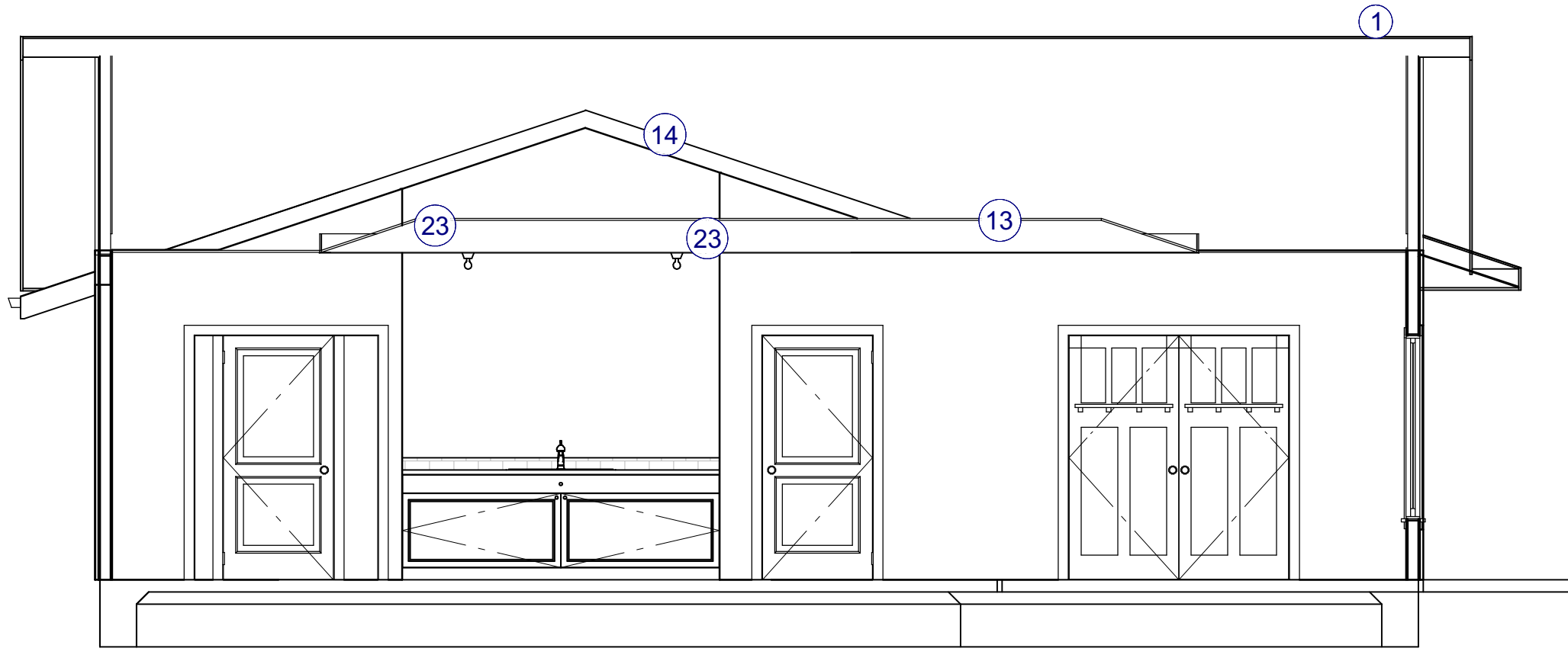
JOB NO B9A84513.00

SHEET

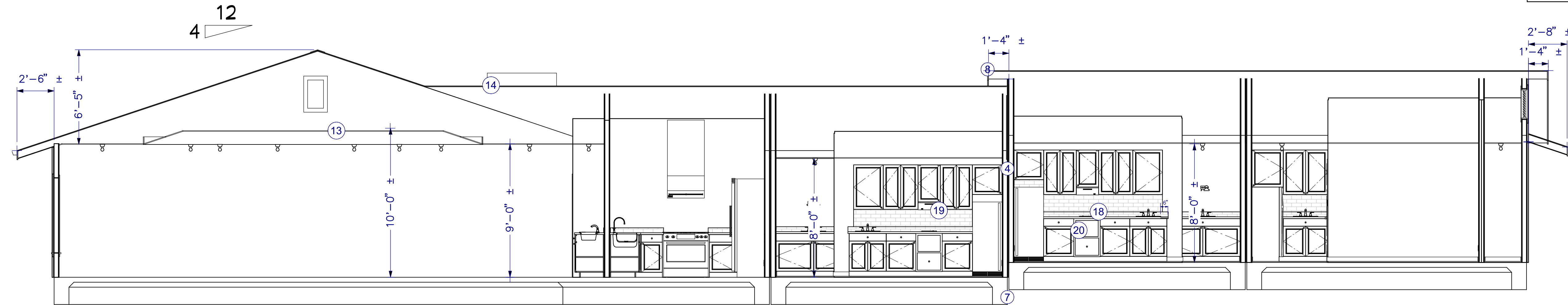
**A3.1**



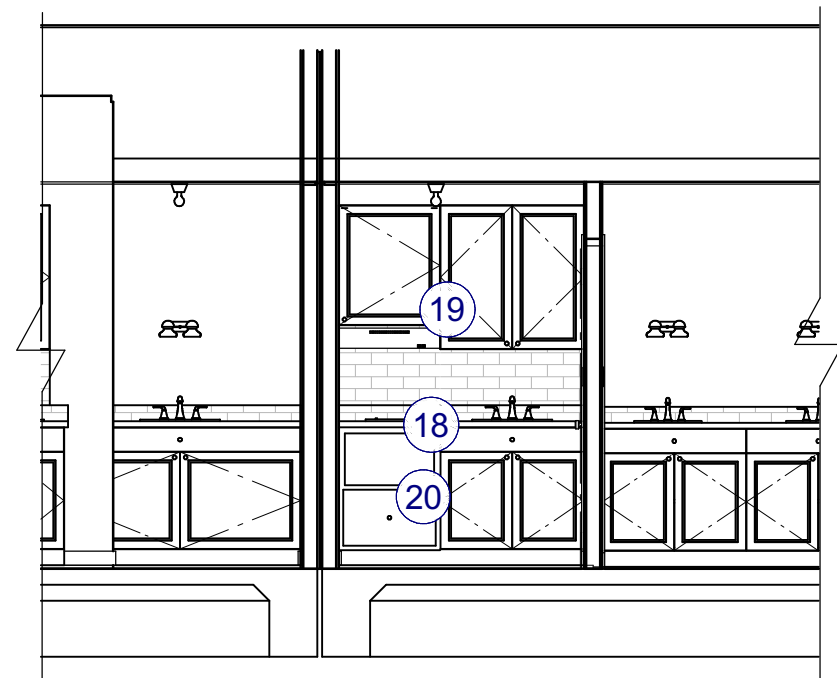
ADA UNIT SECTION S4  
A3.3  
1/4" = 1'-0"



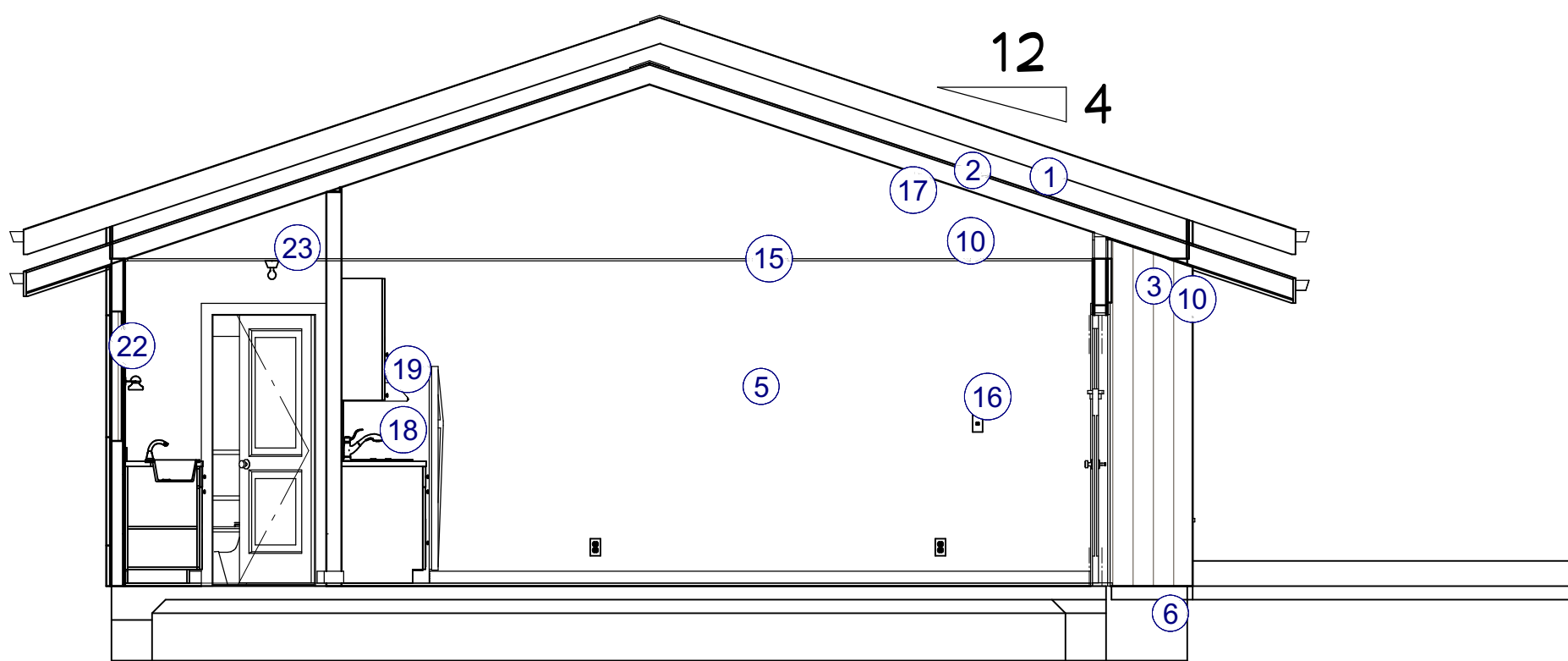
MEETING ROOM SECTION S1  
A3.3  
1/4" = 1'-0"



SECTION S2  
A3.3  
1/4" = 1'-0"



UNIT 52 KITCHENETTE SECTION S5  
A3.3  
1/4" = 1'-0"



UNIT 54 SECTION S3  
A3.3  
1/4" = 1'-0"

NOTE SCHEDULE	
①	COMP ROOFING
②	ROOF SHEATHING
③	2X4 WALL FRAMING PER PLAN
④	1" GAP BETWEEN FRAMING
⑤	FIRE SEPARATION BETWEEN EACH UNIT
⑥	CONCRETE SLAB FOUNDATION PER PLAN
⑦	1' CHANGE FOUNDATION ELEVATION
⑧	1' CHANGE ROOF ELEVATION
⑨	5/8" CEILING FINISH
⑩	INSULATION PER T-24
⑪	ADA BATHROOM
⑫	ADA SHOWER
⑬	TREY CEILING
⑭	CAL FRAMING
⑮	CEILING FINISH
⑯	PHONE CABLE
⑰	ROOF FRAMING PER PLAN
⑱	2 BURNER COOK TOP
⑲	18" HOOD
⑳	SHELF & OUTLET FOR MICROWAVE
㉑	TV CABLE
㉒	WALL MOUNTED LIGHT FIXTURE
㉓	LIGHT FIXTURE

