



Town of Paradise Planning Commission Meeting Agenda 6:00 PM – June 20, 2023

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

Planning Commission Staff:

Susan Hartman, Community Development Director

Planning Commission Members:

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

CALL TO ORDER

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

ROLL CALL

1. APPROVAL OF MINUTES

1a. Approve Regular Meeting Minutes of May 16, 2023.

2. COMMUNICATION

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

3. PUBLIC COMMUNICATION

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

***** PUBLIC HEARING PROCEDURE *****

- | | |
|------------------------------------|--------------------------------|
| A. Staff comments | 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 exempt from environmental review:

West Family Homes, Inc. Conditional Use Permit Application (PL-23-00040): Planning Commission consideration of a request for the reconstruction and minor expansion of a legal nonconforming 10-unit multiple family development that was destroyed in the Camp Fire. The project proposal consists of 10, 1-bedroom units within three buildings with a total square footage of 6,160 square feet as well as some associated improvements such as a garbage enclosure. The project site is a 0.71-acre property zoned Town Residential 1/3 acre minimum (TR 1/3) and is located at 5905 Oliver Road, further identified with Assessor’s Parcel No. 052-170-034.

6. OTHER BUSINESS - None

7. COMMITTEE ACTIVITIES

8. COMMISSION MEMBERS

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

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	



Town of Paradise Planning Commission Minutes 6:00 PM – May 16, 2023

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

CALL TO ORDER by Chair Costa at 6:00 p.m. who led the pledge of Allegiance to the Flag of the United States of America.

PLANNING COMMISSIONERS PRESENT: Carissa Garrard (Via Teams), Charles Holman, Zeb Reynolds (Via Teams) and Lynn Costa, Chair

PLANNING COMMISSIONERS ABSENT: Kim Morris

1. APPROVAL OF MINUTES

- 1a. **MOTION by Holman, seconded by Garrard**, approved regular meeting minutes of March 21, 2023. Roll call vote was unanimous with Morris absent and not voting.

2. SWEARING IN OF NEWLY APPOINTED PLANNING COMMISSIONERS

- 2a. Deputy Town Clerk Melanie Elvis swore in newly appointed Planning Commissioner Lynn Costa, whose term will commence July 1, 2023.
- 2b. Deputy Town Clerk Melanie Elvis swore in newly appointed Planning Commissioner Carissa Garrard, whose term will commence July 1, 2023.

3. COMMUNICATION

- 3a. Community Development Director Susan Hartman shared that Town Council passed the final adoption of the Short-Term Housing Ordinance in May; the Butte County Fire Safe Council will help facilitate Phase II of the Category 4 Hazardous Tree Removal Program when FEMA funding has been approved; and the Town Council will consider the creation of an Art's Commission to as a way to regulate and support murals and public art in Town.

4. PUBLIC COMMUNICATION - None

5. CONTINUED PUBLIC HEARING - None

6. PUBLIC HEARING

- 6a. Assistant Planner Anne Vierra presented the on the proposed revocation of the RV Temporary Use Permit at 6441 Moss Lane.

Chair Costa opened the public hearing at 6:15 p.m.

There were no public comments.

Chair Costa closed the public hearing at 6:15 p.m.

MOTION by Holman, seconded by Reynolds, approved the RV Temporary Use Permit Revocation at 6441 Moss Ln, Paradise: a temporary use permit authorizing occupancy of an RV authorized under Urgency Ordinance 612 relating to interim housing which is in violation of the ordinance standards. Roll call vote was unanimous with Commissioner Morris absent and not voting.

- 6b. Community Development Director Susan Hartman presented the proposed General Plan Amendment/Rezone Application for Paradise Irrigation District at 6332 and 6344 Clark Rd.

Chair Costa opened the public hearing at 6:23 p.m.

1. PID board member, Chris Rehmann, spoke in favor of this item and shared Paradise Irrigation District's desire to capture a wider audience with the ability to place an electronic sign on Clark Road.
2. Joanne Ramsey asked if it would affect their street in any way.

In response to Ms. Ramsey's question, Community Development Director Susan Hartman clarified that if the rezone application were approved, it would only affect the applicant's properties at 6332 and 6344 Clark Road.

Chair Costa closed the public hearing at 6:26 p.m.

MOTION by Costa, seconded by Holman, adopted Planning Commission Resolution No. 2023-02, "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 (PID: PL23-00042)", recommending Town Council approval of an amendment to the Town of Paradise General Plan land use designation affecting ± 4.06 acres of property from Town Commercial (TC) to Community Service (CS) and change the zoning for the same property from Community Commercial (CC) to Community Facilities (CF) to reassign the zoning previously assigned to Paradise Irrigation District at their prior location on Black Olive Drive. The project site is located at 6332 & 6344 Clark Road, further identified as Assessor's Parcel Nos. 053-012-022 and 053-150-197. Roll call vote was unanimous with Commissioner Morris absent and not voting.

7. OTHER BUSINESS - None

8. COMMITTEE ACTIVITIES – None

9. COMMISSION MEMBERS

9a. Community Development Director Susan Hartman shared that an application for a 10-unit multi-family rebuild on Oliver will be brought to the Commission in either June or July.

10. ADJOURNMENT

Chair Costa adjourned the meeting at 6:29 p.m.

Date Approved:

By:

Attest:

Lynn Costa, Chair

Melanie Elvis, Deputy Town Clerk



Town of Paradise
Planning Commission Agenda
Summary

Agenda Item: 5(a)

Date: June 20, 2023

ORIGINATED BY: Nick Bateman, Associate Planner
REVIEWED BY: Susan Hartman, Planning Director
SUBJECT: Review of West Family Homes Conditional Use Permit application (PL23-00040) requesting Planning Commission permission to rebuild and make a minor expansion to a legal nonconforming multi-family land use at 5905 Oliver Road, APN 052-170-034.

COMMISSION ACTION REQUESTED:

1. Adopt the required finding for approval as provided by staff and approve the West Family Homes Conditional Use Permit Application (PL23-00040) to allow the reestablishment and minor expansion of a legal nonconforming multi-family land use.

General Information:

Applicant: Tyler West
West Family Homes, inc.
PO Box 937
Paradise, CA 95967

Location: 5905 Oliver Road, Paradise, CA 95969

Purpose: To provide apartment housing in Paradise.

Present Zoning: TR 1/3 (Town Residential with a 1/3 acre minimum)

General Plan Designation: TR (Town Residential)

Existing Land Use: This property is currently vacant, having previously held 10, one-bedroom apartments that were destroyed in the 2018 Camp Fire. Today the parcel holds only the paved parking area of the previous development and the septic infrastructure that supported the previous development.

Surrounding Land Use:

North:	Oliver Road – A public street
East:	A vacant residential parcel with TR 1/3 zoning
South:	Three residential parcels with TR 1/3 zoning, one of which has an issued building permit.
West:	Three vacant residential parcels with TR 1/3 zoning.

Background:

The property previously supported 10, one-bedroom apartments that were 560 square feet each for a total of 5,600 square feet. The structures were laid out in the same arrangement as the proposed project. All structures on the property were destroyed in the 2018 Camp Fire. Today the property retains the parking area and septic infrastructure from the previous development. Both the paved parking area and the septic would be reused in the proposed rebuild.

The proposed project includes the construction of three residential structures containing the 10 apartments. These include two single-story fourplex's and one single-story duplex. The proposed units are 616 square feet each totaling a square footage of 6,160, a minor increase of 560 square feet from the pre-fire development. The developer has opted to modify mastered duplex plans to save costs and time in development. The proposed units are arranged to bound a rectangular parking facility on three sides with entrances facing inwards to the parking area. Other improvements include a new required garbage enclosure.

The subject parcel is located on Oliver Road, a public street, near Skyway and north of Elliott Road. The subject parcel is identified as 5905 Oliver Road with assessor's parcel number 052-170-034. The property is 0.71 acres in size with a zoning designation of Town residential with a 1/3 acre minimum (TR 1/3). The TR 1/3 zoning does not support multi-family development, but the reestablishment of the legal nonconforming development is possible through the approval of a conditional use permit.

Analysis:

The proposed development is considered a multi-family land use, which is not permitted in the TR 1/3 zoning area. Due to the multi-family existence before the current zoning standards, the use was considered legal nonconforming, and can be reestablished through the approval of a conditional use permit.

The project application has received favorable responses from the commenting departments and agencies. The project is proposed in a location that appears to be reasonable for its proposed purpose due to its similar pre-fire use, its proximity to other multi-family uses, proximity to commercial zoning, and its proximity to major evacuation routes.

The proposed development does not appear to be out of character for the neighborhood, despite the legal nonconforming status of the multi-family land use. This parcel supported the previous similar land use prior to the fire and was well ingrained into the neighborhood. Surrounding parcels include a mix of zoning designations but is primarily single-family residential. Commercial zoning bounds the west side of Skyway at the intersection of Oliver and Skyway. A multiple family (MF) zoned parcel is located across the street at the intersection of Oliver and Camellia. The project area is otherwise surrounded by single family zoning sharing the TR 1/3 zoning designation.

Environmental Review:

This project can be found exempt from the California Environmental Quality Act (CEQA) under Section 15302, Class 2, *Replacement or Reconstruction* as this project consists of the reestablishment and minor expansion of this multi-family land use and making related property improvements.

Recommendation:

Adopt the required findings for approval as provided by staff and approve the West Family Homes Conditional Use Permit application (PL23-00040) to allow the reestablishment and minor expansion of the proposed multi-family land use.

Required Findings for Approval:

- a. Find that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Class 2) of the CEQA guidelines.
- b. Find that, **as conditioned**, approval of the West Family Homes conditional use permit can be found to be consistent with the provisions of Title 17 (zoning) of the Paradise Municipal Code as well as the goals and land use policies of the current 1994 Paradise General Plan.
- c. Find that the project, **as conditioned**, is compatible with surrounding land uses and would not be detrimental to the health, safety, and general welfare of the residents of the Town of Paradise.

GENERAL CONDITIONS

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the use permit may become subject to revocation by the Town of Paradise.
2. Outside light fixtures associated with the project shall be designed to not exceed a height of sixteen feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.
3. Minor changes to the interior and/or exterior design of the project may be approved administratively by the Town Planning Director upon submittal of a written request for such changes if the requested changes are consistent with the overall intent of the project and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal use permit modification review by the Planning Commission and the payment of the appropriate processing fees.

4. Pay all applicable development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.
5. All work within the public right of way is subject to Town issuance of an encroachment permit. Applicant shall secure an encroachment permit from the Town of Paradise Public Works Department, Engineering Division. All work in the public right-of-way requires a licensed, bonded, and insured contractor.
6. Secure Design Review approval of architectural design for the proposed project and for the establishment of any new sign structures and maintain the property in a manner consistent with the Town of Paradise Design Standards. The proposed buildings shall be designed and constructed of non-glare material.

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

CONSTRUCTION CODES

7. Meet the requirements of the Town Building Official regarding the submittal of construction plans, building permit applications, and all applicable town adopted construction code requirements.

SITE DEVELOPMENT

8. Submit three (3) copies of an engineered site plan related to the project site's proposed new features (i.e. parking facility, walkways, encroachment, etc.) to the Engineering Division for approval prior to building permit issuance (site plan must show all grading and other relevant details including, but not limited to: finished floor, finished grade, contours, slopes, limit of grading, curb, gutter and sidewalk improvements, ADA paths of travel, and curb ramp.) Approval of the engineered site plan by the Town Engineer is required PRIOR TO COMMENCEMENT of site work for the project.
9. Submit an erosion & sediment control plan worksheet to the Town Public Works Department for approval by the Town Engineer PRIOR to the start of any earthwork. Show all erosion control devices and sedimentation basins required by Paradise Municipal Code Section 15.04.280.
10. Deed thirty (30') from the center of the Oliver Road right-of-way in a manner deemed satisfactory to the Town Engineer or provide a recorded document showing that this requirement has been met.
11. Submit application materials and secure issuance of a repair permit for the replacement of two septic tanks through the Town Onsite Wastewater Division.

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

CONSTRUCTION CODES

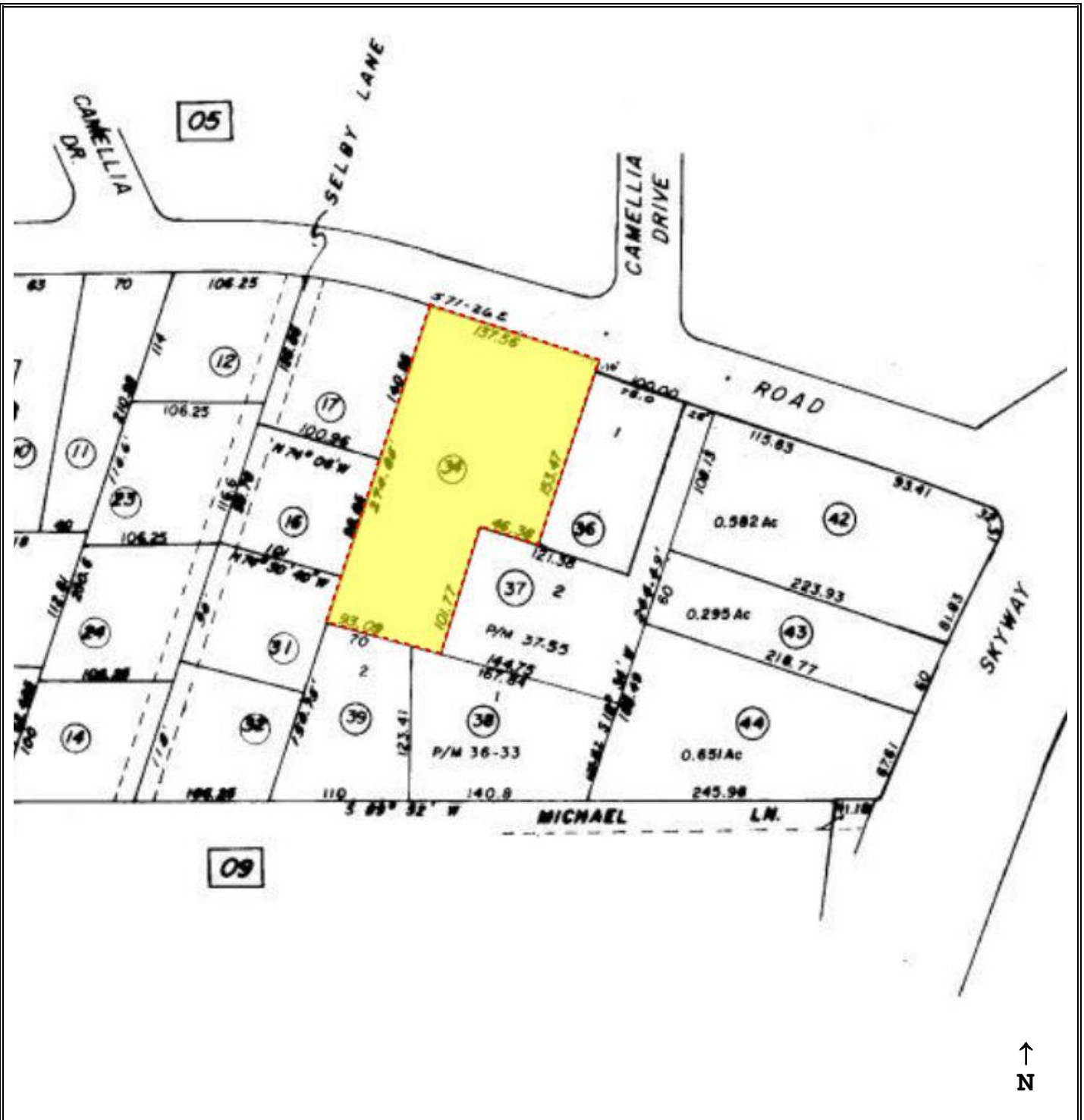
12. The use of the property for this proposed purpose shall be contingent upon successful inspection by the Town Development Services Department, Building Division and obtaining a signed certificate of occupancy. The applicant shall schedule and pay for all necessary inspections and shall comply with all requirements and conditions imposed by the Building Division.
13. Construct and install all proposed and required facilities shown on the engineered and detailed site plan(s) approved by the Town Engineer.
14. The applicant shall submit a comprehensive construction and demolition recycling plan, which meets all local, state, and federal regulations, for review and approval by the Town Development Services Department, Building Division.
15. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.

SITE DEVELOPMENT

16. Meet all requirements of the Paradise Irrigation District (PID) including the service lateral replacements, meter upgrades, and backflow prevention assembly. in accordance with the written comments from PID staff dated 5/4/2023 and on file with the Town Development Services Department.
17. Submit landscaping plans and current application fee to the Development Services Department, Planning Division in accordance with Paradise Municipal Code requirements consisting of a minimum of 10% of the developed area and install approved landscape materials in a manner deemed satisfactory to the town Planning Director. Installation of required landscape materials may be guaranteed by a bond (or a similar financial instrument) for a limited additional period of time determined by the Planning Director to be appropriate (ex: 90 days). Landscape Plans shall be designed in accordance with the requirements of the State of California Model Water Efficient Landscape Ordinance (MWELO). No final building inspection or occupancy shall be permitted until the landscape plans for the project have been formally approved by the Town of Paradise and landscape materials have been installed (or bonded to guarantee installation).
18. Building facades shall be in conformance with the approved Architectural Design Review elevations.
19. Meet all requirements of Northern Recycling & Waste Services regarding the construction and installation of the required garbage enclosure.

**LIST OF ATTACHEMENTS FOR THE WEST FAMILY HOMES CONDITIONAL USE
PERMIT APPLICATION (PL23-00040)**

1. Project location map
2. Affidavit of public mailing notice
3. Mailing labels for public notice
4. Summary of department responses
5. Department responses - forms and emails
6. Project Site plan
7. Project architectural elevations
8. Project application materials
9. CEQA Notice of Exemption



APPLICANT: West Family Homes, Inc.		West Family Homes, Inc. Conditional Use Permit
OWNER: Estelle E. Hocherman Trust		
PROJECT DESCRIPTION: Conditional use permit application for the reconstruction and minor expansion of a legal nonconforming multiple family land use consisting of 10, 1-bedroom units that was destroyed in the 2018 Camp Fire. The project site is located on a 0.71-acre parcel at 5905 Oliver Road.		
ZONING: Town Residential 1/3 (TR 1/3)	GENERAL PLAN: Town Residential (TR)	FILE NO. PL23-00040
ASSESSOR PARCEL NOS. 052-170-034		MEETING DATE: 6/20/23

NOTICE OF PUBLIC HEARING PARADISE PLANNING COMMISSION

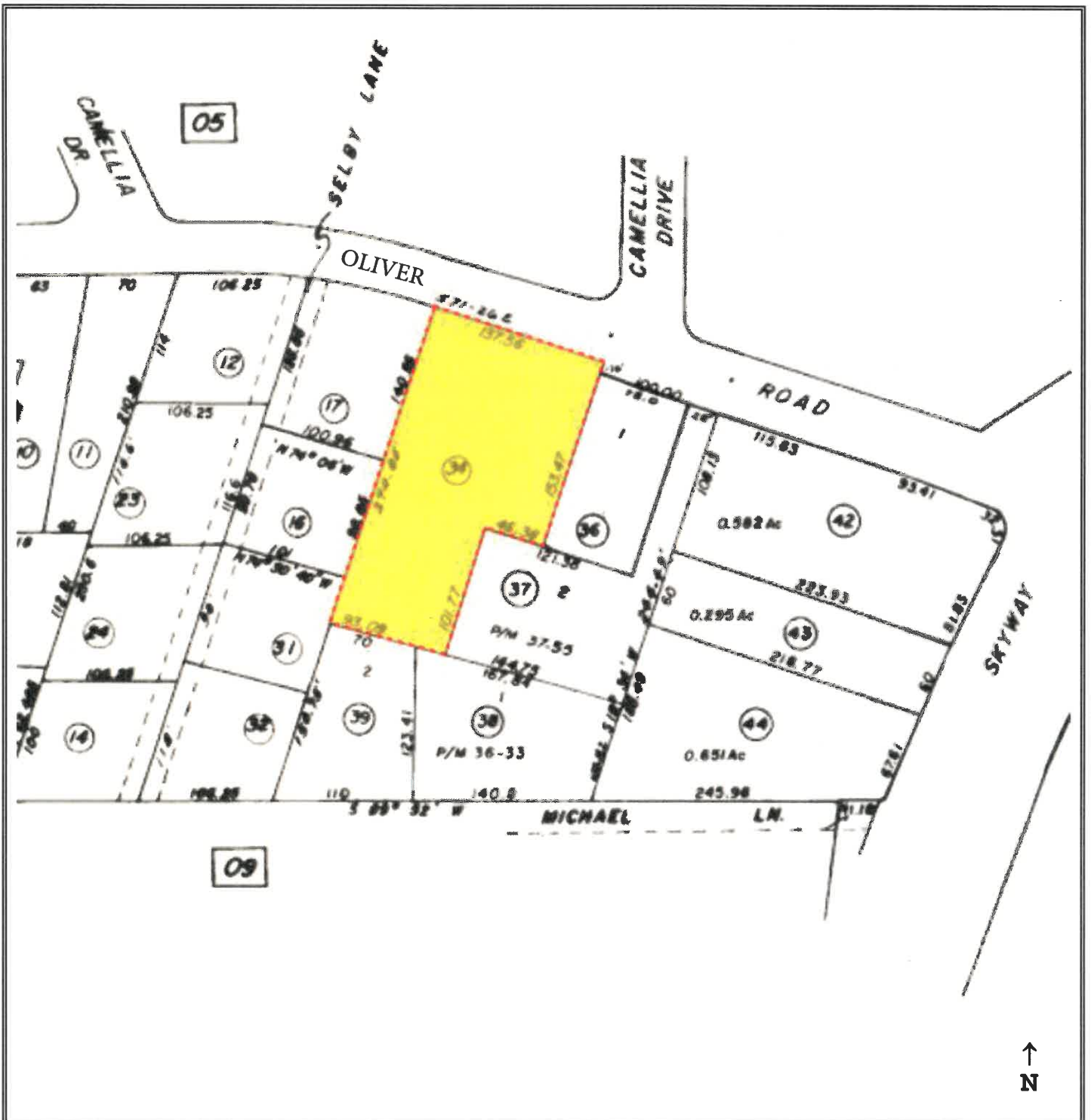
NOTICE IS HEREBY GIVEN by the Paradise Planning Commission that a public hearing will be held on **Tuesday, June 20, 2023, at 6:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, California, regarding the following project:

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

West Family Homes, Inc. Conditional Use Permit Application (PL23-00040): Planning Commission consideration of a request for the reconstruction and minor expansion of a legal nonconforming 10-unit multiple family development that was destroyed in the Camp Fire. The project proposal consists of 10, 1-bedroom units withing three buildings with a total square footage of 6,160 square feet as well as some associated improvements such as a garbage enclosure. The project site is a 0.71-acre property zoned Town Residential 1/3 acre minimum (TR 1/3) and is located at 5905 Oliver Road, further identified with Assessor's Parcel No 052-170-034.

The project files are available for public inspection at the Development Services Department, Building Resiliency Center, 6295 Skyway, Paradise, CA 95969. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town of Paradise Planning Director at, or prior to, the public hearing. For further information please contact the Community Development Department at (530) 872-6291, extension 423.