WILDLAND URBAN INTERFACE PRODUCTS

ROOFING -	Class Type A Composition NER-405
SIDING -	"APA 303" plywood siding w/reverse-board and batten w/ shiplap edge, nominal 19/32" thick (19/32 Performance Category) or greater, grooves spaced no closer than 12"cc, Douglas Fir veneers and cross ply veneers of PS1 Group 1 or 2 species, 4'x8' panel. Listing 8140-2020:0002
OPEN EAVES -	LP Flameblock w/pyrotite facing down. Listing No. 8160-2027:007
EAVE VENTS -	Brandguard Under Eave vents UE3011. Listing No. 8160-2232:0500
GABLE-END VENT -	Brandguard Gable End Vent with non-combustible, corrosion resistant 1/8" mesh in compliance with 706A.2.2.
RIDGE VENT -	Brandguard The RidgeVent Class A / CC1 Fire Rated and Ember Resistant
DOORS -	CBC 708A.3 - Fire resistance rating of not less than 20-minutes.
WINDOWS -	CBC 708A.2.1 - Minimum one tempered pane meeting CBC 2406 Safety Glazing
EXTERIOR SOFFIT MATERIAL -	James Hardie Building Products, Inc. "HardieSoffit" un-vented, under eave material. SFM Listing No. 8160-2026:0007 OR 2x Decking
ROOF GUTTERS -	CBC 705A.4 - Provide cover or other means to prevent accumulation of leaves and debris in gutter.

Note: Materials for open roof eaves, enclosed roof eaves or soffits, exterior porch ceilings, floor projections, under floor areas, and undersides of appendages are to comply with ignition resistant construction requirements per CBC 701A

REVISIONS:

DATE	DESCRIPTION

DATE	06/29/20
DRAWN	RS
JOB NO	B9A84513.00
SHEET	A3.2



DOOR SCHEDULE						
NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION	HDWR GROUP	REMARKS
D01	2	30"	80"	HINGED-DOOR F04	#2	
D02	3	35 1/16"	80"	EXT. HINGED-DOOR E21	#1	PRIMARY UNIT EXIT
D03	3	36"	80"	HINGED-DOOR F04	#2	NO CLOSER
D04	1	43 1/2"	80"	4 DR. BIFOLD-LOUVERED		
D05	1	60"	80"	EXT. DOUBLE HINGED-DOOR E21		
D06	2	72"	80"	EXT. DOUBLE HINGED-DOOR E21	#1	PRIMARY ASSEMBLY EXIT

### DOOR NOTES

- All door and door functions shall meet CBC Chapter 11B accessibility and Chapter 10 exiting requirements.
- Please see FLOOR PLAN NOTES for more information.
- Doors labeled (R) Replace are existing units to be replaced with new larger doors and/or to have new hardware installed to meet accessibility & egress code provisions.

### DOOR HARDWARE GROUPS

**Group #1 – Solid Core Wood Exit Doors:**  
Hardware by door manufacturer shall include min. of push and pull units, cylinder, face mounted door closer, offset pivots, non-removable butt hinges, panic hardware, exit lockset, door stop, door bottom sweep, threshold, 1" rain drip, and weather stripping. Provide ISA decal on door exterior per accessibility details. Provide ceiling mounted illuminated exit sign with battery back up & directional arrows as required. Provide tactile exit sign per accessibility details.

**Group #2 – Restroom Privacy, Storage, & Office Passage:**  
Butt hinges, privacy and/or passage lockset as required, door stop, closer, and sweep. Include signage per CBC Chapter 11B and accessibility details where required.

### KEY NOTES

- Accessible ramp, Max 5% slope – Rails not required
- 30"x48" Clear space for side approach
- Bed to provide 7" min. clear ht underneath for accessible lift device
- Provide knee clearance under sink per 1C/A4.2
- Provide occupancy load for assembly hall per CBC 1004.3, posted in a conspicuous place per CBC 1004.9.
- Provide 7 permanent assistive listening systems, w/ 2 hearing aid compatible and sign stating "assistive-listening system available" at assembly entrance, per CBC 11B-216.10. Location of assistive-listening devices shall meet CBC 11B-219.4, if system is limited to specific areas or seats.
- Provide at least 2 rooms with communication features per CBC 11B-806.3
- Provide Attic Access with locking mechanism.
- Provide Maximum Occupant Load sign near entrance to the Meeting room

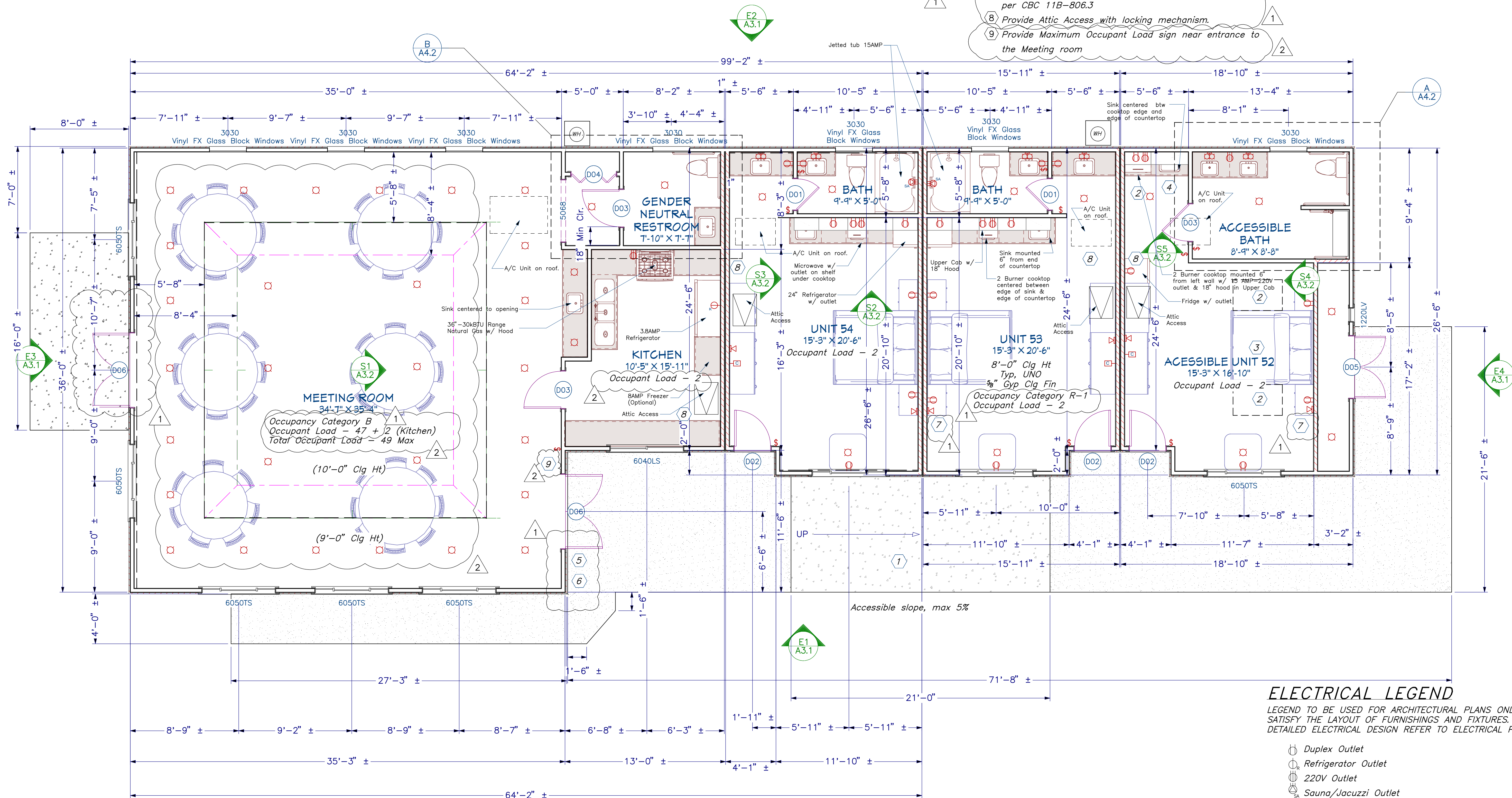
Depicted dimensions are referenced to face of wall stud.

### WALL LEGEND

- (N) Exterior 2x4 studs @ 16"cc
- (N) 2-2x4 stud wall w/ fire separation per 1/A4.1 extended to roof sheathing
- (N) 2x4 stud wall w/ fire separation per 2/A4.1 extended to roof sheathing

### FLOOR PLAN NOTES

- See Sheet A0.3 for the following General Notes:
- California Building Code Notes
  - California Accessibility Code Notes
  - CALGreen Code Notes



FLOOR PLAN BUILDING 5

1/4" = 1'-0"



### ELECTRICAL LEGEND

LEGEND TO BE USED FOR ARCHITECTURAL PLANS ONLY, TO SATISFY THE LAYOUT OF FURNISHINGS AND FIXTURES. FOR DETAILED ELECTRICAL DESIGN REFER TO ELECTRICAL PLANS.

- Duplex Outlet
- Refrigerator Outlet
- 220V Outlet
- Sauna/Jacuzzi Outlet
- Wall Mounted Light
- Ceiling Light
- Cable
- Telephone

#### REVISIONS:

DATE	DESCRIPTION	PLAN CHECK	RESPONSE
5/13/20	Plan Check Response		
6/26/20	Plan Check Response		

DATE 06/29/20

DRAWN RS

JOB NO B9A84513.00

SHEET

**A2.1**





# NOTICE OF EXEMPTION

**TO:** File – [PL21-00012]; AP No. 052-080-004

**FROM:** Town of Paradise, Community Development Department,  
Planning Division, 5555 Skyway, Paradise CA 95969

**PROJECT TITLE:** Ponderosa Gardens Motel Use Permit Modification

**PROJECT APPLICANT:** Matt Davis, Duarte Construction

**PROJECT LOCATION:** 7010 Skyway, Paradise, CA.

**PROJECT DESCRIPTION:** Proposed use permit modification to add a banquet hall use to Ponderosa Gardens Motel. This will reduce occupancy and permit an open assembly area with kitchen facilities.


**APPROVING PUBLIC  
AGENCY:** Town of Paradise

**PERSON OR AGENCY  
CARRYING OUT PROJECT:** Matt Davis, Et. Al.

**EXEMPT STATUS:** ☒ General Rule Exemption (Section 15301)  
☐ Ministerial (Section 15268)  
☐ Emergency Project (Section 15269)  
☐ Categorical Exemption  
Section \_\_\_\_\_; Class 1

**REASON FOR EXEMPTION:** Replacement of damaged structure with a comparable capacity and land use.

**CONTACT PERSON:** Susan Hartman, Planning Director  
(530) 872-6291 x114

**SIGNATURE:**   
\_\_\_\_\_  
Planning Director

Date: February 5, 2021



**TOWN OF PARADISE PLANNING COMMISSION  
PLANNING STAFF REPORT  
MEETING DATE: February 16, 2021**

**FROM:** Susan Hartman, CDD/Planning Director **AGENDA NO.** 5(b)  
**SUBJECT:** Simmons ETAL General Plan Amendment/Rezone and Conditional Use Permit Application  
(PL21-00011)  
**DATE:** February 5, 2021 **APNs** 066-430-004

**GENERAL INFORMATION:**

Applicant: Town of Paradise

Location: 9323 Skyway (also known as 9335), Paradise

Requested Action: Approval of a General Plan amendment/Rezone application assigning a Town Commercial land use designation and compatible Community-Commercial zoning of the affected property.

Purpose: To create an all-encompassing Paradise General Plan land use designation & zoning district for the affected property in order to correct Town of Paradise jurisdictional maps which erroneously do not identify this property within Town limits.

Project Density: N/A

Present Zoning: Unassigned; Proposed: Community- Commercial (C-C)

General Plan Designation: Currently unassigned; Proposed: Town Commercial (TC)

Existing Land Use: Vacant Camp Fire damaged property

Surrounding Land Use: North: Unincorporated Butte County  
East: Unincorporated Butte County  
South: Vacant fire damaged lots in the Town limits  
West: Vacant fire damaged lot in the Town limits

Affected land area: +/- 0.13 acres

Environmental Determination: Exempt pursuant to CEQA Guidelines section 15061 (General Rule Exemption)

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

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

## **SPECIAL INFORMATION:**

Sheila Simmons, et.al., owners of APNS 066-430-004 & -006, lost their previously existing house and garage facilities due to the 2018 Camp Fire. While attempting to hopefully rebuild what was lost, the property owners encountered a significant time delay due to an originally undiscerned determination of whether Butte County or the Town of Paradise is assigned land use jurisdiction relative to their property identified as APN 066-430-004 (the prior garage location). Recently, town staff verified with assistance of LAFCo staff (Butte Local Agency Formation Commission) that this subject property is located within the Paradise town limits. Town staff also discovered that this specific property was **never assigned** a land use designation by the 1994 Paradise General Plan nor a compatible zoning. Instead, the property was identified on zoning maps as lying outside of Town limits.

The Simmons property identified as APN 066-430-006 (the prior house location) was assigned the Town Commercial land use designation by the 1994 Paradise General Plan and the compatible Community-Commercial zoning continuously since 1995-1996. Thus, town planning staff discerned that both the house and the related garage that once existed upon the owners' properties were non-conforming land uses.

The property owners desire to rebuild their prior existing non-conforming land use upon their affected properties subject to Town jurisdiction. Due to the unfortunate and long standing non assignment of a Paradise General Plan land use designation and zoning for APN 066-430-004, the Town Planning Director (with concurrence of the Town Manager & Town Attorney) has established three town- initiated project applications on behalf of the property owners. These applications entail this General Plan amendment, rezone, and a related Conditional Use Permit relative to potential re-establishment of the prior non-conforming land use. The Conditional Use Permit will allow for the owners to have the same two-year period to reconstruct their non-conforming use on APN 066-430-004 as the rest of the parcels in Town had from the date of debris clearance, only the Use Permit will stipulate a two-year period from the date the Town Council adopts the zoning assignment. Due to the erroneous mapping the Town has had since at least 1994, if not longer, the owners have been unable to secure construction permits through the Town for APN 066-430-004 as they have been requesting since the Camp Fire.

## **ANALYSIS:**

Surrounding land use is characterized by vacant Camp Fire damaged properties in the unincorporated Butte County area to the west, north, and east respectively; and vacant fire damaged properties abutting the Skyway to the south.

The town staff induced project application includes an exhibit map depicting the geographic inaccurate drawn Paradise town limits and the applicant's owned properties (APNS 066-430-004 & -006). The town staff originated application requests the Town establish the applicant's two properties within an all-encompassing Paradise General Plan Town Commercial (TC) land use designated area and a C-C (Community-Commercial) zoning district.

The proposed project application has been evaluated in accordance with the requirements of the California Environmental Quality Act (CEQA) and was determined to belong to a class of projects that are categorically exempt from the requirements of the California Environmental Quality Act

(CEQA), pursuant to CEQA section 15061 (General Rule Exemption).

This matter has been scheduled for a public hearing before the Planning Commission during its **February 16, 2021** meeting. The public hearing notice has been published in the local newspaper and copies of the public hearing have been mailed to owners of properties located within 300 feet of the project site.

## **ANALYSIS CONCLUSION**

Based upon staff's review of the project site and its environmental setting, property files for the site and applicable Paradise Municipal Code provisions, it appears that the proposed project application is free from any land use incompatibility or environmental issues.

Given the circumstances outlined above, Town staff is supportive of the Planning Commission approving the Conditional Use Permit and 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 with this staff report for your consideration and recommended adoption is a proposed **Planning Commission Resolution No. 21-01** and its related Exhibits "A" and "B".

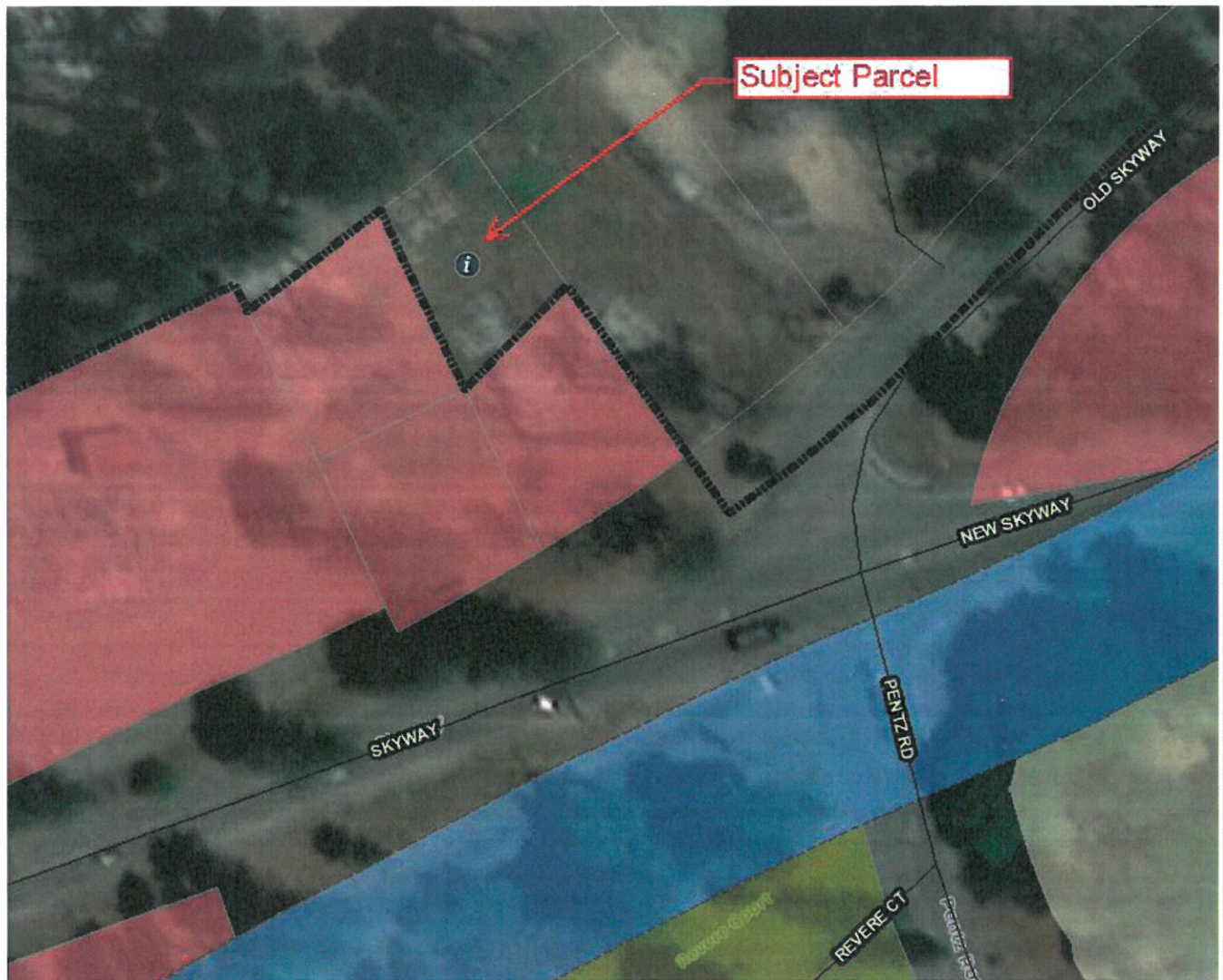
**PLANNING COMMISSION ACTION REQUESTED:** Upon conclusion of the scheduled public hearing, adopt a motion to:

1. Adopt Planning Commission Resolution No. 21-01, "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 (SIMMONS: PL21-00011)."
2. Approve the proposed Simmons Conditional Use Permit.

Attachments

**ATTACHMENTS FOR  
PLANNING COMMISSION AGENDA NO. 5(b)**

1. Project vicinity map.
2. Notice sent to surrounding property owners and the Paradise Post for the February 16, 2021 public hearing regarding the SIMMONS et.al. project application.
3. Mailing list of property owners and agencies notified of the public hearing regarding the SIMMONS project.
4. Notice of Exemption prepared for the SIMMONS project.
5. Simmons Conditional Use Permit.
6. Town of Paradise Resolution No. 21-01 "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 (SIMMONS; PL21-00011)."



**APPLICANT:** Town of Paradise

**OWNER:** Sheila Simmons ETAL

9323 Skyway

**PROJECT DESCRIPTION:**

Approval of a General Plan and Zoning assignment of a "Town Commercial" land use designation and compatible "Community-Commercial" zoning on the affected property.

**ZONING:** TC

**GENERAL PLAN:** CC

**FILE NO.** PL21-00011

**ASSESSOR PARCEL NO.** 066-430-004

**MEETING DATE:** 02/16/2021

## NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

**NOTICE IS HEREBY GIVEN** by the Planning Commission that a public hearing will be held on **Tuesday, February 16, 2021** at 6:00 p.m. in the Town Hall Council Chambers, 5555 Skyway, Paradise, California, regarding the following matter:

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

**Simmons General Plan Amendment/Rezone and Conditional Use Permit Application (PL21-00011):** Planning Commission consideration of a resolution recommending Town Council approval of a Town-initiated amendment to the Town of Paradise General Plan land use map affecting a  $\pm 0.13$ -acre property from an "unassigned" designation to the Town Commercial (TC) land use designation and assign compatible zoning for the subject property of Community Commercial (CC). No new development is proposed, only the consolidated post-fire rebuild of previously existing facilities. In addition, consideration of a Conditional Use Permit to allow a two-year time frame, from the date the zoning assignment is adopted by Town Council, to rebuild the previously existing non-conforming residential land use. The project site is located at 9323 Skyway, Paradise; and identified as Assessor Parcel No. 066-430-004.