Susan Hartman
Planning Director



APPLICANT: West Family Homes, Inc.		West Family Homes, Inc. Conditional Use Permit
OWNER: Estelle E. Hocherman Trust		
PROJECT DESCRIPTION: Conditional use permit application for the reconstruction and minor expansion of a legal nonconforming multiple family land use consisting of 10, 1-bedroom units that was destroyed in the 2018 Camp Fire. The project site is located on a 0.71-acre parcel at 5905 Oliver Road.		
ZONING: Town Residential 1/3 (TR 1/3)	GENERAL PLAN: Town Residential (TR)	FILE NO. PL23-00040
ASSESSOR PARCEL NO. 052-170-034		MEETING DATE: 6/20/23

Apn
Owner
Owner2
Street_Address
City_State_Zip

052-170-034-000
Hoeherman Estelle E Revocable Trust
C/O Arthur J Pollock Successor Trustee
702 Sandpoint Ave Ste 7301
Sandpoint Id 83864

052-050-027-000
Pieters Caro F Living Trust
C/O Pieters Caro F Trustee
41 Cedar St
San Carlos Ca 94070

052-050-028-000
Nebel Tim Etal
Davis Jodie
4820 Pentz Rd
Paradise Ca 95969

052-050-043-000
Burnham Marjorie Janet Rev Living Trust
C/O Burnham Marjorie Janet Trustee
Po Box 4059
Paradise Ca 95967

052-050-044-000
Wood Michael Lee & Debra Joan
101 Ahwahnee Cmns Apt 23
Chico Ca 95928

052-050-048-000
Mcgehee Family Trust
C/O Mcgehee Bruce & Cheryl Trustees
14331 Troy Way
Magalia Ca 95954

052-050-049-000
Howe Matthew
246 E Mill St
Orland Ca 95963

052-050-063-000
Protestant Epscl Ch In Diocese Of No Ca
St Nicholas Episcopal Church
5872 Oliver Rd
Paradise Ca 95969

052-090-041-000
Gregory Doyle F
Po Box 7153
Chico Ca 95927

052-090-043-000
Keobouahom Lok & Mankhamsene Khek
692 Michael Ln
Paradise Ca 95969

052-090-047-000
Keobouahom Lok & Mankhamsene Khek
6689 Skyway
Paradise Ca 95969

052-090-054-000
Robrad Limited Partnership
Po Box 7153
Chico Ca 95927

052-090-055-000
Gregory Doyle F & Nina
Po Box 7153
Chico Ca 95927

052-170-005-000
Christensen Alan A & Linda C Jt
1866 Eaton Rd Apt 17
Chico Ca 95973

052-170-006-000
Sakschewski Dale E & Cherie Lynn
25 Beacham Loop
Chico Ca 95973

052-170-011-000
Gorman Nina L Revocable Living Trust
C/O Gorman Nina L Trustee
4240 Hildale Ave
Oroville Ca 95966

052-170-012-000
Keenan Gary N & Pamela Ann
218 Slate Creek Rd
Whitebird Id 83554

052-170-014-000
Franks Mark N & Jennifer S
1848 Deep Creek Dr
Sparks Nv 89434

052-170-016-000
Dawson Bryan & Catherine A
1155 Orange Ct
Eustis Fl 32726

052-170-017-000
Troyer Denver
19634 Gazelle Pl
Cottonwood Ca 96022

052-170-023-000
Mayhew Claudia
2442 W 10th St
Washougal Wa 98671

052-170-024-000
Hughes William G & Sandra E Jt
1281 S 1125 E
Clearfield Ut 84015

052-170-031-000
Brehmer Aaron E & Janet L Etal
325 Trollinger St
Randleman Nc 27317

052-170-032-000
Douglas Christine L Family Trust
C/O Douglas Christine L Trustee
Po Box 3574
Chico Ca 95927

052-170-036-000
Hoeherman Estelle E Revocable Trust
C/O Pollock Arthur J Trustee
702 Sandpoint Ave Ste 7301
Sandpoint Id 83864

052-170-037-000
Phe Llc
6331 Skyway
Paradise Ca 95969

052-170-038-000
Jackson Leslie
6510 Carisbrooke Ln
Austin Tx 78754

052-170-039-000
Deaton James M
689 Michael Ln
Paradise Ca 95969

052-170-042-000
Needham Geraldine M
6851 Lunar Ln
Paradise Ca 95969

052-170-043-000
NEEDHAM DAVID
6851 LUNAR LN
PARADISE CA 95969

052-170-044-000
NEEDHAM RANDY
1869 DEVONSHIRE DR
CHICO CA 95928

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
6161 Clark Road Ste. 2
Paradise, CA 95969

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

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

WEST COP



Town of Paradise Department Responses

PL23-00040	West Family Homes Conditional Use Permit																																																																	
Commenting Department	Date received	Comment																																																																
Building	5/5/23	<p>The below checklist refers to issuance and final of building permit I = Required for Issuance F = Required for Project Final na = Not applicable</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">I</th> <th style="width: 5%;">F</th> <th style="width: 5%;">na</th> <th style="text-align: center;">BUILDING</th> </tr> </thead> <tbody> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>3 sets of construction plans</td></tr> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Structural calculations (2 sets)</td></tr> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Title 24 energy calculations (2 sets)</td></tr> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Truss calculations (2 sets)</td></tr> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Special Permit Zone certification letter (flood zone)</td></tr> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Fire sprinkler system plans (2 sets)</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td>Hydrant fire flow (@ Station #81)</td></tr> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Grant deed and legal description</td></tr> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>Development Impact Fees</td></tr> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>PUSD Impact Fees</td></tr> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td>PRPD Impact Fees</td></tr> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>PID water service clearance</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td>Butte County Environmental Health clearance</td></tr> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td>Construction & Demolition Recycling Plan</td></tr> <tr><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td>Plans on CD</td></tr> </tbody> </table> <p>No other comments received. Agency has the capacity to serve the project.</p> <p><i>Tony Lindsey, Building Official</i></p>	I	F	na	BUILDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3 sets of construction plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural calculations (2 sets)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Title 24 energy calculations (2 sets)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Truss calculations (2 sets)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special Permit Zone certification letter (flood zone)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire sprinkler system plans (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hydrant fire flow (@ Station #81)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development Impact Fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PUSD Impact Fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PRPD Impact Fees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PID water service clearance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Butte County Environmental Health clearance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construction & Demolition Recycling Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plans on CD
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	5/12/23	<p>Engineering Requirements Prior to CUP Issuance</p> <ol style="list-style-type: none"> 1. <i>Site Plan conceptually approved. Notes for building permit shown below:</i> <ol style="list-style-type: none"> a. <i>Site Plan and site grading requirements per PMC 15.02.150 (finished floor, finished grade, site grading, slopes, contours, overland release, etc.) including CBC requirements of 5% away on landscape for 10' and 2% away on hardscape for 5' required for building permit issuance.</i> b. <i>Portions of the site contain the Special Permit Zone, see attached Parcel Flood Information report. Information regarding proposed drainage required to be shown on building permit submittal plans, notably on the north eastern portion where flooding is modelled.</i> 2. <i>Right of Way Dedication required for building permit issuance. CIP 9391 Oliver Rd Bike Path will be installed fronting this parcel. Please coordinate with Town Engineering on driveway design as the Oliver Curve Bike Path will eventually be installed.</i> <p>Engineering Requirements Prior to Building Permit Issuance</p> <ol style="list-style-type: none"> 1. <i>Site Plan and site grading requirements per PMC 15.02.150 (finished floor, finished grade, site grading, slopes, contours, overland release, etc.) including CBC requirements of 5% away on landscape for 10' and 2% away on hardscape for 5' required.</i> 2. <i>Portions of the site contain the Special Permit Zone, see attached. Information regarding proposed drainage required to be shown, notably on the north eastern portion where flooding is modelled.</i> 3. <i>Encroachment Permit required. Pre-con meeting required prior to construction. Please coordinate with Town Engineering on driveway design as CIP 9391 Oliver Curve Bike Path will eventually be installed fronting this parcel.</i> 4. <i>Right of Way Dedication required. Oliver Rd requires 30 foot from centerline.</i> 5. <i>Erosion and Sediment Control Plan required</i> (https://www.townofparadise.com/pwe/page/stormwater-management-program) <p>“Since the parcel is developing as a legal non-conforming rebuild engineering will accept the site layout as shown. Please note we will work with them directly on incorporating a Class 1 Bike Path (CIP 9391 Oliver Curve Pathway Project) fronting the parcel, at which point we will require a wide driveway to accommodate 2 cars (1 in / 1 out). This will aid in reducing traffic issues on Oliver.”</p> <p>David Kehn, Town Engineer</p>
Fire	5/5/23	<p>No comments received. Agency has the capacity to serve the project.</p> <p>Tony Lindsey, Fire Marshal</p>



Onsite / Wastewater	5/5/23	<p>The below checklist refers to issuance and final of building permit I = Required for Issuance F = Required for Project Final na = Not applicable</p> <table border="1" data-bbox="558 283 1446 625"> <thead> <tr> <th>I</th> <th>F</th> <th>na</th> <th>ONSITE SANITATION</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Land Use Review (minor/major)</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>New construction permit</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Building clearance (minor/major)</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Upgrade/Alteration permit</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Repair permit – check if electrical is required</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Wastewater easement/covenant</td> </tr> </tbody> </table> <p>Conditions prior to issuance <i>“A repair permit is required for the replacement of two septic tanks.”</i></p> <p>Bob Larson, Town Onsite Official</p>	I	F	na	ONSITE SANITATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Land Use Review (minor/major)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	New construction permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building clearance (minor/major)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Upgrade/Alteration permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair permit – check if electrical is required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wastewater easement/covenant
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Police department	4/24/23	<p>No comments received. Agency has the capacity to serve the project.</p> <p>Eric R. Reinbold – Chief of Police</p>																												
Paradise Irrigation District	5/4/23	<p>Conditions prior to permit final</p> <p><i>“Our records indicate that PAN 052-170-034 was previously served by three, ¾-inch metered service connections. At the time of this response the water quality advisory has not been lifted at the service laterals, however, the main serving the laterals has been tested and found to be potable. Service latera replacements and backflow preventer installations are required at this parcel to lift the water quality advisory. The service laterals will be replaced in their previous location unless otherwise determined by PID. Contact PID if the planned development or code upgrades prompt any size upgrades to the meters, services, or backflows. Costs for any necessary upgrades are the responsibility of the property owner. It is recommended that the customer contacts PID early on in their process or once a building permit is issued for this property. Please contact the PID office at 530-877-4971 for questions or assistance in establishing potable water service.</i></p> <p>Blaine Allen, PID District Engineer.</p>																												
Northern Recycling & Waste Services	5/2/23	<p>Comments</p> <p><i>“I did speak with Tyler West about the enclosure size and parking lot access. The enclosure looks great however we are concerned about no turn around as weekly collection trucks will be required to back out into Oliver to exit the pull in enclosure. We talked about landscape that would not obstruct views at the driveway entrance. He was also looking at other potential enclosure locations closer to Oliver.”</i></p>																												



		<p><i>“The enclosure can possibly remain as proposed with wheel carts that the truck can back from street. So we can be flexible as Tyler is aware that the parking lot creates some limitations in services.”</i></p> <p>Doug Speicher, NRWS General Manager</p>
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TOWN OF PARADISE DEVELOPMENT SERVICES DEPARTMENT

DEVELOPMENT REVIEW REQUEST

TO: CSS, Onsite, ENG, PID, PD, and NRWS.

FROM: Nick Bateman, Associate Planner

REQUEST: REVIEW AND COMMENT

DESCRIPTION OF PROJECT: Conditional use permit application for the reconstruction and minor expansion of a legal nonconforming multi-family land use consisting of ten one-bedroom units. The property is zoned Town Residential 1/3 acre minimum and is approximately 0.71 acres. The property is located on Oliver Road, a public road.