The project file is available for public inspection at Town Hall. If you challenge this matter 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 Paradise Planning Commission at, or prior to, the public hearing. For further information contact the Planning Division, Town Hall, 5555 Skyway, Paradise, CA (530) 872-6291, extension 114.

SUSAN HARTMAN  
Planning Director

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  
6161 Clark Road Ste. 1  
Paradise, CA 95969

Paradise Board of Realtors  
PO Box 356  
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  
313 Walnut St., Ste. 140  
Chico, CA 95928

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

Allez à [avery.com/gabarits](http://avery.com/gabarits)  
Utilisez le Gabarit Avery 5160

Étiquettes d'adresse Easy Peel®  
Repliez à la hachure afin de révéler le rebord Pop-up®

Pat: [avery.com/patents](http://avery.com/patents)

Apn  
Owner  
Owner2  
Street\_Address  
City\_State\_Zip

066-430-004-000  
Simmons Sheila Etal  
Regan Kevin P  
Po Box 9308  
Chico Ca 95927

066-430-002-000  
Grignon Robert Vernon  
Po Box 2072  
Paradise Ca 95967

066-430-003-000  
Hollingsworth Jason  
2099 Hartford Dr Unit 4  
Chico Ca 95928

066-430-005-000  
Doyle John E Etal  
Doyle James M & Alison  
1219 Cresthaven Dr  
Roseville Ca 95678

066-430-006-000  
Simmons Sheila Etal  
Regan Kevin P  
Po Box 9308  
Chico Ca 95927

066-430-007-000  
Doyle John E Etal  
Doyle James M & Alison  
1219 Cresthaven Dr  
Roseville Ca 95678

066-430-008-000  
El Dorado Diversified Holdings Llc  
C/O Morgan Robertl & Morgan Christopher  
Po Box 1253  
Rocklin Ca 95677

066-440-021-000  
Topolinski James C  
Po Box 5683  
Napa Ca 94581

066-460-014-000  
Union Pacific Railroad Co  
C/O Union Pacific Railroad Company  
1400 Douglas St Stop 1640  
Omaha Ne 68179

066-460-022-000  
Johnson Bradley Joseph Ss  
4714 Driftwood Dr  
Fremont Ca 94536



# NOTICE OF EXEMPTION

**TO:** File – [PL21-00011]; AP No. 066-430-004

**FROM:** Town of Paradise, Community Development Department,  
Planning Division, 5555 Skyway, Paradise CA 95969

**PROJECT TITLE:** SIMMONS General Plan Amendment/Rezone &  
Conditional Use Permit

**PROJECT APPLICANT:** Sheila Simmons, Et. Al. c/o Sheila Simmons

**PROJECT LOCATION:** 9323 Skyway, Paradise, CA.

**PROJECT DESCRIPTION:** Via Paradise General Plan Amendment, property Rezone,  
and Conditional Use Permit issuance - proposed  
replacement of previously existing house and garage  
facilities lost during the Camp Fire in a resultant all-  
encompassing Community Commercial [C-C] zoning  
district.

**APPROVING PUBLIC  
AGENCY:** Town of Paradise

**PERSON OR AGENCY  
CARRYING OUT PROJECT:** Sheila Simmons, Et. Al.

**EXEMPT STATUS:** ☒ General Rule Exemption (Section 15061)  
☐ Ministerial (Section 15268)  
☐ Emergency Project (Section 15269)  
☐ Categorical Exemption  
Section \_\_\_\_; Class \_\_\_\_

**REASON FOR EXEMPTION:** Replacement of prior land use with a same capacity land  
use

**CONTACT PERSON:** Susan Hartman, Planning Director  
(530) 872-6291 x114

**SIGNATURE:**



\_\_\_\_\_  
Planning Director

Date: February 5, 2021



# TOWN OF PARADISE

## CONDITIONAL USE PERMIT

DATE: February 16, 2021

CONDITIONAL USE PERMIT NO. PL21-00011

ASSESSOR'S PARCEL NO. 066-430-004

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

Sheila Simmons ETAL is hereby granted a conditional use permit authorizing the reconstruction of a fire damaged accessory building (garage/shop), not to exceed 900 sq ft, on a property zoned Community Commercial (C-C) located at 9323 Skyway, AP No. 066-430-004, subject to the following conditions:

### GENERAL CONDITIONS OF CONDITIONAL USE PERMIT

1. The conditional use permit will be **valid for a two (2) year period** from the date the Town Council adopts the rezone ordinance affecting the subject parcel.

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

#### SITE DEVELOPMENT

2. Submit construction documents and meet the requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code regulations including Wildland Urban Interface construction requirements.

#### UTILITIES

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

#### OTHERS

4. Pay any applicable development impact fees in accordance with Paradise Municipal Code requirements.

**CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION**

**SITE DEVELOPMENT**

5. All flammable vegetation shall be removed at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less.
6. Complete the project as per the Town of Paradise adopted California Building Standards and Town of Paradise approved plans and specifications.

**DATE APPROVED BY THE PLANNING COMMISSION: February 16, 2021**

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

**CONDITIONAL USE PERMIT EFFECTIVE DATE: February 24, 2021**

---

Susan Hartman  
Planning Director

**TOWN OF PARADISE  
PLANNING COMMISSION**

**RESOLUTION NO. 21-01**

**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  
(SIMMONS; PL21-00011)**

**WHEREAS**, the Paradise Planning Commission has conducted a public hearing, pursuant to the California Planning and Zoning Law, concerning a proposed amendment to the Paradise General Plan and property rezone; and

**WHEREAS**, said public hearing also included 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 a public hearing conducted by the Planning Commission on February 16, 2021; and

**WHEREAS**, the Planning Commission has determined that an amendment to the Paradise General Plan Land Use Map for a Town Commercial (TC) land use designation and its related zone change to a Community Commercial (C-C) zoning district affecting property located at 9323 Skyway, and further identified as AP No. 066-430-004, as proposed, is in the public interest.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

**SECTION 1.** 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 15061 (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 (PL21-00011) is appropriate and reasonable because it would assign a Town Commercial (TC)

**RESOLUTION NO. 21-01**

General Plan land use designation and Community-Commercial (C-C) zoning to a property thereby meeting objectives of the property owners/applicant to replace previously existing house and garage facilities lost by the 2018 Camp Fire while adhering to 1994 Paradise General Plan policies that are applicable thereto.

**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 SIMMONS (PL21-00011) application for property identified as AP No. 066-430-004 as described in Exhibit “A” and shown in Exhibit “B” attached hereto and made a part hereof by reference.

**PASSED AND ADOPTED** by the Planning Commission of the Town of Paradise this 16th day of February 2021, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**NOT VOTING:**

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Kim Morris, Chair

**ATTEST:**

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Planning Secretary

**RESOLUTION NO. 21-01**

**EXHIBIT "A"**

**SIMMONS ET AL. GENERAL PLAN AMENDMENT/REZONE  
LEGAL DESCRIPTION**

**PARCEL I:**

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 22 NORTH, RANGE 3 EAST, M.D.B. &M., AND RUNNING THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 36, NORTH 89° 41' 00" WEST, 1119.45 FEET TO A POINT IN THE NORTHWESTERLY BOUNDARY LINE OF SKYWAY; THENCE FOLLOWING A 790.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 0° 23' 00" AN ARC DISTANCE OF 5.29 FEET; THENCE NORTH 89° 10' 03" WEST 48.63 FEET TO A POINT; THENCE NORTH 27° 36' WEST A DISTANCE OF 207.50 FEET TO A POINT; THENCE NORTH 66° 44' 30" EAST A DISTANCE OF 235.70 FEET TO A POINT; THENCE NORTH 66° 42' 30" EAST 244.17 FEET TO A POINT; THENCE NORTH 65° 14' EAST 190.52 FEET TO A POINT THENCE NORTH 52° 56' EAST 81.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON THE SAME BEARING 56.48 FEET TO A POINT; THENCE SOUTH 37° 24' 04" EAST 88.55 FEET TO A POINT THENCE SOUTH 52° 56' WEST 94.70 FEET, MORE OR LESS TO A POINT THENCE NORTH 34° 24' 15" WEST 98.96 FEET TO THE POINT OF BEGINNING.

EXCEPTING ALL MINERALS AND MINERAL RIGHTS.

**PARCEL I-B:**

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES ON, OVER, UNDER AND ACROSS ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF BUTTE, STATE OF CALIFORNIA, LYING IN THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 23 NORTH, RANGE 3 EAST, MOUNT DIABLE MERIDIAN, AND BEING DESCRIBED AS FOLLOWS:

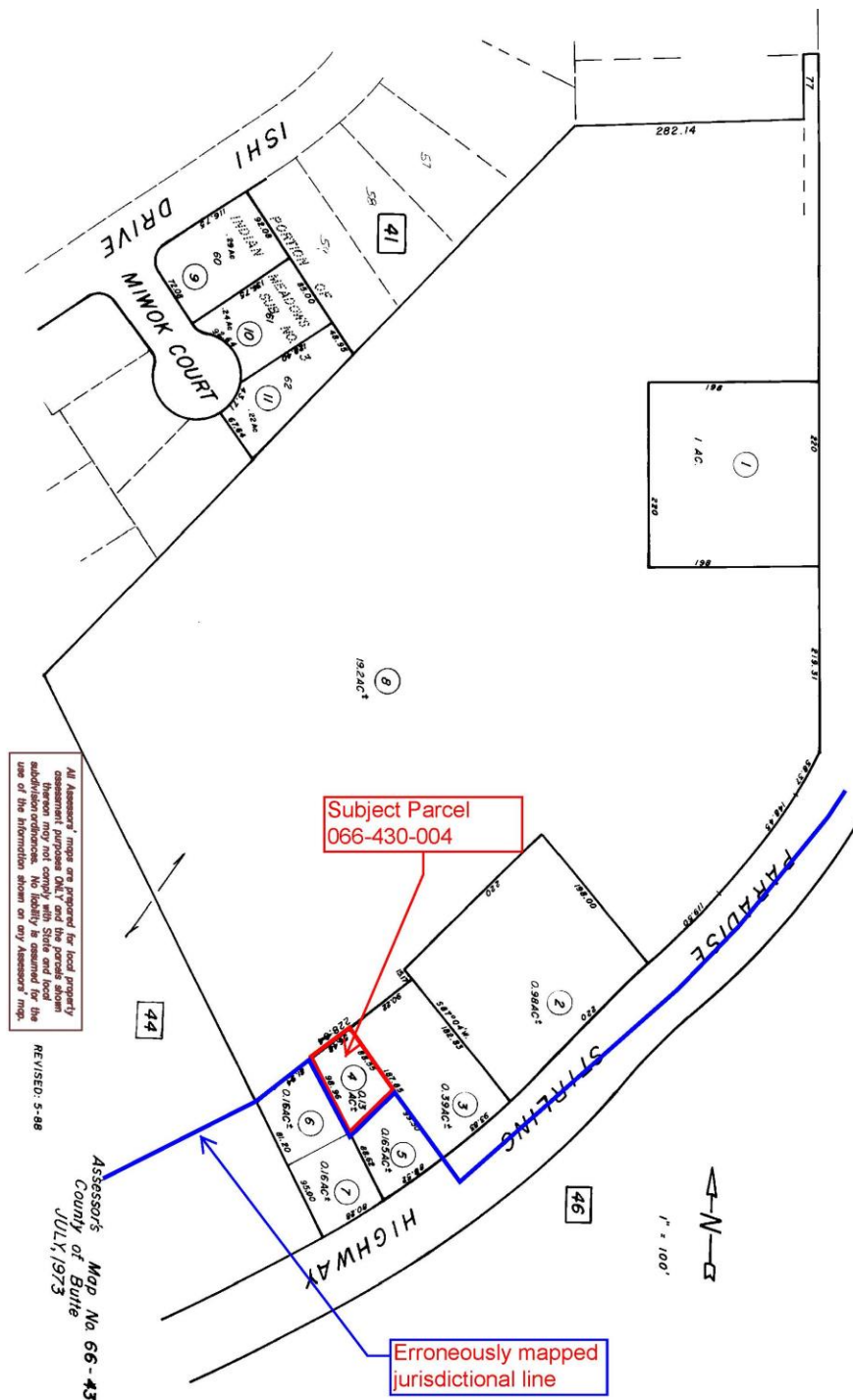
THE EASTLERY 15.00 FEET OF PARCEL THREE AS DESCRIBED IN THAT GRANT DEED RECORDED JANUARY 13, 2000, AT RECORDER'S SERIAL NUMBER 2000-0001417, OFFICIAL RECORDS OF BUTTE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID PARCEL 3, NORTH 24° 34' 30" WEST 176.20 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL THREE; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL THREE, SOUTH 65° 14' 00" WEST 15.00 FEET TO A POINT 15.00 FEET SOUTHWESTERLY OF, MEASURED AT RIGHT ANGLES TO, SAID NORTHEASTERLY LINE OF PARCEL THREE; THENCE ALONG A LINE PARALLEL WITH SAID NORTHEASTERLY LINE OF PARCEL THREE, SOUTH 24° 34' 20" EAST 176.60 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF SAID PARCEL THREE, SAID POINT ALSO BEING ON SAOD MORTHWESTERLY RIGHT OF WAY OF THE SKYWAY, SAID POINT ALSO BEING ON A 960.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIAL BEARING TO SAID POINT OF SOUTH 25° 50' 49" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00° 53' 44", FOR AN ARC DISTANCE OF 15.00 FEET TO SAID POINT OF BEGINNING.

INDIAN MEADOWS SUBDIVISION  
PORTION OF UNIT NO.3 & SEC. 36,T23N,R3E.

59-32

66-43



## MEMORANDUM

**TO:** Paradise Planning Commission **AGENDA NO. 6(a)**

**FROM:** Susan Hartman, Community Development/Planning Director

**SUBJECT:** Preparation of an Annual Report to the Town Council Regarding the Present Status of the 1994 Paradise General Plan and Progress Toward its Implementation **(2020 Calendar Year)**.

**DATE:** February 9, 2021

**BACKGROUND:** California Government Code Section 65400 requires a local planning agency (i.e. Paradise Planning Commission and staff) to annually review and provide a report to the local legislative body (Paradise Town Council) regarding progress toward the implementation of its general plan. The wording of Government Code Section 65400 is as follows:

**Provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement and development of housing...**

Since adoption of the 1994 Paradise General Plan, staff and the Planning Commission have jointly crafted and forwarded to the Town Council annual reports detailing our progress toward implementation of the plan. These previously generated reports were the result of work effort on the part of staff and Planning Commission members and have served as the format foundation for the proposed **Calendar Year 2020 1994 Paradise General Plan Implementation Status Report** attached to this memorandum for your consideration.

The format of the attached report is based upon and linked to the contents of the previous annual reports. Planning Commissioners should focus their attention on the implementation status of all **policies and implementation measures** currently established within the 1994 Paradise General Plan and its subsequently adopted amendments. In addition, the report is formatted in a manner that is directly linked with the **Volume I - Policy Document of the 1994 Paradise General Plan** by specific listing of individual general plan policies, implementation measures and their respective Volume I - Policy Document page number. Updated comments regarding the past year's progress toward implementation of individual policy statements and implementation measures are shaded and/or bolded.

As an effort for the proposed report to be meaningful, you may need to refer to your personal copy of the 1994 Paradise General Plan (Volume I - Policy Document) for the actual text of individual general plan policies and implementation measures. Alternatively, you may access the policy document via the Town's website ([townofparadise.com](http://townofparadise.com)).

**COMMISSION ACTION REQUESTED:** Be prepared to publicly discuss this matter and to adopt a motion to forward the proposed annual implementation status report to the Town Council as required by California Government Code Section 65400. Prior to forwarding the report, staff will be prepared to make any changes to the report desired by the majority of Planning Commissioners.

Attachment





**CALENDAR YEAR 2020**

**1994 PARADISE GENERAL PLAN**

**IMPLEMENTATION STATUS REPORT**

**Presented to the  
Paradise Planning Commission**

**February 2021  
REPORT OF THE PLANNING COMMISSION**

**1994 PARADISE GENERAL PLAN**  
**IMPLEMENTATION STATUS REPORT**  
**FOR CALENDAR YEAR 2020**

**LAND USE ELEMENT:**

**GROWTH AND LAND USE DEVELOPMENT:**

<b><u>Policy/ Implem. Measure</u></b>	<b><u>Text Page</u></b>	<b><u>Policy Brief</u></b>	<b><u>Implementation Status</u></b>
LUP-1	(6-3)	Recognize site limitations	Implemented and ongoing.
LUP-2	(6-3)	Factor in constraints analysis	Implemented and ongoing.
LUP-3	(6-3)	Minimize grading	Implementation ongoing as opportunity so afforded.
LUP-4	(6-3)	Specific Plan for south of town	Not yet implemented. Private work effort was initiated in 2006 for a portion of the secondary planning area south of town limits; and has been idle due to funding and staffing shortages. Butte County General Plan 2030 was adopted October 2010 and includes directive to develop a specific plan for a portion of this area, for which the Town will provide input.
LUP-5	(6-3)	Open Space/Ag designation	Implemented.
LUP-6	(6-3)	Annexations south of town	Not implemented due to lack of necessity.
LUP-7	(6-3)	35' maximum building height	Implemented and ongoing.
LUP-8	(6-3)	Evaluate cumulative impacts	Required by law; implemented and ongoing.
LUP-9	(6-3)	Public notice requirements	Implemented and ongoing.
LUP-10	(6-3)	Encourage planned developments	Ongoing directive; implemented as opportunities arise.
LUP-11	(6-3)	Design projects to avoid constraints	Implemented and ongoing.
LUI-1	(6-4)	Track residential growth rate	Implemented and ongoing.

LUI-2	(6-4)	Prepare Specific Plan	Not implemented. See LUP-4.
LUI-3	(6-4)	Amend PMC for grading	Implemented via Town adoption of the 2010 and 2016 California Green Building Standards Code.
LUI-4	(6-4)	Amend zoning for GP consistency	Fully implemented (1997).

#### **PUBLIC SERVICES AND INFRASTRUCTURE:**

LUP-12; 13; 14	(6-4)	Growth not to exceed availability of public services	Implemented via planning process reforms; an ongoing directive.
LUP-15	(6-5)	Improve public service capacity	Implemented and an ongoing directive.
LUP-16	(6-5)	No discretionary residential permit unless adequate public services	Implemented and ongoing.
LUP-17	(6-5)	Encourage service districts to expand or enhance capacity	Partially implemented and ongoing as opportunities arise.
LUP-18	(6-5)	TOP and PID meet bi-annually	<b>The Town/PID Liaison Committee met on January 22<sup>nd</sup>, March 11<sup>th</sup>, and June 24, 2020</b> to publicly discuss several issues of import to the Town and PID.
LUP-19	(6-5)	Densities based on constraints	Implemented and ongoing.
LUP-20	(6-5)	Police and Fire service levels	Implemented and ongoing.
LUP-21	(6-5)	Assessment districts	Partially implemented and ongoing as needed.
LUP-22	(6-5)	Fees for service delivery costs	Partially implemented via the Town's development impact fee program.
LUP-23	(6-5)	Feasibility of annexation	Implemented and an ongoing directive.
LUP-24	(6-5)	Feasibility of merging with PID	Feasibility studies are tabled by the Town pending adequate funding and other post Camp Fire factors.
LUP-25	(6-5)	Designate general locations for public and open space uses	Fully implemented.
LUP-26	(6-6)	Findings for public service and infrastructure capacity	Implemented and ongoing.
LUI-5	(6-6)	Capital improvements program	The Town developed & adopted <b>a \$121M 5-year capital improvements program in 2020.</b>
LUI-6	(6-6)	Assure adequate water delivery	Partially implemented and ongoing.

LUI-7	(6-6)	Implement <i>Master Storm Drain Study &amp; Facilities Plan</i>	Partially implemented and ongoing.
LUI-8	(6-6)	Public safety impact fees	Implemented and ongoing.
LUI-9	(6-6)	Service fees for existing uses	Partially implemented and ongoing directive.
LUI-10	(6-6)	Development impact fees	Partially fund implemented and ongoing.
LUI-11	(6-6)	Investigate forms of assessment districts	Partially implemented and ongoing. <b>In 2020, and relative to the Paradise Sewer Project, the Town approved the start of an EIR for the regional sewer option.</b>
LUI-12	(6-6)	LAFCO to study any potential merging with special districts	Not implemented; lack of necessity prior to 2018 Camp Fire.
LUI-13	(6-6)	Monitor population trends for effects on public services	Implemented and ongoing.

#### LAND USE DISTRIBUTION AND LOCATION

LUP-27; LUP-28	(6-7)	Create Central Commercial Area	Implemented via Town Council adoption of Town Resolution No. 01-37 in November, of 2001.
LUP-29	(6-7)	Central Commercial area to focus on visitors	Implemented and ongoing.
LUP-30	(6-7)	CIP for revitalization areas	Ongoing Directive. <b>In Fall 2020, the Town Council approved the plans and specifications for the Almond Street and Gap Closure projects which will install walkable pathways, lighting, landscaping, and road repairs in the Downtown.</b>
LUP-31	(6-7)	Retail sales and infill on Skyway	Implemented and ongoing as opportunities arise.
LUP-32	(6-7)	Discourage strip development on Clark Rd	Ongoing directive.
LUP-33	(6-8)	Encourage existing strip fill in	Ongoing directive.
LUP-34	(6-8)	Larger retail to locate in centers with adequate facilities	Ongoing directive.