LOCATION: 5905 Oliver Road

AP NOS.: 052-170-034

APPLICANT: West Family Homes / Tyler West

CONTACT PHONE: 530-966-0614 / tylerwest52@aol.com

DATE DISTRIBUTED: 4/21/23

RETURN DATE REQUESTED: 5/5/23

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)



CSS

4/25/22

Signature

Agency

Date

DEVELOPMENT SERVICES PROJECT APPLICATIONS

I = Required for Issuance F = Required for Project Final na = Not applicable

I	F	na	BUILDING	I	F	na	ENGINEERING
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3 sets of construction plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Encroachment permit (must be licensed and bonded)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Structural calculations (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grading permit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Title 24 energy calculations (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion control plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Truss calculations (2 sets)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Onsite civil improvement plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special Permit Zone certification letter (flood zone)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Engineered site plan
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot merger application (\$645.46 deposit)
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construction & Demolition Recycling Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Design review (sign / architectural)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plans on CD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entitlement (Admin permit/Site Plan Rev/Cond. Use Pmt)
I	F	na	ONSITE SANITATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree removal permit
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Land Use Review (minor/major)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree hearing (5-30 minor, 31+ major)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	New construction permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscape plan (\$318.20)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building clearance (minor/major)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree preservation/protection plan (\$106.07)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Upgrade/Alteration permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Offsite parking review (\$176.07)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repair permit – check if electrical is required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Address assignment
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wastewater easement/covenant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

TOWN OF PARADISE DEVELOPMENT SERVICES DEPARTMENT

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AP NOS.: 052-170-034

APPLICANT: West Family Homes / Tyler West

CONTACT PHONE: 530-966-0614 / tylerwest52@aol.com

DATE DISTRIBUTED: 4/21/23

RETURN DATE REQUESTED: 5/5/23

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

David Kehn	Engineering	5/4/23
Signature	Agency	Date

CONDITIONS PRIOR TO ISSUANCE:

Engineering Requirements Prior to Admin Permit Issuance

1. Site Plan conceptually approved. Notes for building permit shown below:
 - a. Site Plan and site grading requirements per PMC 15.02.150 (finished floor, finished grade, site grading, slopes, contours, overland release, etc.) including CBC requirements of 5% away on landscape for 10' and 2% away on hardscape for 5' required for building permit issuance.
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CONDITIONS PRIOR TO PERMIT FINAL:

Bateman, Nick

From: Kehn, David
Sent: Friday, May 12, 2023 9:53 AM
To: Bateman, Nick
Cc: Stanley, Ashley; Hartman, Susan
Subject: RE: Development Review Request - PL23-00040 - 5905 Oliver Road

Nick,

Since the parcel is developing as a legal non-conforming rebuild engineering will accept the site layout as shown. Please note we will work with them directly on incorporating a Class 1 Bike Path (CIP 9391 Oliver Curve Pathway Project) fronting the parcel, at which point we will require a wide driveway to accommodate 2 cars (1 in / 1 out). This will aid in reducing traffic issues on Oliver.

Thank you.



David Kehn

Capital Projects Manager
Public Works Department
Town of Paradise | (530) 872-6291 x171
[Website](#) | [Contact Us](#) | [Facebook](#)

From: Bateman, Nick <nbateman@townofparadise.com>
Sent: Friday, May 12, 2023 8:58 AM
To: Kehn, David <dkehn@townofparadise.com>
Cc: Stanley, Ashley <astanley@townofparadise.com>; Hartman, Susan <shartman@townofparadise.com>
Subject: RE: Development Review Request - PL23-00040 - 5905 Oliver Road

Hi David,

Just sending a quick follow up on our conversation yesterday. NRWS indicated they were a little concerned that a garbage truck would be unable to turn around within the parking lot of this property and would need to use Oliver. Not sure if they would back in or need to use Oliver to back out but it does present some safety concerns. I wanted to get engineering's take on it. Can you please let me know if this causes any extra concern? See Doug's response attached.

Thank you,



Nick Bateman

Associate Planner
Town of Paradise | (530) 872-6291 x 423
[Website](#) | [Contact Us](#) | [Facebook](#)

TOWN OF PARADISE DISCLAIMER: This email and any attachment may contain private, confidential, and privileged material for the sole use of the intended recipient. Any review, copying, or distribution of this email, or any attachments thereto by other than the Town of Paradise or the intended recipient is strictly prohibited. If you are NOT the intended recipient, please contact the sender immediately and permanently delete the original and any copies of this email and any attachments thereto.

From: Kehn, David <dkehrn@townofparadise.com>
Sent: Thursday, May 4, 2023 11:11 AM
To: Bateman, Nick <nbateman@townofparadise.com>
Cc: Stanley, Ashley <astanley@townofparadise.com>; Nelson, Katherine <knelson@townofparadise.com>; Canright, Jonah <jcanright@townofparadise.com>; Samons, Patti <psamons@townofparadise.com>
Subject: RE: Development Review Request - PL23-00040 - 5905 Oliver Road

Nick,

See attached DRR with engineering comments. Comments also shown below for reference.

Engineering Requirements Prior to Admin Permit Issuance

1. Site Plan conceptually approved. Notes for building permit issuance requirements shown below:
 - a. Site Plan and site grading requirements per [PMC 15.02.150](#) (finished floor, finished grade, site grading, slopes, contours, overland release, etc.) including CBC requirements of 5% away on landscape for 10' and 2% away on hardscape for 5' required for building permit issuance.
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3. Encroachment Permit required. Pre-con meeting required prior to construction. Please coordinate with Town Engineering on driveway design as CIP 9391 Oliver Curve Bike Path will eventually be installed fronting this parcel.
4. Right of Way Dedication required. Oliver Rd requires 30 foot from centerline.
5. Erosion and Sediment Control Plan required (<https://www.townofparadise.com/pwe/page/stormwater-management-program>)

Thank you.



David Kehn

Capital Projects Manager
Public Works Department
Town of Paradise | (530) 872-6291 x171
[Website](#) | [Contact Us](#) | [Facebook](#)

From: Bateman, Nick <nbateman@townofparadise.com>
Sent: Friday, April 21, 2023 11:30 AM
To: Larson, Bob <blarson@townofparadise.com>; Blaine Allen <ballen@paradisairrigation.com>; Lindsey, Anthony <tlindsey@townofparadise.com>; Doug Speicher <doug@northernrecycling.biz>; Reinbold, Eric <ereinbold@townofparadise.com>; Kehn, David <dkehrn@townofparadise.com>

Cc: Stanley, Ashley <astanley@townofparadise.com>

Subject: Development Review Request - PL23-00040 - 5905 Oliver Road

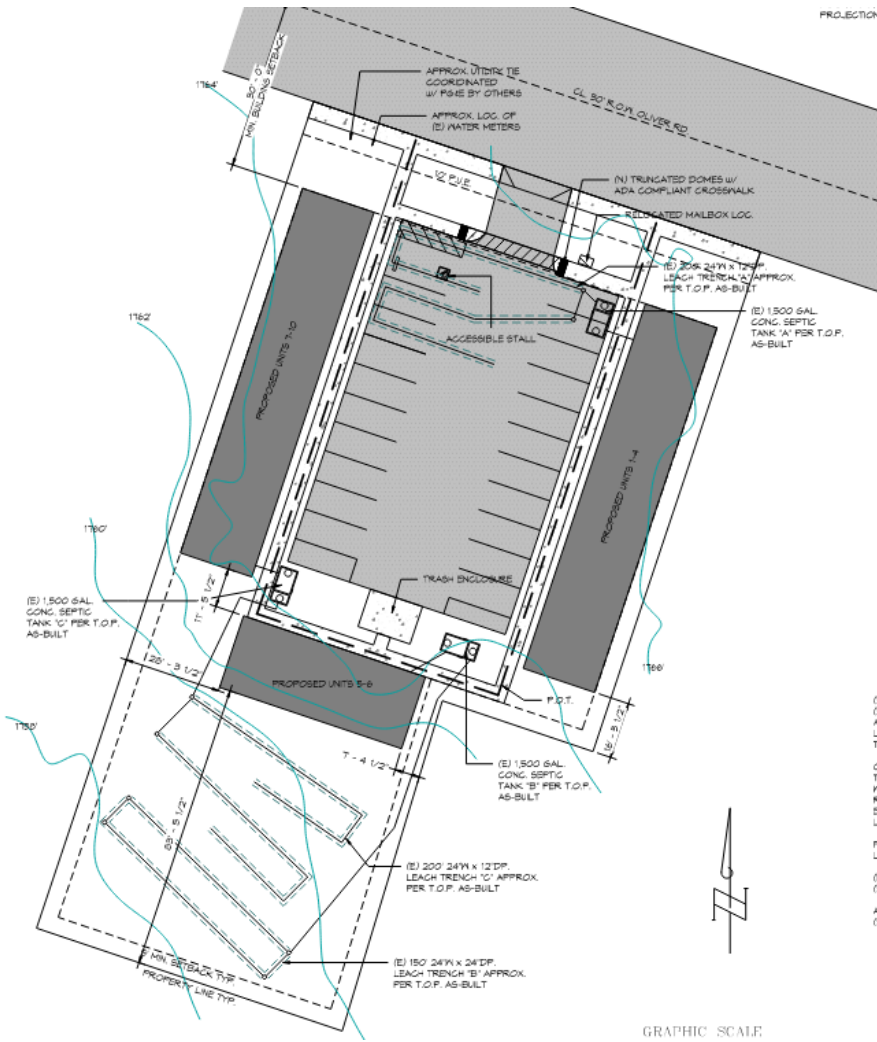
Hello,

Attached is a development review request for a conditional use permit requesting permission to reconstruct and make a minor expansion to a previously existing legal non-conforming multi-family land use. This project proposes the reconstruction of 10, 1-bedroom units on property at 5905 Oliver Road that were destroyed in the Camp Fire. Building records indicate that the units were previously 560 square feet each, while the proposed units are 616 square feet each. The conditional use permit application is required in order to reestablish any legal nonconforming use and needs planning commission approval.

Note for Engineering: I am not sure if dedications have been made along this section of Oliver? Do you want to see dedications or frontage improvement for this project?

Note for NRWS: They have not provided a huge amount of detail on the enclosure, so planning on asking for some more info here. can you just take a look and let me know if what else you might want to see or if this is enough to make some comments?





Please let me know if you have any questions.
Thank you,



Nick Bateman

Associate Planner
Town of Paradise | (530) 872-6291 x 423
Website | Contact Us | Facebook

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Bateman, Nick

From: Kehn, David
Sent: Thursday, May 4, 2023 11:11 AM
To: Bateman, Nick
Cc: Stanley, Ashley; Nelson, Katherine; Canright, Jonah; Samons, Patti
Subject: RE: Development Review Request - PL23-00040 - 5905 Oliver Road
Attachments: ParcelFloodReport_052170034000_5905_OLIVER_RD.pdf; PL23-00040 - DRR_Eng. Comments 050423.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Nick,

See attached DRR with engineering comments. Comments also shown below for reference.

Engineering Requirements Prior to Admin Permit Issuance

1. Site Plan conceptually approved. Notes for building permit issuance requirements shown below:
 - a. Site Plan and site grading requirements per [PMC 15.02.150](#) (finished floor, finished grade, site grading, slopes, contours, overland release, etc.) including CBC requirements of 5% away on landscape for 10' and 2% away on hardscape for 5' required for building permit issuance.
 - b. Portions of the site contain the Special Permit Zone, see attached Parcel Flood Information report. Information regarding proposed drainage required to be shown on building permit submittal plans, notably on the north eastern portion where flooding is modelled.
2. Right of Way Dedication required for building permit issuance. CIP 9391 Oliver Rd Bike Path will be installed fronting this parcel. Please coordinate with Town Engineering on driveway design as the Oliver Curve Bike Path will eventually be installed.

Engineering Requirements Prior to Building Permit Issuance

1. Site Plan and site grading requirements per [PMC 15.02.150](#) (finished floor, finished grade, site grading, slopes, contours, overland release, etc.) including CBC requirements of 5% away on landscape for 10' and 2% away on hardscape for 5' required.
2. Portions of the site contain the Special Permit Zone, see attached. Information regarding proposed drainage required to be shown, notably on the north eastern portion where flooding is modelled.
3. Encroachment Permit required. Pre-con meeting required prior to construction. Please coordinate with Town Engineering on driveway design as CIP 9391 Oliver Curve Bike Path will eventually be installed fronting this parcel.
4. Right of Way Dedication required. Oliver Rd requires 30 foot from centerline.
5. Erosion and Sediment Control Plan required (<https://www.townofparadise.com/pwe/page/stormwater-management-program>)

Thank you.