LUP-35	(6-8)	Professional office development	Ongoing directive.
LUP-36	(6-8)	Expand industrial park	Town efforts to acquire/develop additional business or industrial park property continue as opportunities arise.
LUP-37; 38	(6-8)	Lt Industrial/Business Park areas	Implemented.
LUP-39	(6-8)	Preserve residential neighborhoods	Ongoing directive and implemented.
LUP-40	(6-8)	Community facilities compatibility	Ongoing directive.
LUP-41	(6-8)	Airport compatibility uses	Ongoing directive.
LUP-42	(6-8)	Locations for cemeteries	Implemented.
LUP-43	(6-8)	Timber production areas	Implemented.
LUP-44	(6-8)	Locations for gateway areas	Implemented.
LUI-14	(6-8)	Provisions for mixed land uses	Implemented.
LUI-15	(6-8)	Zoning consistent with GP	Implemented.
LUI-16	(6-8)	Provide for visitor services	Implemented.
LUI-17	(6-8)	Adopt Capital Improvements Plan	Implemented. See comment for LUI-5.
LUI-18	(6-8)	Develop. guidelines for large retail	Largely implemented via adoption of town-wide design standards in March, of 2010.

#### **LAND USE DENSITIES**

LUP-45	(6-9)	Higher density compatibility	Ongoing directive.
LUP-46	(6-9)	Higher density locations	Partially implemented and ongoing.
LUP-47	(6-9)	½ acre minimum residential lot size	Ongoing implementation.
LUP-48	(6-9)	High density residential locations	Partially implemented and ongoing.
LUP-49	(6-9)	Higher density requirements	Ongoing directive, implemented as opportunities are afforded.
LUP-50	(6-9)	Low density Multi-Family locations	Ongoing directive and partially implemented.
LUI-19	(6-9)	Zoning consistent with GP	Implemented and ongoing directive.
LUI-20	(6-9)	Make findings consistent with GP	Implemented and ongoing.
LUI-21	(6-9)	Safety standards for high density	Implemented.
LUI-22	(6-9)	Identify difficult to develop areas	Implemented and ongoing.

## ECONOMIC DEVELOPMENT/REDEVELOPMENT

LUP-51	(6-10)	Attract needed industries	Partially implemented; target industry study completed. Additional implementation as new opportunities arise.
LUP-52	(6-10)	Promote reuse of empty buildings	Ongoing directive. Dissolution of RDA eliminated a primary funding source for the façade renovation program, which targeted reuse of existing buildings.
LUP-53, 54	(6-11)	Town theme for Central Comm.	Implemented. Town-wide Design Standards are adopted. Various PMC sign regulation changes adopted in 2010 have assisted as well.
LUP-55	(6-11)	35' max commercial height	Implemented and ongoing.
LUP-56	(6-11)	Screen commercial parking areas	Ongoing directive; implemented.
LUP-57	(6-11)	Artisan and tourist center	Chamber of Commerce and the Paradise Art Association continue to sponsor cultural events. The Town has formed a committee that includes local business owners as part of an effort to promote Downtown beautification and commerce.
LUP-58	(6-11)	Create scenic gateway areas	Ongoing directive; partially implemented.
LUP-59	(6-11)	Support retention of open space	Ongoing directive.
LUP-60	(6-11)	Common theme for gateway areas	Implemented via PMC zoning code text amendments and adoption of design standards in 2010.
LUP-61	(6-11)	Eliminate unsightly materials near entrances to town	Ongoing directive.
LUP-62; 63	(6-11)	Promote town as tourist destination	Ongoing and partially implemented.
LUP-64	(6-11)	Bed and breakfast locations	This directive is implemented via Town's zoning regulations.
LUP-65	(6-11)	Develop destination resort	Ongoing directive, but not implemented.
LUP-66	(6-11)	Update <i>Downtown Revitalization Plan</i> as needed	Adopted plan implementation is promoted via 2010 adoption of Design Standards.
LUP-67	(6-12)	Sites for business park	Partially implemented. See LUP-51.
LUI-23	(6-12)	Calif. "Main Street" program	Functionally Implemented. "Main Street" concepts/components were

			incorporated within the adopted Downtown Revitalization Plan and the 2010 Design Standards.
LUI-24	(6-12)	Promote farmers market	Ongoing implementation. <b>The Chico Certified Farmers' Market at the CMA Church was held from June 2 through September 21, 2020.</b>
LUI-25	(6-12)	Staffing business development Programs and activities	Ongoing implementation.
LUI-26	(6-12)	Design guidelines for commercial	Implemented.
LUI-27	(6-12)	Enforce comm. zoning ordinance	Implemented.
LUI-28	(6-12)	Design review committee	Not ongoing or needed since 2010 due to adoption of Town's Design Standards.
LUI-29	(6-12)	Apply design guidelines to existing businesses	Implemented.
LUI-30	(6-12)	Land use controls in gateways	Implemented via adoption of scenic highway corridor zoning regulations and 2010 adoption of Design Standards specific to gateway areas.
LUI-31	(6-12)	Funding for gateway areas	Partially implemented as opportunities arise.
LUI-32	(6-12)	Upgrade entrance signs	A post-Camp Fire volunteer group, "The Sign Committee", conducted an online vote for new entrance signs to Town and is working on funding to replace them.
LUI-33	(6-12)	Review sign regulations	Ongoing directive and implemented.
LUI-34	(6-12)	Promote completion of auditorium	Implemented.
LUI-35	(6-12)	Facilitate weekend tourist events	Implementation ongoing.
LUI-36	(6-12)	Parking facilities study	Ongoing directive as part of the Downtown Revitalization Master Plan.
LUI-37	(6-12)	Improve code enforcement program	Implemented and ongoing as funds permit.
LUI-38	(6-12)	Outdoor display ordinance	Implemented via adoption of ord. No. 550 in 2014 (see LUI-37 also).
LUI-39	(6-13)	Relocate nonconforming uses	Ongoing directive.

#### INTERGOVERNMENTAL COORDINATION

LUP-68	(6-13)	Use BCAG for land use decisions	Ongoing and partially implemented as opportunities are afforded.
LUP-69	(6-13)	Regional decision making	Ongoing and partially implemented as opportunities are afforded.

LUP-70	(6-13)	Butte County urban reserve policy	Ongoing and partially implemented as opportunities are afforded.
LUP-71	(6-13)	Protection of Paradise watershed	Ongoing and partially implemented as opportunities are afforded.
LUI-40; 41; 42	(6-13)	Coordination with Butte County	Ongoing and partially implemented as opportunities are afforded.

## LAND USE CONTROLS

LUP-72	(6-14)	Relocation of nonconforming uses	Ongoing directive.
LUP-73	(6-14)	Discourage expansion of legal nonconforming uses	During post Camp Fire in 2019 the Town adopted specific and short-term natural disaster regulations within Section 17.39.300 [Restoration of damaged nonconforming use] of the Paradise Municipal Code.
LUP-74	(6-14)	Improve code enforce program	Implemented and ongoing.
LUP-75	(6-14)	Comm. handicap accessibility	Ongoing and implemented.
LUP-76	(6-14)	Revise local CEQA guidelines	Implemented.
LUI-43; 44	(6-14)	Zone parcels consistent with GP	Implemented.
LUI-45	(6-14)	Consistently enforce regulations	Implemented and ongoing.

## TERTIARY PLANNING AREA

LUP-77; 78; 79	(6-15)	Projects in tertiary area should not be approved if adverse impacts on Town of Paradise	Partially implemented and ongoing directive.
LUP-80; 81	(6-15)	Projects in tertiary area should have open space	Partially implemented and ongoing as opportunities are afforded.
LUP-82	(6-15)	Projects in tertiary area should Acknowledge high fire hazards	Partially implemented and ongoing as opportunities are afforded.
LUI-46; 47	(6-15)	Coordinate with county agencies/districts	Implemented and ongoing. Town staff provided input for the Butte County General Plan 2030 adopted in October of 2010.
LUI-48	(6-15)	Joint powers agreements	Partially implemented.



LUI-49	(6-15)	Expand Sphere of Influence	Partially implemented.
<b><u>CIRCULATION ELEMENT:</u></b>			
CP-1	(6-18)	LOS “D” or better for roadways	Partially implemented and ongoing.
CP-2	(6-18)	Circulation problems eliminated	Circulation problems have been formally prioritized for elimination as funding permits via BCAG adoption of Regional Transportation Plan. <b>\$1.8M in grant funding was secured in November 2020 for an updated Paradise Transportation Master Plan.</b>
CP-3	(6-18)	Impacts of street extensions	Ongoing directive and implemented.
CP-4	(6-19)	Mitigate circulation impacts	Ongoing and implemented on case by case basis.
CP-5	(6-19)	Upper Ridge roadway impact fees	Partially implemented and ongoing. Butte County collects development impact fees for upper ridge development, a portion of which is earmarked for Skyway and Clark Roads in Paradise.
CP-6	(6-19)	Additional street connections	Ongoing directive. Little progress due to a history of limited opportunities and constraints predating the 2018 Camp Fire.
CP-7	(6-19)	New traffic signal synchronization	Partially implemented. Synchronized traffic signals from Elliott Road to Neal Road along Skyway were completed in 2014. Grant secured in 2015 will fund signalization of the Black Olive Drive/Skyway intersection, further improving signal synchronization along Skyway.
CP-8	(6-19)	Regulate truck routes	Implemented and ongoing.
CP-9	(6-19)	Establish park-and-ride facilities	Ongoing, partially implemented as opportunities afforded.
CP-10	(6-19)	Sidewalk and pathway program	Ongoing directive. Pearson Road improvements/signalization at Recreation Drive were completed in 2013. Infill sidewalks, curbs and gutters along Pearson Road between Academy Dr. and Skyway was constructed in 2017. Grant funding has been secured for environmental review and design for new sidewalks along Birch, Elliott, Foster and Black Olive Drive. Grant funding was secured for construction of new sidewalks along Pearson Road between Academy and Black Olive Drives. <b>The Almond Street and Gap Closure projects, plan and specs approved in 2020, will install walkable pathways, lighting, landscaping, and road repairs in the</b>

CP-11	(6-19)	Bicycle and hiking trails	<b>Downtown.</b> Ongoing directive; partially implemented. The Downtown Paradise Safety Project installed bicycle lanes along Skyway between Elliot and Pearson Roads in 2014. Bicycle lanes along Pearson Rd. between Pentz and Clark Roads and along Maxwell Dr. were largely completed in 2015. Shoulder widening and the addition of bicycle lanes on Pearson Road from Clark Road to Pentz Road was completed in 2016. Construction/installation of flashing beacons at trailway crossing of major streets completed in 2018.
CP-12	(6-19)	Butte County road standards	Implemented. Butte County and the Town have adopted compatible road standards for the Town's Sphere of Influence.
CP-13	(6-19)	Trip reduction plan programs	Partially implemented and ongoing.
CP-14	(6-19)	Senior and handicapped transit	Ongoing directive; partially implemented via Paradise Express service.
CP-15	(6-19)	Expand public transit services	Consolidation of County-wide transit services has helped promote implementation.
CP-16	(6-19)	Improve commercial parking	Ongoing directive implemented as opportunities arise. Construction of an additional public parking facility in the Central Commercial area was completed in 2011.
CP-17	(6-19)	Improving traffic flows	Ongoing and partially implemented.
CP-18	(6-20)	Roadway extension workshops	Ongoing and partially implemented.
CP-19	(6-20)	Increase transit opportunities	Partially implemented. The component regarding children has not been implemented due to lack of available funding.
CP-20	(6-20)	Town Engineer to review circulation studies	Not being implemented due to lack of resources and staff. BCAG development of a Regional Transportation Plan initiated in 2014/2015 has assisted.
CI-1	(6-20)	Access standards along arterials.	Ongoing directive.
CI-2	(6-20)	Road connection feasibility study	<b>Will be included in the Transportation Master Plan which funding was secured for in 2020 for with an expected completion date of February 2022.</b>
CI-3	(6-20)	Establish development impact fees	Implemented and ongoing.
CI-4; 5	(6-20)	Road maint. agreement w/ B.C.	Ongoing and partially implemented.