David Kehn

Capital Projects Manager
Public Works Department
Town of Paradise | (530) 872-6291 x171
[Website](#) | [Contact Us](#) | [Facebook](#)

From: Bateman, Nick <nbateman@townofparadise.com>

Sent: Friday, April 21, 2023 11:30 AM

To: Larson, Bob <blarson@townofparadise.com>; Blaine Allen <ballen@paradiseirrigation.com>; Lindsey, Anthony <tlindsey@townofparadise.com>; Doug Speicher <doug@northernrecycling.biz>; Reinbold, Eric <ereinbold@townofparadise.com>; Kehn, David <dkehrn@townofparadise.com>

Cc: Stanley, Ashley <astanley@townofparadise.com>

Subject: Development Review Request - PL23-00040 - 5905 Oliver Road

Hello,

Attached is a development review request for a conditional use permit requesting permission to reconstruct and make a minor expansion to a previously existing legal non-conforming multi-family land use. This project proposes the reconstruction of 10, 1-bedroom units on property at 5905 Oliver Road that were destroyed in the Camp Fire. Building records indicate that the units were previously 560 square feet each, while the proposed units are 616 square feet each. The conditional use permit application is required in order to reestablish any legal nonconforming use and needs planning commission approval.

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PROJECT NO. PL23-00040
PROJECT NAME: West Family Homes CUP

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

TO: CSS, Onsite, ENG, PID, PD, and NRWS.

FROM: Nick Bateman, Associate Planner

REQUEST: REVIEW AND COMMENT

DESCRIPTION OF PROJECT: Conditional use permit application for the reconstruction and minor expansion of a legal nonconforming multi-family land use consisting of ten one-bedroom units. The property is zoned Town Residential 1/3 acre minimum and is approximately 0.71 acres. The property is located on Oliver Road, a public road. +

LOCATION 5905 Oliver Road

AP NOS.: 052-170-034

APPLICANT: West Family Homes / Tyler West

CONTACT PHONE: 530-966-0614 / tylerwest52@aol.com

DATE DISTRIBUTED: 4/21/23

RETURN DATE REQUESTED: 5/5/23

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

Bob Larson	ONsit	5/5/23
Signature	Agency	Date

DEVELOPMENT SERVICES PROJECT APPLICATIONS

I = Required for Issuance F = Required for Project Final na = Not applicable

I	F	na	BUILDING	I	F	na	ENGINEERING
			3 sets of construction plans				Encroachment permit (must be licensed and bonded)
			Structural calculations (2 sets)				Grading permit
			Title 24 energy calculations (2 sets)				Erosion control plan
			Truss calculations (2 sets)				Onsite civil improvement plan
			Special Permit Zone certification letter (flood zone)				Engineered site plan
			Fire sprinkler system plans (2 sets)				Stormwater Post Construction Plan (Regulated / Small)
			Hydrant fire flow (@ Station #81)				Erosion & Sediment Control Plan
			Grant deed and legal description				Lot merger application (\$645.46 deposit)
			Development Impact Fees				Lot line adjustment application (\$1,129.55 deposit)
			PUSD Impact Fees				Covenant agreement (deferral of frontage improvements)
			PRPD Impact Fees				Dedication of right-of-way
			PID water service clearance				Parking within street setback review (\$322.73)
			Butte County Environmental Health clearance	I	F	na	PLANNING
			Construction & Demolition Recycling Plan				Design review (sign / architectural)
			Plans on CD				Entitlement (Admin permit/Site Plan Rev/Cond. Use Pmt)
I	F	na	ONSITE SANITATION				Tree removal permit
			Land Use Review (minor/major)				Tree hearing (5-30 minor, 31+ major)
			New construction permit				Landscape plan (\$318.20)
			Building clearance (minor/major)				Tree preservation/protection plan (\$106.07)
			Upgrade/Alteration permit				Offsite parking review (\$176.07)
	✓		Repair permit – check if electrical is required				Address assignment
			Wastewater easement/covenant				

CONDITIONS PRIOR TO ISSUANCE:

A repair permit is required for the replacement of two septic tanks.

CONDITIONS PRIOR TO PERMIT FINAL:

TOWN OF PARADISE DEVELOPMENT SERVICES DEPARTMENT

DEVELOPMENT REVIEW REQUEST

TO: CSS, Onsite, ENG, PID, PD, and NRWS.

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CONTACT PHONE: 530-966-0614 / tylerwest52@aol.com

DATE DISTRIBUTED: 4/21/23

RETURN DATE REQUESTED: 5/5/23

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

Brandon Mortimer	Paradise Irrigation District	04-24-2023
Signature	Agency	Date

CONDITIONS PRIOR TO ISSUANCE:

CONDITIONS PRIOR TO PERMIT FINAL:

Our records indicate that APN 052-170-034 was previously served by three, $\frac{3}{4}$ -inch metered service connections. At the time of this response the water quality advisory has not been lifted at the service laterals, however the main serving the laterals has been tested and found to be potable. Service lateral replacements and backflow preventer installations are required at this parcel to lift the water quality advisory. The service laterals will be replaced in their previous location unless otherwise determined by PID. Contact PID if the planned development or code upgrades prompt any size upgrades to the meters, services, or backflows. Costs for any necessary upgrades are the responsibility of the property owner. It is recommended that the customer contacts PID early on in their process or once a building permit is issued for this property. Please contact the PID office at 530-877-4971 for questions or assistance in establishing potable water service.

Bateman, Nick

From: Doug Speicher <doug@NorthernRecycling.biz>
Sent: Tuesday, May 2, 2023 8:44 AM
To: Bateman, Nick
Cc: Andrew Guidi
Subject: RE: Development Review Request - PL23-00040 - 5905 Oliver Road

Follow Up Flag: Follow up
Flag Status: Flagged

The enclosure can possibly remain as proposed with wheel carts that the truck can back from street. So we can be flexible as Tyler is aware that the parking lot creates some limitations in services.

Thank you,

Doug Speicher, General Manager
Northern Recycling & Waste Services
530-624-7988
Doug@NorthernRecycling.biz

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From: Bateman, Nick <nbateman@townofparadise.com>
Sent: Tuesday, May 2, 2023 8:05 AM
To: Doug Speicher <doug@NorthernRecycling.biz>
Cc: Andrew Guidi <AndrewG@NorthernRecycling.biz>
Subject: RE: Development Review Request - PL23-00040 - 5905 Oliver Road

Doug,

Thanks for the feedback here. I was concerned about this as well. I will be requesting that he makes edits to his plan to bring the enclosure to a more appropriate location and show turnaround space if needed before we bring the project to the planning commission. I want to make sure they have spaces for everything they need here.

Thank you,



Nick Bateman

Associate Planner
Town of Paradise | (530) 872-6291 x
423
Website | Contact Us | Facebook

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From: Doug Speicher <doug@NorthernRecycling.biz>
Sent: Tuesday, May 2, 2023 7:50 AM
To: Bateman, Nick <nbateman@townofparadise.com>
Cc: Andrew Guidi <AndrewG@NorthernRecycling.biz>
Subject: RE: Development Review Request - PL23-00040 - 5905 Oliver Road

Hello Nick,
I did speak with Tyler West about the enclosure size and parking lot access. The enclosure looks great however we are concerned about no turn around as weekly collection trucks will be required to back out into Oliver to exit the pull in enclosure. We talked about landscape that would not obstruct views at the driveway entrance. He was also looking at other potential enclosure locations closer to Oliver.

Thank you,

Doug Speicher, General Manager
Northern Recycling & Waste Services
530-624-7988
Doug@NorthernRecycling.biz

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From: Bateman, Nick <nbateman@townofparadise.com>
Sent: Monday, May 1, 2023 4:35 PM
To: Larson, Bob <blarson@townofparadise.com>; Blaine Allen <ballen@paradisairrigation.com>; Doug Speicher <doug@NorthernRecycling.biz>; Kehn, David <dkehr@townofparadise.com>
Cc: Stanley, Ashley <astanley@townofparadise.com>
Subject: RE: Development Review Request - PL23-00040 - 5905 Oliver Road

Hi All,

Just following up on this application here. Please let me know what comments you have for the project.

Thank you,



Nick Bateman

Associate Planner
Town of Paradise | (530) 872-6291 x
423
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Sent: Friday, April 21, 2023 11:30 AM

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Cc: Stanley, Ashley <astanley@townofparadise.com>

Subject: Development Review Request - PL23-00040 - 5905 Oliver Road

Hello,

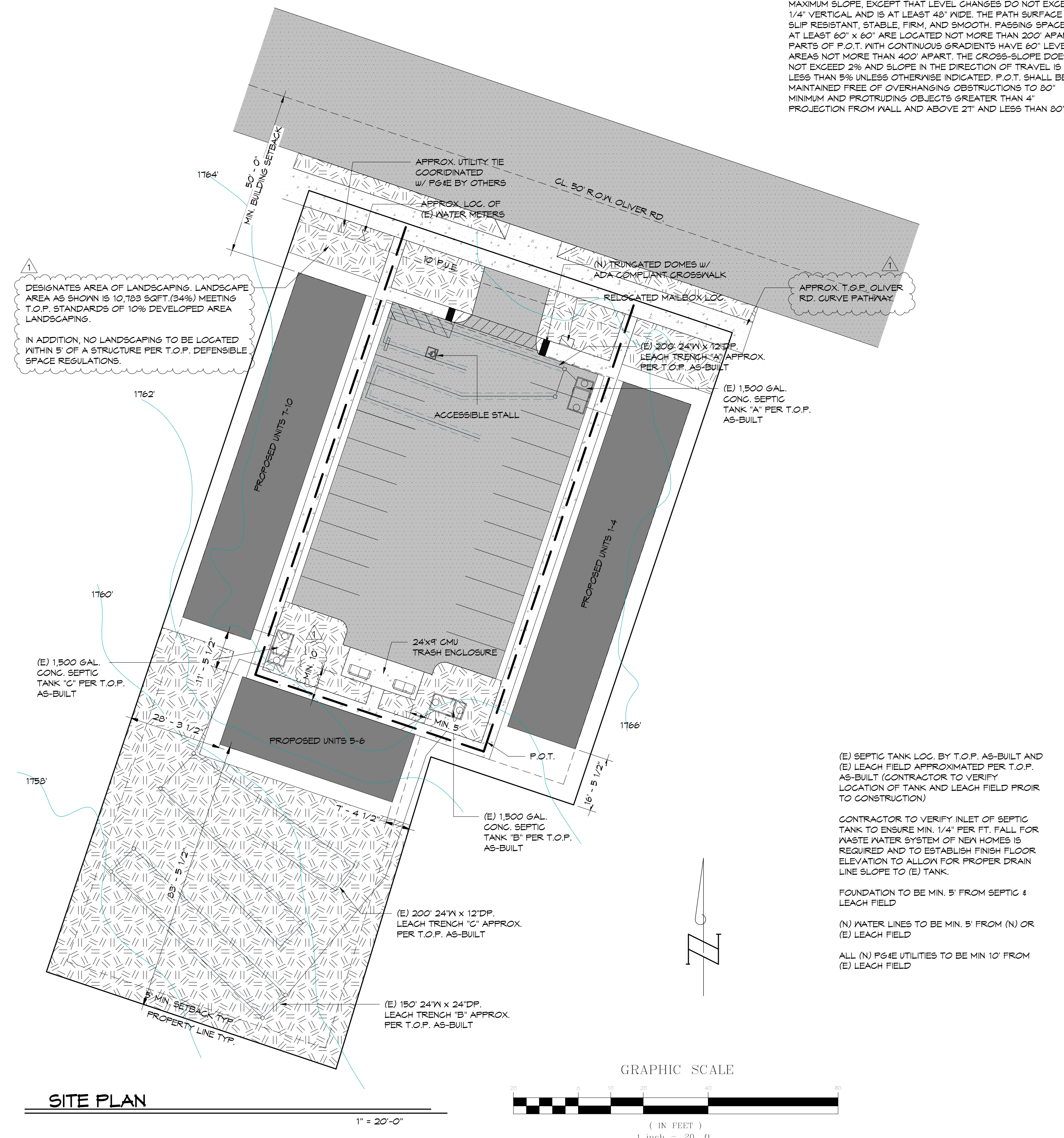
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GENERAL ACCESSIBILITY NOTES 2022 CBC, CHP, 11A