CI-6	(6-20)	Locations for sidewalks	Ongoing and partially implemented.
CI-7	(6-20)	Providing pedestrian pathways	Partially/potentially implemented by covenant agreements.
CI-8	(6-20)	Improve road shoulders	Ongoing implementation via various small-scale public infrastructure projects.
CI-9	(6-20)	Transportation facilities	Ongoing directive.
CI-10	(6-21)	Utilizing transportation funds	Ongoing implementation as funds permit.
CI-11	(6-21)	Butte County Circulation Element	Refer to comment for CP-5.

#### **HOUSING ELEMENT:**

**NOTE:** A separate report detailing implementation of the Town of Paradise Housing Element is prepared for Planning Commission review and recommended referral to the Town Council. The format and contents of the Housing Element report is dictated by the California Department of Housing and Urban Development and is therefore generated as a stand-alone, but related document.

#### **NOISE ELEMENT:**

NP-1	(6-33)	Noise level acoustical analysis	Ongoing implementation as needed.
NP-2	(6-33)	Transportation noise levels	Ongoing implementation as needed.
N-3	(6-33)	Exterior noise levels	Ongoing implementation as needed.
N-4	(6-33)	Noise mitigation measures	Ongoing implementation as needed.
N-5	(6-33)	Acoustical analysis standards	Ongoing implementation as needed.
N-6; 7	(6-33)	Paradise Skypark Airport levels	Ongoing implementation as needed.
NP-8	(6-33)	Preserve quiet residential areas	Ongoing directive.
NP-9	(6-33)	Control obtrusive noise	Ongoing implementation via noise regulations of the Paradise Municipal Code.
NP-10	(6-34)	Development near care facilities	Ongoing implementation as needed.
NI-1; 2	(6-34)	Monitor mitigation compliance	Ongoing implementation as needed.

NI-3	(6-34)	Noise insulation standards	Implemented and ongoing.
NI-4; 5	(6-34)	Review and update noise element	Ongoing implementation as required.
NI-6	(6-34)	Improve noise ordinance	Implemented and ongoing.
NI-7	(6-34)	Adopt Airport Land Use Plan	Implemented.

### **SAFETY ELEMENT:**

**NOTE: During 2020/21, as time permitted staff commenced initiating a detailed text revision and updates for the Safety Element that hopefully will be presented during mid/late 2021 to the Planning Commission and the Town Council.**

SP-1	(6-41)	Public service response times	Ongoing implementation as needed.
SP-2	(6-42)	Adequate road improvements	Ongoing implementation as needed.
SP-3	(6-42)	Fire and crime prevention design	Implemented and ongoing.
SP-4	(6-42)	Adequate fire flow	Ongoing implementation at staff level. See LUP-6 and LUP-18.
SP-5	(6-42)	Require brush removal	Implemented and ongoing. <b>In November 2019, Town Council adopted Chapter 8.58 of the Paradise Municipal Code, <i>Defensible Space and Hazardous Fuel Management</i>.</b>
SP-6	(6-42)	Adoption of Uniform Fire Code	Implemented and ongoing.
SP-7	(6-42)	New fire station locations	Implemented and ongoing. <b>In 2020 the Town entered into escrow for a more centralized property to serve as a new location for Fire Station 82.</b>
SP-8	(6-42)	SRA fire safety standards	Ongoing directive.
SP-9	(6-42)	Adverse effects of increased runoff	Implemented and ongoing.
SP-10; 11	(6-42)	Development in floodways	Implemented and ongoing.
SP-12	(6-42)	Master Storm Drain Study Plan	Implemented and ongoing. <b>Grant funds were secured in 2020 for an updated Master Storm Drain Study. A consultant was selected and expect project completion by end of 2021.</b>
SP-13	(6-42)	Airport height restriction policy	Ongoing implementation as needed.
SP-14	(6-42)	Detrimental and toxic discharge	Ongoing implementation via regulatory efforts of the Town's Onsite Sanitation Division, the County Dept. of Public Health Services and

SP-15	(6-43)	Projects to minimize soil erosion	RWQCB. Implemented an Erosion and Sediment Control Plan for all development projects complying with the Town's Phase II MS4 NPDES General Permit issued by the State Water Board.
SP-16	(6-43)	Erosion control on sloped lots	Ongoing implementation as needed.
SP-17	(6-43)	No development on slopes $\geq 30\%$	Ongoing implementation as needed.
SI-1	(6-43)	Standards for adequate fire flow	Implemented and ongoing.
SI-2	(6-43)	Review and amend existing roadway standards	Ongoing directive. Not implemented, lack of resources, staff, etc.
SI-3	(6-43)	Public safety impact fees	Partial funding implemented and ongoing.
SI-4	(6-43)	Public safety service fees	Not implemented at this time due to legal (Prop.218) constraints.
SI-5	(6-43)	Earthquake and fire danger Education for residents	Implemented and ongoing.
SI-6	(6-43)	Enforce UBC (bldg) and UFC (fire)	Implemented and ongoing.
SI-7	(6-43)	Adequate dry brush clearance	Implemented and ongoing.
SI-8	(6-43)	Amend ordinances as necessary to require erosion control	Ongoing and partially implemented.
SI-9	(6-43)	Evaluate and implement the Master Storm Drain Study	Ongoing as opportunities arise and funding sources become available.
SI-10	(6-43)	Adopt Airport Land Use Plan	Implemented.
SI-11	(6-43)	Airport Commission review	Ongoing implementation as needed.
SP-18; 19	(6-45)	Siting of HHW facilities	Functionally implemented and ongoing as a result of establishment and successful operation of the Town's HHW facility. <b>The facility was temporarily closed in 2020 due to lack of funding and staffing post-Camp Fire.</b>
SP-20; 21	(6-45)	Countywide HHW agreements	Ongoing. See County Hazardous Waste Management Plan.
SP-22	(6-45)	HHW transportation routes	Ongoing. See County Hazardous Waste Management Plan.
SP-23; 24	(6-45)	Siting of collection facilities in the industrial area	Implemented.

SI-12	(6-46)	Develop. to consider HHW Element	Ongoing implementation as needed.
SI-13	(6-46)	Regional facility siting	Ongoing implementation as needed.
SI-14	(6-46)	Hazardous waste data collection	Ongoing implementation as needed.
SI-15	(6-46)	Ordinances compliant with AB 2948	Ongoing implementation as needed.
SI-16	(6-46)	Develop HHW reduction program	Ongoing implementation as needed.
SI-17	(6-46)	Program to manage waste oil	Implemented.
SI-18;19	(6-46)	Develop HHW educational programs	Ongoing implementation as needed.
SI-20	(6-46)	HHW air quality standards	Ongoing and implemented.
SI-21;22	(6-46)	Collection and education programs	Ongoing and implemented.

**OPEN SPACE/CONSERVATION ELEMENT:**

OCEP-1; 2; 3	(6-49)	Scenic highway corridors	Implemented.
OCEP-4	(6-49)	New billboard size and location restrictions	Implemented and ongoing.
OCEP-5; 6	(6-49)	Protecting scenic view corridors	Ongoing implementation as needed.
OCEI-1	(6-50)	Development standards to maintain Integrity of scenic highway	Implemented via Town adoption of scenic highway zoning regulations.
OCEI-2	(6-50)	Utility locations in gateways	Implemented as needed.
OCEI-3	(6-50)	New billboard regulations	Implemented and ongoing.
OCEP-7	(6-51)	Open space as infill tool	Implemented, ongoing directive.
OCEP-8	(6-51)	Trailways with new development	Ongoing and partially implemented as needed; Yellowstone Kelly Heritage Trailway (formerly Paradise Memorial Trailway) extension completed in 2010 indicates progress.
OCEP-9	(6-51)	Public access to Lookout Point	Implemented and ongoing via Butte County.
OCEP-10	(6-51)	Linear park around trailway	Partially implemented/ongoing via Trailway Plan & recent improvements.
OCEP-11	(6-51)	Work with PRPD for park locations	Implemented and ongoing.
OCEP-12	(6-51)	Work to acquire open space	Ongoing directive and merits implementation due to 2018 Camp Fire circumstances.

OCEI-4;	(6-51)	Work with PRPD to develop open space specific plan	The PRPD adopted a revised and updated 15-year District Master Plan during 2010 that will assist in implementation of this directive.
OCEI-5	(6-51)	Park facilities consistent with GP	Implemented and ongoing.
OCEI-6	(6-51)	Expansion of Sphere of Influence	Not implemented due to lack of necessity.
OCEI-7	(6-51)	Open space east of Neal Rd	Partially implemented as an ongoing directive.
OCEP-13	(6-52)	Protect large trees	Ongoing directive and implemented as opportunities afforded.
OCEP-14; 15	(6-52)	Maintenance of natural habitat	Partially implemented and ongoing.
OCEP-16	(6-52)	Protect area fisheries	Partially implemented and ongoing.
OCEP-17	(6-52)	Protect deer herd migration routes	Ongoing directive.
OCEP-18; 19	(6-53)	Protect view sheds	Ongoing and partially implemented.
OCEP-20; 21	(6-53)	Protect neighboring views	Ongoing and partially implemented.
OCEP-22	(6-53)	Underground utilities encouraged	Partially implemented and ongoing. The Town established two new underground utility districts in 2016. During 2019 PG&E agreed to and commenced undergrounding some of its electrical transmission lines along the Skyway and within the Town. <b>During 2020, PG&amp;E installed an estimated 29 miles of underground utilities.</b>
OCEP-23	(6-53)	Preserve groundwater quality	Implemented and ongoing.
OCEP-24; 25	(6-53)	Protect town's water resources	Implemented and ongoing.
OCEP-26	(6-53)	Keep natural riparian vegetation	Partially implemented and ongoing via case by case analysis.
OCEP-27	(6-53)	Land uses near sensitive lands	Implemented and ongoing.
OCEP-28	(6-53)	Control grading in subdivisions	Implemented and ongoing. Adoption of 2019 California Green Building Standards Code has assisted.
OCEP-29	(6-53)	Golf course operation encouraged	Ongoing directive.
OCEP-30	(6-53)	Grey water usage ordinance	Implemented and ongoing. The Town adopted grey water use regulations in 2014.
OCEP-31	(6-53)	Retention of agricultural lands	Ongoing partial implementation.
OCEP-32; 33	(6-53, 54)	Identify ag and timber lands	Implemented.
OCEP-34; 35	(6-54)	Support programs to recycle	Implemented/ongoing via execution of a solid waste franchise agreement with NRWS.