- PART 1 GENERAL:**
- A. NEW CONSTRUCTION SHALL COMPLY WITH FEDERAL AMERICANS WITH DISABILITIES ACT (A.D.A.) AND CHAPTERS 11A AND 11B OF PART 2, TITLE 24 CALIFORNIA CODE OF REGULATIONS. EXISTING BUILDINGS ARE SUBJECT TO C.B.C. 11B.4B.
- PART 2 DOORS:**
- A. LEVEL AREA: A LEVEL AND CLEAR AREA FOR A MINIMUM DEPTH OF 60 INCHES IN THE DIRECTION OF THE DOOR SWING AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION, AND 44 INCHES WHERE THE DOOR SWINGS AWAY FROM THE LEVEL AND CLEAR AREA.
- B. FLOOR LEVEL AT DOORS - THRESHOLDS
1. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2 INCHES LOWER THAN THE THRESHOLD OF THE THRESHOLD OF THE DOORWAY.
 2. CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/2 INCHES SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1/2 INCHES. CHANGE IN LEVEL GREATER THAN 1/2 INCHES SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.
- C. HARDWARE:
1. EFFORT TO OPERATE DOORS: MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AT THE CENTER PLANE OF THE SLIDING OR FOLDING DOORS. FIRE DOORS 15 LBS.
 2. CONSTRUCTION: THE BOTTOM 10 INCHES OF ALL DOORS, EXCEPT AUTOMATIC AND SLIDING, SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24 INCHES PAST THE STRIKE EDGE FOR EXTERIOR DOORS.
 3. TYPE OF LOCK OR LATCH: EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
 4. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
 5. PUSH OR PULL OPEN A DOOR SHALL BE MEASURED PERPENDICULAR TO THE DOOR FACE AT THE DOOR OPENING HARDWARE OR 30 INCHES (762 mm) FROM HINGED SIDE, WHICHEVER IS FARTHER FROM THE HINGE. PUSH OR PULL FORCE FOR A SLIDING OR FOLDING DOOR SHALL BE MEASURED PARALLEL TO THE DOOR AT THE DOOR PULL OR LATCH. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS COMPLYING WITH SECTION 11B3B.2.3.2 MAY BE USED TO MEET THE MAXIMUM FORCE LIMITS.
- D. IDENTIFICATION SYMBOLS:
1. ON DOORWAYS LEADING TO MEN'S REST ROOMS, AN EQUILATERAL TRIANGLE 1/4 INCH THICK WITH EDGES 12 INCHES LONG AND A VERTEX POINTING UPWARD; AND ON WOMEN'S SANITARY FACILITIES, A CIRCLE 1/4 INCH THICK AND 12 INCHES IN DIAMETER. THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60 INCHES AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR.
 2. UNSEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1/4" (6.4mm) THICK AND 12" (305mm) IN DIAMETER WITH A 1/4" (6.4mm) THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12" (305mm) DIAMETER. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE CIRCLE SYMBOL, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.
 3. DOOR IDENTIFICATION: GLASS DOORS SHALL CONFORM TO THE REQUIREMENTS SPECIFIC IN SECTION 2406, C.B.C. EXIT DOORS SHALL BE SO MARKED THAT THEIR ARE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION.
 4. ADDITIONAL DOORS: WHEN PROVIDED FOR EGRESS PURPOSES, THEY SHALL CONFORM TO ALL PROVISIONS IN THIS SECTION.
- PART 3 WATER CLOSETS**
- A. THERE SHALL BE SUFFICIENT SPACE IN THE TOILET ROOM FOR A WHEELCHAIR MEASURING 30 INCHES WIDE BY 48 INCHES LONG TO ENTER THE ROOM AND PERMIT THE DOOR TO CLOSE. THE WATER CLOSET SHALL BE LOCATED IN A MINIMUM 60 INCH WIDE BY 56 INCH DEEP CLEAR SPACE WITH 48 INCHES OF MANEUVERING SPACE IN FRONT OF THE WATER CLOSET FOR OUTWARD SWINGING DOORS, AND 60 INCHES OF MANEUVERING SPACE FOR INWARD SWINGING DOORS. WATER CLOSETS SHALL BE MOUNTED 17-18 INCHES TO CENTER LINE OF THE FIXTURE FROM THE SIDE WALL. FOR LAYOUT SEE DETAIL 1 OF H2.
- B. WATER CLOSETS: THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 11 INCHES AND A MAXIMUM OF 19 INCHES MEASURED TO THE TOP OF THE TOILET SEAT. CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS, NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.
- PART 4 LAVATORIES**
- A. LAVATORIES ADJACENT TO A WALL SHALL BE MOUNTED 18 INCHES TO THE CENTER LINE OF THE FIXTURE. ALL ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE THE FINISH FLOOR AND WITH A CLEARANCE OF AT LEAST 21 INCHES FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30 INCHES WIDTH WITH 8 INCHES MINIMUM DEPTH AT THE TOP. THE CLEARANCE SHALL BE THE SAME WIDTH AND SHALL BE A MINIMUM OF 9 INCHES HIGH FROM THE FLOOR AND A MINIMUM OF 11 INCHES DEEP FROM THE FRONT OF THE LAVATORY.
- B. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- C. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER-OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
- PART 5 LAVATORIES AND TOILET ACCESSORIES:**
- A. LAVATORY FIXTURES: THE REQUIREMENTS OF THIS SUBSECTION SHALL APPLY TO LAVATORY FIXTURES, VANITIES, AND AS-BUILT LAVATORIES.
1. A CLEAR FLOOR SPACE OF 30 INCHES BY 48 INCHES SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY.
 2. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40 INCHES FROM THE FLOOR.
- B. TONEL, SANITARY NAPKINS, WASTE RECEPTACLES: WHERE TONEL, SANITARY NAPKINS, WASTE RECEPTACLES AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED AT LEAST ONE OF EACH TYPE SHALL BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40 INCHES FROM THE FINISH FLOOR.
- C. TOILET TISSUE DISPENSERS: TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL 1" MIN AND 9" MAX FROM THE FRONT EDGE OF THE TOILET SEAT TO THE CENTERLINE OF DISPENSER AND 14" FROM FINISH FLOOR TO CENTERLINE OF DISPENSER.
- PART 6 GRAB BARS:**
- A. LOCATION: GRAB BARS LOCATED ON EACH SIDE, OR ONE SIDE AND THE BACK OF THE ACCESSIBLE TOILET STALL OR COMPARTMENT, SHALL BE SECURELY ATTACHED 33 INCHES ABOVE AND PARALLEL TO THE FLOOR, EXCEPT THAT, WHERE A TANK-TYPE TOILET OBSTRUCTS PLACEMENT AT 33 INCHES, THE GRAB BAR MAY BE CENTERED AS HIGH AS 36 INCHES. GRAB BARS AT THE SIDE SHALL BE AT LEAST 42 INCHES LONG WITH THE FRONT END POSITIONED 24 INCHES IN FRONT OF THE WATER CLOSET STOOL, AND GRAB BARS AT THE BACK SHALL BE NOT LESS THAN 36 INCHES LONG.
- B. DIAMETER OR WIDTH: THE OUTSIDE DIAMETER OF A CIRCULAR GRAB BAR SHALL BE 1-1/4 INCHES TO 2 INCHES OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
- C. STRUCTURAL STRENGTH: THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS:
1. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOVEMENT FROM THE APPLICATION OF 250 LBS. PER FOOT SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
 2. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LBS. PER FOOT SHALL BE NO LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT, AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
 3. SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 LBS. PER FOOT SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER MOUNTING DEVICE OR THE SMALLER ALLOWABLE LOAD.
 4. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 LBS. PER FOOT SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND SUPPORTING STRUCTURE.
 5. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- D. SURFACE: A GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH.
- PART 7 SIGNALMENT FOR PERMANENT ROOMS AND SPACES**
- A. ACCESSIBLE TOILET FACILITIES, BUILDING ENTRANCES
1. INTERNATIONAL SYMBOL OF ACCESSIBILITY, WHITE FIGURE ON BLUE BACKGROUND, (F56TD 599d, COLOR 15090)
- B. PERMANENT ROOMS AND SPACES
1. IF SIGNAGE IS PROVIDED FOR A PERMANENT ROOM OR SPACE, IT SHALL COMPLY WITH APPROPRIATE A.D.A. REQUIREMENTS FOR - BRAILLE, PROPORTIONS, CHARACTER HEIGHT, CONTRAST, RAISED CHARACTERS, PICTORIAL SYMBOLS, AND LETTER TYPE.
- C. MOUNTING: MOUNT SIGN ON WALL ADJACENT TO STRIKE SIDE OF DOOR SO AS TO PROVIDE AN 18" X 18" CLEAR SPACE CENTERED ON THE TACTILE CHARACTERS BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 48" OPEN POSITION. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MINIMUM ABOVE THE FINISH FLOOR MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60" MAX ABOVE FINISH FLOOR MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.
- TACTILE EXIT SIGNS ARE REQUIRED PER C.B.C. 1011.4 AT THE FOLLOWING LOCATIONS:
1. EACH GRADE-LEVEL EXTERIOR DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT."
- PERMANENT SIGNAGE (LOCATE ON WALL ADJACENT TO DOOR LATCH AT ALL ROOMS)
- LETTERS AND NUMERALS SHALL BE RAISED 1/32 INCH, UPPER CASE, SANS SERIF TYPE MEASURING BETWEEN 5/8 INCH AND 2 INCHES HIGH.
- BRAILLE CHARACTERS SHALL BE PER SECTION 11B-103.3 2022 CBC.
- ACCESSIBILITY SYMBOL (SEE 7/A3) SHALL BE LOCATED AT:
- MAIN ENTRY DOOR(S)
 - MOUNT 60 INCHES ABOVE DATUM TO CENTER OF SIGN. SIGN SHALL BE BLUE IN COLOR IN COMPLIANCE WITH U.B.C. 111B.5 ALTERNATE COLORS MUST BE APPROVED BY THE BUILDING OFFICIAL.
 - ACCESSIBLE PARKING SPACES
 - ACCESSIBLE PASSENGER LOADING ZONES
 - ACCESSIBLE TOILET AND BATHING FACILITIES



PARKING CALCULATION
 FIXED TABLE - 1.2 PER UNIT * 100 SQFT.
 10 UNITS @ 12x10 = 11 STANDARD STALLS AND 1 ADA STALL
 TOTAL NUMBER OF PARKING STALLS = 21 STALLS PROPOSED

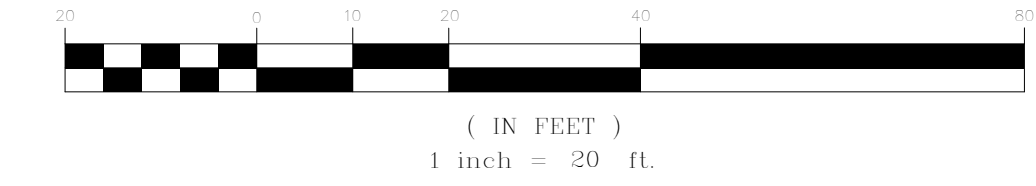
NOTES:

1. ALL ADA PATH OF TRAVEL TO BE MIN. 48" WIDE.
2. RUN SLOPE OF "NON-RAMP" RUNS TO BE NO STEEPER THAN 1:20 (5%).
3. RAMP RUNS SHALL NOT EXCEED 1:12 (8%) RUN SLOPE AND SHALL NOT EXCEED 30' IN LENGTH OR 30" IN HEIGHT WITHOUT A LEVEL LANDING.
4. LEVEL LANDING AND CROSS SLOPE OF ADA PATH OF TRAVEL SHALL NOT EXCEED 1:48 (2%).

ACCESSIBLE PATH OF TRAVEL NOTE:
 PATH OF TRAVEL (P.O.T.), AS INDICATED IS A COMMON BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. THE PATH SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH, PASSING SPACES AT LEAST 60" X 60" ARE LOCATED NOT MORE THAN 200' APART. PARTS OF P.O.T. WITH CONTINUOUS GRADIENTS HAVE 60' LEVEL AREAS NOT MORE THAN 400' APART. THE CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 20" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 2" AND LESS THAN 80".