OCEP-36	(6-54)	Archaeologically sensitive lands	Implemented and ongoing.
OCEI-8	(6-54)	Develop standards for stream and drainage way protection	Implemented and ongoing.
OCEI-9	(6-54)	Low density on sensitive land	Implemented and ongoing.
OCEI-10	(6-54)	Regulations for creek discharges	Implemented and ongoing via RWQCB and the Town's Wastewater Management District.
OCEI-11	(6-54)	Seek grants for reforestation	Partially implemented and ongoing as opportunity affords itself.
OCEI-12	(6-54)	Mitigation for tree removal	Largely implemented via tree ordinance regulations. <b>The Town was awarded a grant in 2020, through FEMA's Hazard Mitigation Grant Program, for the advanced planning of reseeded (due to loss of trees in the Camp Fire) in the Town's rights-of-way and public lands. The grant will include the study of how to control brush and provide for reseeded training to homeowners.</b>
OCEI-13	(6-54)	Encourage Arbor Day	Ongoing directive.
OCEI-14	(6-54)	Preserve natural wildlife areas	Implemented and ongoing.
OCEI-15	(6-54)	Undergrounding utilities	Partially implemented and ongoing. See OCEP 22.
OCEI-16	(6-54)	Acquire conservation easements	Not implemented; lack of funding.
OCEI-17	(6-54)	Establish Williamson Act program	Not implemented; lack of local opportunities.
OCEI-18	(6-55)	Compliance with CEQA archaeological impacts	Implemented and ongoing directive.
OCEI-19; 20	(6-55)	Use of qualified archaeologists	Implemented and ongoing.
OCEI-21; 22; 23; 24	(6-55)	Implement recycling programs	Implemented and ongoing. See OCEP-34; 35 and SP-18; 19 comments
OCEI-25	(6-55)	Eliminate leaf burning	Progress toward implementation has been achieved; Town Council has adopted regulations resulting in a reduction in leaf burning.
OCEI-26	(6-55)	Support water conservation	Partial implementation and ongoing. See note for LUP-6 and LUP-18.
OCEI-27	(6-55)	PRPD impact mitigation program	Implemented and ongoing.
OCEP-37	(6-56)	Cogeneration possibilities	Not implemented due to a history of limited opportunities and constraints predating the 2018 Camp Fire.
OCEP-38	(6-56)	Support recycling	Implemented.
OCEP-39	(6-56)	Siting of multi-family housing	Ongoing directive.



OCEP-40	(6-56)	Commercial sign design	Implemented by Town-wide Design Standards adopted in 2010.
OCEP-41	(6-57)	Landscape plan standards	Implemented and ongoing.
OCEP-42	(6-57)	Pedestrian and bicycle consideration in new subdivisions	Ongoing and partially implemented on a case by case basis.
OCEP-43	(6-57)	Bike lanes on collector streets	Implemented as opportunities arise.
OCEI-28	(6-57)	Energy conservation partnership	Partially implemented and ongoing.
OCEI-29	(6-57)	Energy conservation ordinance	Functionally implemented through adoption of 2016 Green Building Standards.
OCEI-30	(6-57)	Energy conservation in zoning	Ongoing directive.

#### **EDUCATION AND SOCIAL SERVICES ELEMENT:**

##### **SOCIAL SERVICES ELEMENT - (Education and Schools)**

ESP-1-7	(6-59)	School siting requirements	Ongoing directives; implemented as opportunities arise.
ESP-8	(6-60)	PUSD review of GP amendments	Ongoing directive.
ESP-9; 10	(6-60)	PUSD considerations for density	Implemented and ongoing.
ESI-1	(6-60)	PUSD to review GP amendments	Implemented and ongoing.
ESI-2	(6-60)	Notify PUSD of Fed or State develop.	Ongoing directives implemented as opportunities arise.
ESI-3; 4	(6-61)	Ongoing review of school sites	Ongoing directives implemented as opportunities arise.
ESI-5	(6-61)	Findings for school capacities	Not implemented. Local school enrollment levels do not appear to warrant current implementation.
ESI-6	(6-61)	PUSD impact mitigation program	Not implemented; prohibited by California State law.

##### **SOCIAL SERVICES ELEMENT - (Senior Services):**

ESP-11-13	(6-62)	Needs of the aging and elderly	Partially implemented and ongoing.
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ESP-14-16	(6-62)	Help improve senior facilities/svcs	Partially implemented and ongoing.
ESI-7	(6-62)	Work with senior groups	Partially implemented and ongoing but no formally established liaison.
ESI-8; 9	(6-62)	Add Community Services land uses	Implemented.
ESI-10	(6-62)	Alternative means to improve svcs	Partially implemented via federally funded Town housing programs.

#### **SOCIAL SERVICES ELEMENT - (Child Day Care):**

ESP-17-19	(6-63)	Large family daycare requirements	Implemented.
ESI-11	(6-63)	Streamline large family daycares	Implemented.

#### **SOCIAL SERVICES ELEMENT - (The Arts)**

ESP-20	(6-64)	Encourage art and retail crafts	Partially implemented and ongoing as opportunities are afforded.
ESP-21	(6-64)	Dramatic theater facility siting	Implemented and ongoing.
ESP-22	(6-64)	Add arts program opportunities	Implementation ongoing.
ESP-23	(6-64)	Local arts education program	Partially implemented and ongoing.
ESI-12	(6-64)	Ongoing support of the arts	Partially implemented.
ESI-13	(6-64)	Feasibility of art related incentives	Not being implemented by local government efforts but via private sector (Paradise Ridge Chamber, etc.).
ESI-14	(6-64)	Display local art within Town Hall	Partially implemented and ongoing. <b>No art, through the Paradise Art Center, has been displayed post-fire or during COVID due to restricted access to the building.</b>
ESP-24	(6-65)	Education on value of library	Limited implementation effort.
ESP-25	(6-65)	Assist in funding library programs	Not implemented. Such opportunities have yet to materialize.
ESP-26	(6-65)	Support offerings of local library	Limited implementation effort.

#### **SOCIAL SERVICES ELEMENT - (Library Services)**

ESI-15	(6-65)	TOP and library liaison	Limited implementation effort.
ESI-16	(6-65)	Consolidate library with TOP	Not implemented. No advocacy nor demand for implementation

currently exists.

**SOCIAL SERVICES ELEMENT - (Activities for Teenagers):**

ESP-27; 28	(6-66)	Facilities available for teens	Implemented and ongoing. Boys and Girls Club, PRPD programs/activities contribute greatly.
ESP-29	(6-66)	Solicit teen input	Limited implementation as opportunities are afforded.
ESI-17; 18	(6-66)	Develop avenues for teen input	Implemented as the opportunity arises.
ESI-19	(6-66)	Teens on citizen committees	Limited implementation.

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## M E M O R A N D U M

**AGENDA NO. 6(b)**

**TO:** Paradise Planning Commission

**FROM:** Susan Hartman, Community Development/Planning Director

**SUBJECT:** Planning Commission Discussion of the Draft Annual Housing Element Progress Report for Calendar Year 2020

**DATE:** February 9, 2021

### **BACKGROUND:**

Government Code Section 65400 requires each local jurisdiction to prepare an annual report on the status and progress in implementing its General Plan Housing Element using forms and definitions adopted by the California State Department of Housing and Community Development (HCD). The annual progress report must be submitted to HCD and the Governor's Office of Planning and Research (OPR).

Section 65400 further states that the annual Housing Element progress report "shall be at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments." In order to provide an opportunity for members of the public to provide this input, staff desires to provide the progress report for Town Council consideration during their regularly scheduled March 9, 2021 meeting, thereby facilitating submittal to HCD and OPR by the end of March 2021.

The attached annual Housing Element progress report reveals that, of a total of five hundred seven (507) new dwelling units, the majority of permits applied for were for above-moderate income dwelling units. The remaining units needed for the 2014-2022 planning period are only for very low-income levels at 121 units.

Since the adoption of the Housing Element on June 10, 2014 (Resolution 14-22), staff continues to pursue opportunities to further the implementation of housing program objectives in addition to those programs where implementation involves ongoing directives to promote affordable housing through various means. The report contains a detailed enumeration of each program and its implementation status as of December 31, 2020.

**COMMISSION ACTION REQUESTED:**

Be prepared to publicly discuss this matter and to provide direction via an adopted motion to staff regarding any specific recommendations to be forwarded to the Town Council to facilitate additional and/or further implementation of the 1994 Paradise General Plan Housing Element.

Attachment

Jurisdiction	Paradise	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	141										52	89
	Non-Deed Restricted							20	32				
Low	Deed Restricted	100	1		7	2						312	
	Non-Deed Restricted						61	88	153				
Moderate	Deed Restricted	93										237	
	Non-Deed Restricted		4		3	1		87	142				
Above Moderate		303	9		17	16		312	391			745	
Total RHNA		637											
Total Units			14		27	19	61	507	718			1346	89

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Cells in grey contain auto-calculation formulas

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Paradise		
Reporting Year	2020	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
HI-1: Reduce infrastructure constraints to development	Reduce constraints associated with wastewater disposal.	2014-2022	In Fall 2020, the Paradise Town Council approved the start of an 18-month EIR for a regional sewer option. In addition, a sewer committee was formed between the Town, City of Chico, and the Regional Water Board.
HI-2: Affordable housing resources	Promote affordable housing.	2014-2022	Approved float loan for the CHIP affordable housing fire rebuild (CHIP didn't end up needing loan).
HI-3: Affordable housing incentives	Reduction in development standards to promote affordable housing.	Mar. 2015	Issued building permits for a 56 unit senior apartment complex through a density bonus executed with the Town in 2018, which through the small nature of the units (+/- 425 sq ft/unit) will result in affordability.
HI-4: Density bonus	Compliance with Government Code Sections 65915 & 65917.	Feb. 2016	Zoning ordinance amendments consistent with GC Sections 65915 & 65917 were adopted and implemented in January 2015. Density bonuses currently in-place for multi-family projects utilizing clustered wastewater treatment.
HI-5: Publicly owned lands inventory	Develop and maintain inventory of public land within Town limits and its sphere of influence for potential housing sites.	2014-2022	No new public lands acquired resulting in new housing opportunities since an inventory was compiled in 2009.
HI-6: Housing authority	Support the Housing Authority's role in Public Housing Rental Program and Housing Choice Voucher program.	2014-2022	On-going directive; on-going implementation.
HI-7: Small lot consolidation and development	Encourage consolidation of small parcels for residential use.	Dec. 2015	On-going directive. Opportunities for small lot consolidation did not present themselves during 2020.
HI-8: Promote second units	Prepare a Second Units Handbook.	Dec. 2015	Grant funding was secured in 2020, through the Wildfire Resiliency & Planning Grant, that will fund the creation of an ADU handout scheduled for 2021.