SITE PLAN

1" = 20'-0"



RANCHO ENGINEERING, INC.
 THAT THESE PLANS OR ANY SPECIFICATIONS IN CONNECTION THEREWITH ARE SUITABLE WHETHER OR NOT MODIFIED FOR ANY OTHER SITE THAN THE ONE WHICH THEY WERE SPECIFICALLY PREPARED FOR. RANCHO ENGINEERING, INC. DISCLAIMS RESPONSIBILITY FOR THESE PLANS AND SPECIFICATIONS IF THEY ARE USED WHOLE OR IN PART AT ANY OTHER SITE WITHOUT THE WRITTEN REVIEW AND APPROVAL BY APPROPRIATE GOVERNMENTAL AGENCIES.

SITE PLAN

WEST FAM. HOMES - OLIVER

RANCHO Engineering, Inc.
 CIVIL - STRUCTURAL - SEPTIC DESIGN
 BUILDING PLANS - DESIGN

5605 OLIVER RD
 PARADISE CA, 95464
 APN# 052-110-034

6067 SKYWAY, PARADISE, CA 95464
 Phone: (530) 877-9700 - Email: ranchoengineering@gmail.com

(E) SEPTIC TANK LOC. BY T.O.P. AS-BUILT AND (E) LEACH FIELD APPROXIMATED PER T.O.P. AS-BUILT (CONTRACTOR TO VERIFY LOCATION OF TANK AND LEACH FIELD PRIOR TO CONSTRUCTION)

CONTRACTOR TO VERIFY INLET OF SEPTIC TANK TO ENSURE MIN. 1/4" PER FT. FALL FOR WASTE WATER SYSTEM OF NEW HOMES IS REQUIRED AND TO ESTABLISH FINISH FLOOR ELEVATION TO ALLOW FOR PROPER DRAIN LINE SLOPE TO (E) TANK.

FOUNDATION TO BE MIN. 5' FROM SEPTIC & LEACH FIELD

(N) WATER LINES TO BE MIN. 5' FROM (N) OR (E) LEACH FIELD

ALL (N) PG&E UTILITIES TO BE MIN 10' FROM (E) LEACH FIELD

RANCHO ENG. JOB: 22-074

DRAWN BY: TG

CKD BY: JPH

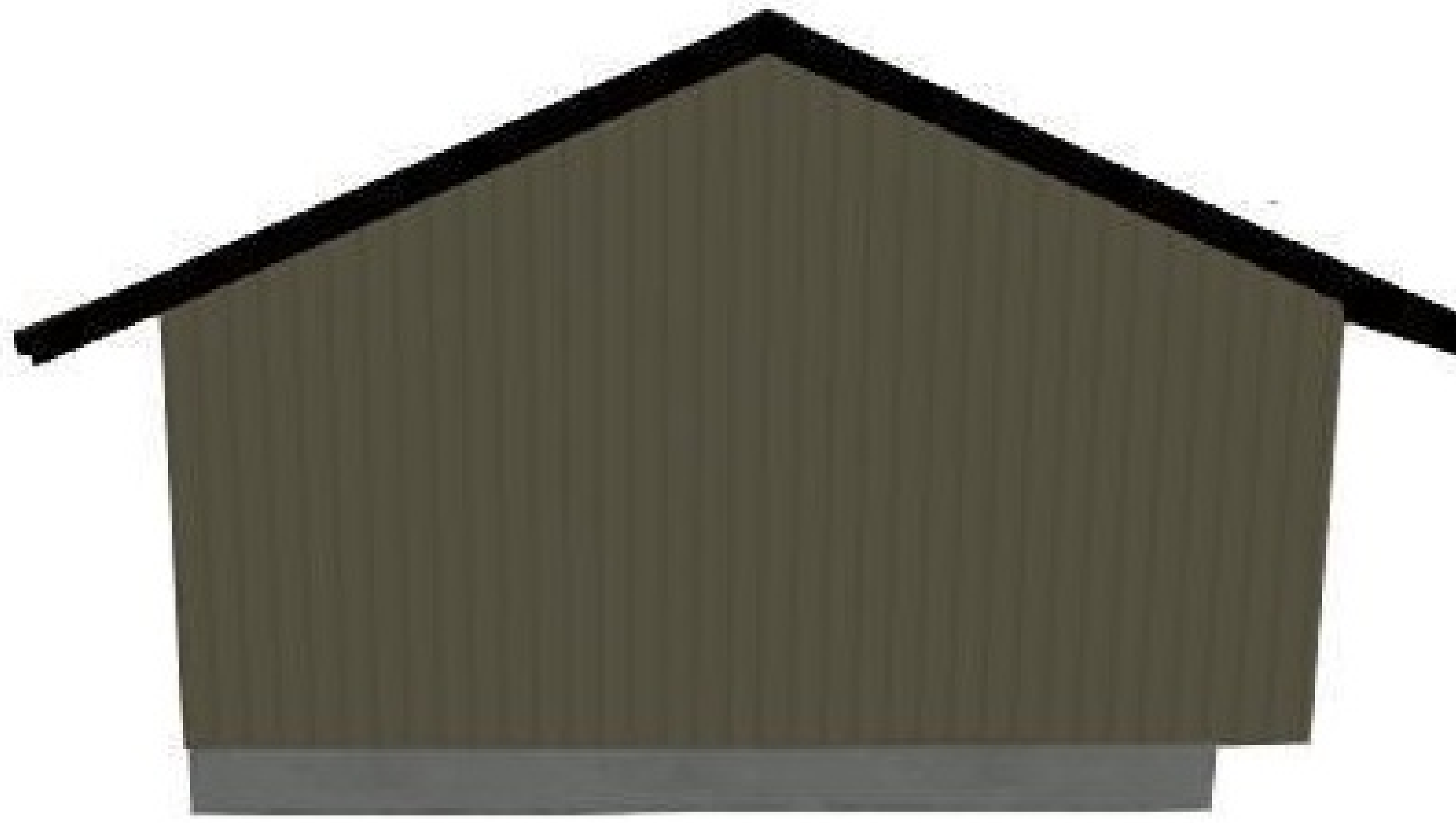
DATE: 04/19/2023

REVISION:

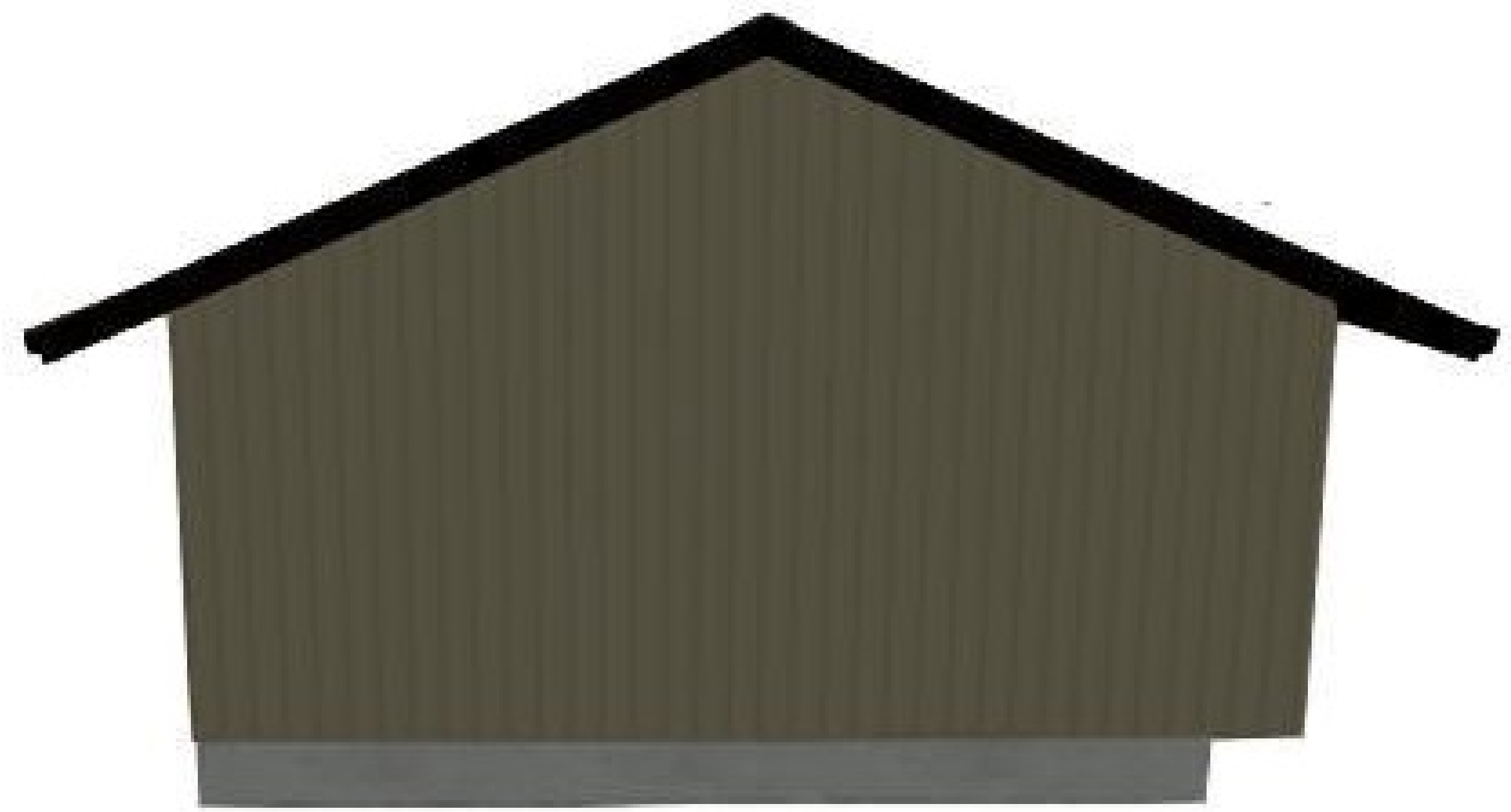
DRAWING NUMBER

CS

Left Side



Right Side



REVISION TABLE	
NUMBER	DATE

4 Flex ADA
616 sq ft per unit

West Family Homes, Inc
Tyler West
PO BOX 937
Paradise, CA 95967
530-966-0614

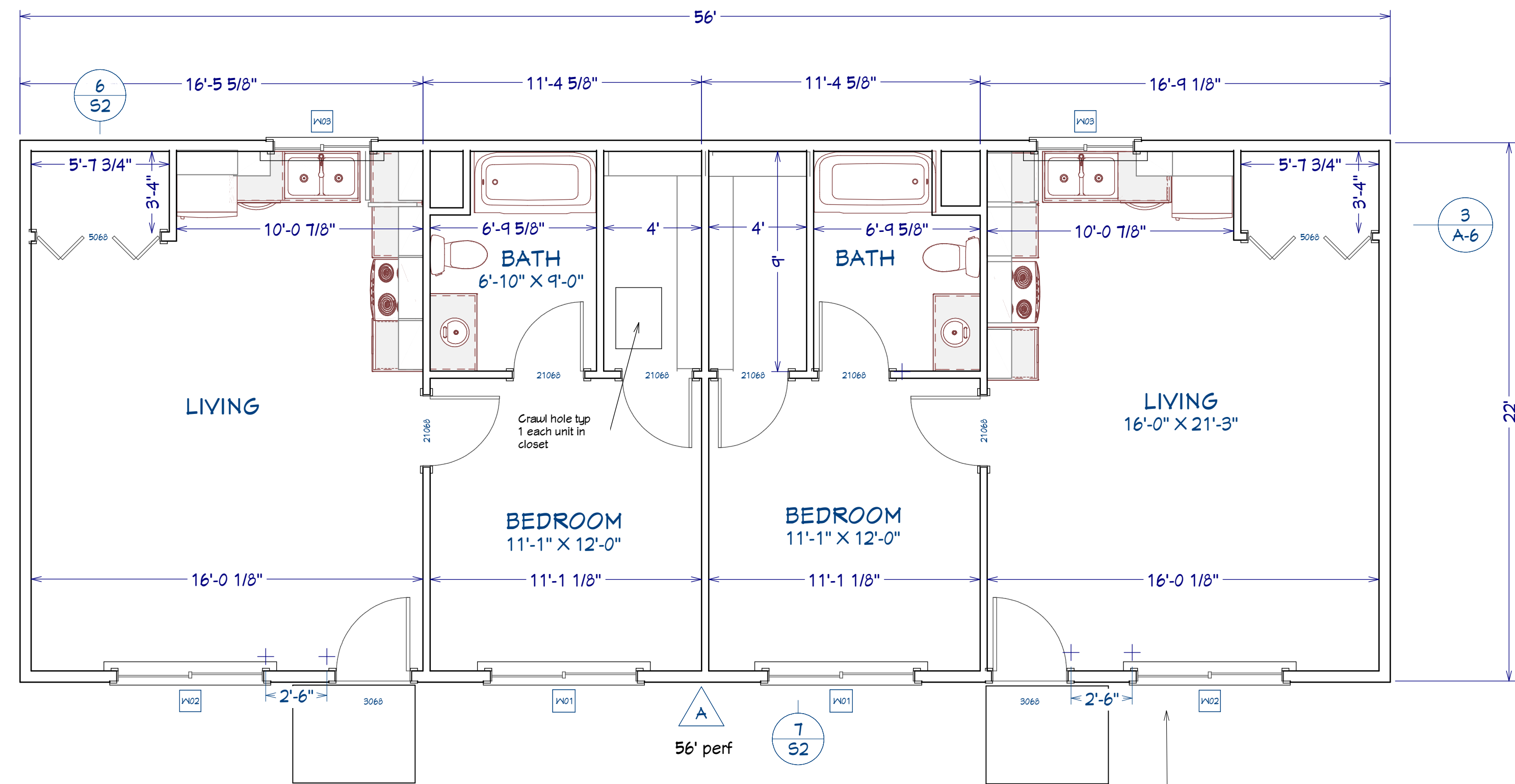
DATE:

4/19/23

SCALE:

SHEET:

Side
Exterior
Elevati



Framing Notes:

All headers to be 4X12 DF #2 unless otherwise noted
 Bedroom window lower sill not to exceed 44" height for emergency egress
 In units with no defined bedroom front window lower sill not to exceed 44" height for emergency egress
 All interior walls to be framed 24" O.C.
 All Party walls to be 2X4 studs w dbl 5/8 each side
 Overhang sheeting to be fire rated 1/2 Plywood
 All eve vents below 11' to grade shall be Vulcan brand fire rated.
 All siding to be Hardi panel 4X9' with Tyvek behind

This truss part of 1 hour fire wall per CBC table 602 referenced in notes below

Note:
 1) No buildings are to be located within 10' of existing property lines. No rated fire wall exterior assemblies are required.
 2) Each unit to be separated from all others by 1 hour fire wall. This wall to extend from foundation to roof sheeting built per listed one hour fire assemblies CBC table 602

Note: no glazing within 24" of doors without safety glazing per CBC 2406.2

Applicable Codes:
 California Residential Code (CRC) 2019
 California Mechanical Code (CMC) 2019
 California Electrical Code (CEC) 2019
 California Plumbing Code (CPC) 2019
 California Energy Code (CEnc) 2019

LIVING AREA!!!!
 1230 SQ FT

NUMBER	LABEL	QTY	SIZE	WINDOW SCHEDULE			EGRESS	DESCRIPTION
				WIDTH	HEIGHT	R/O		
W01	6040LS	2	6040LS	72"	48"	73"X49"	Yes	LEFT SLIDING
W02	6046LS	2	6046LS	72"	54"	73"X55"	Yes	LEFT SLIDING
W03	4030LS	3	4030LS	48"	36"	49"X37"	Yes	LEFT SLIDING

All headers 4X12 DF #2 or better except all livingroom windows to be 6X10 DF #1 typ. (see truss plan)
 All windows tempered outside pane per WUI

REVISION TABLE	
NUMBER	DATE

Duplex
 616 sq ft per unit

Floor Plan

West Family Homes, Inc
 Tyler West
 PO BOX 937
 Paradise, CA 95967
 530-966-0614

DATE:

5/23/23

SCALE:

SHEET:

A-1



Front Elevation



Rear Elevation

REVISION TABLE	
NUMBER	DATE

REVISION TABLE
 NUMBER DATE REVISION BY DESCRIPTION

Front/Rear Exterior Elevations

DRAWINGS PROVIDED BY:

DATE:

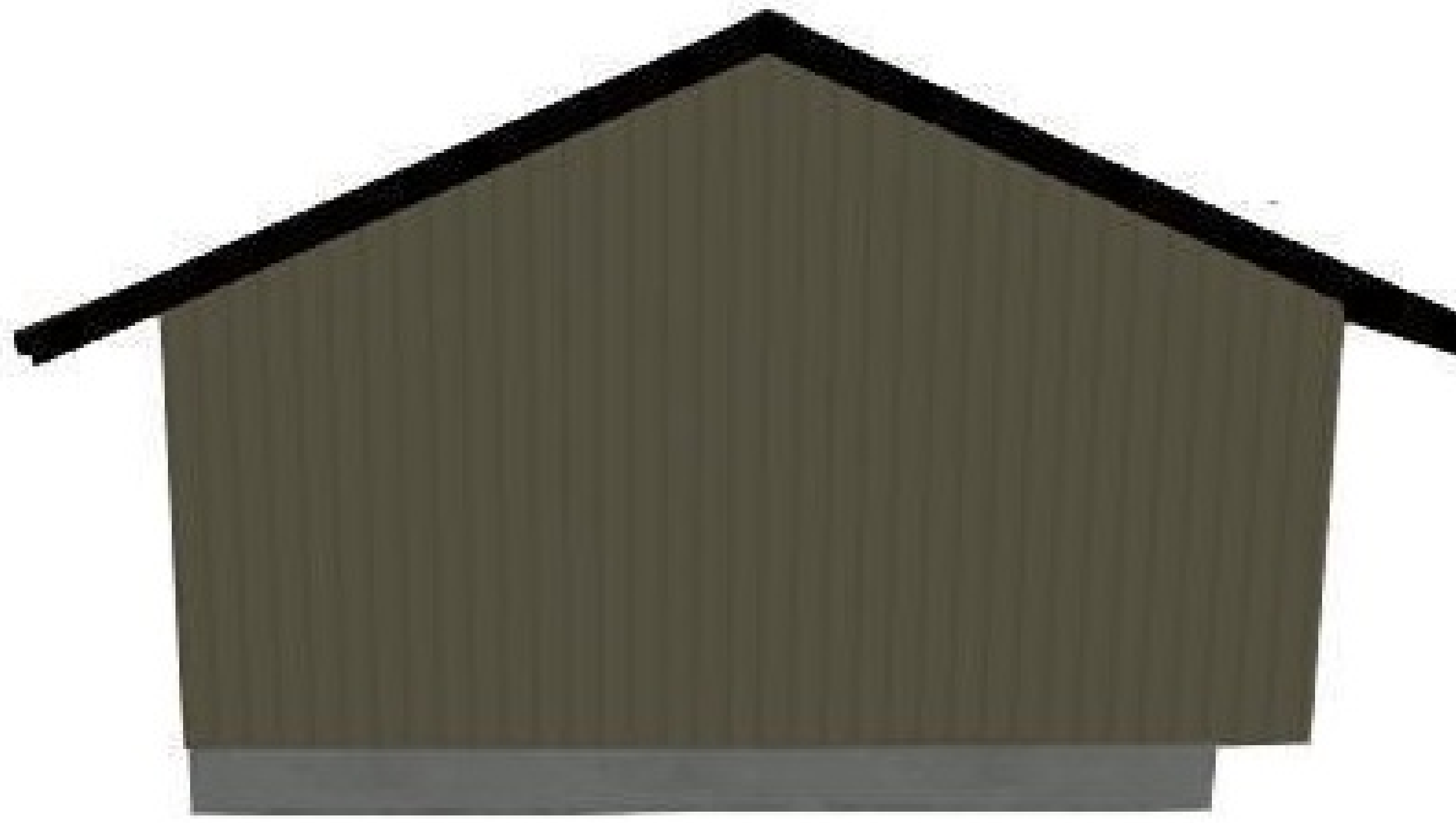
5/23/23

SCALE:

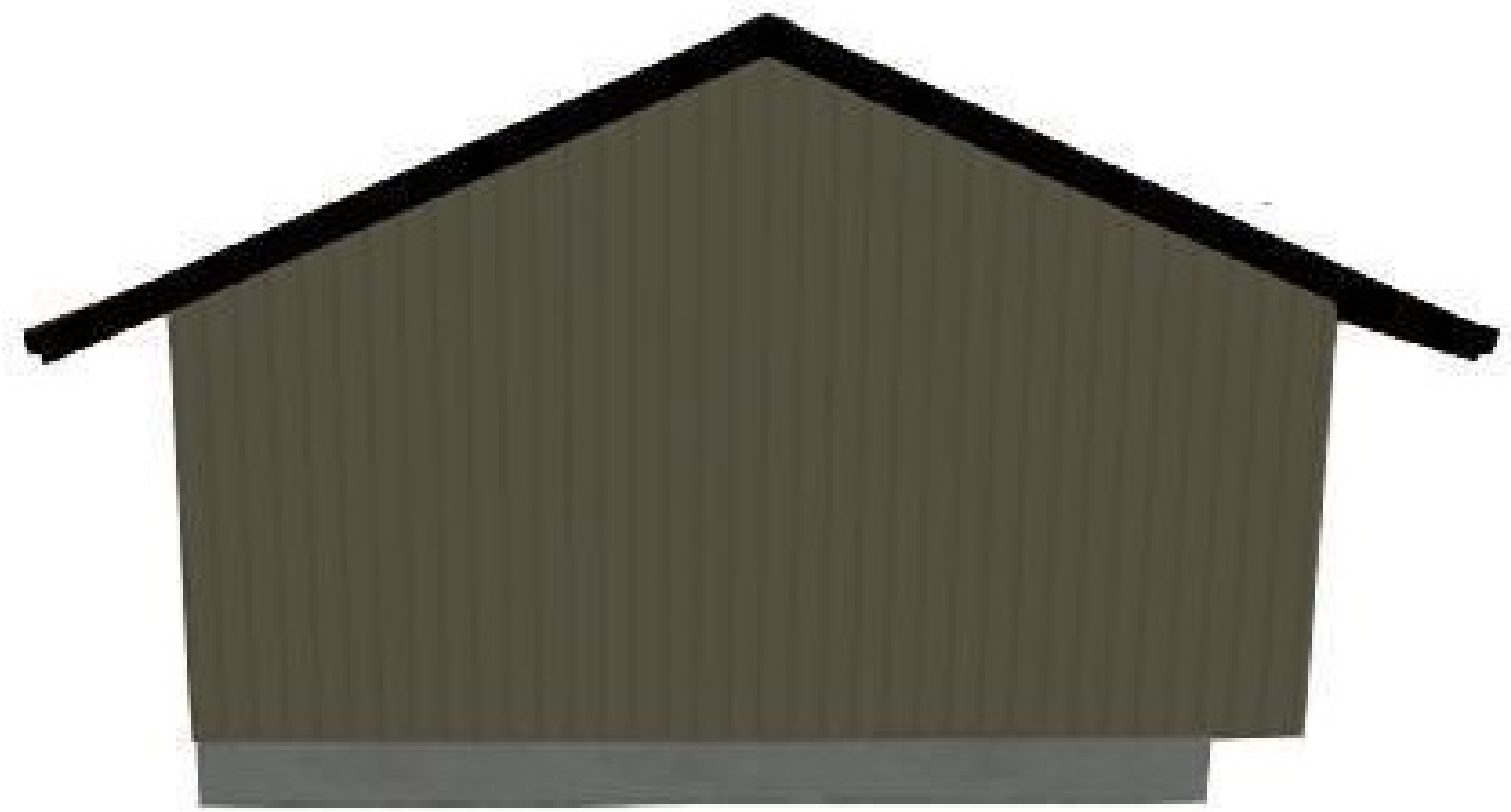
SHEET:

A-2

Left Side

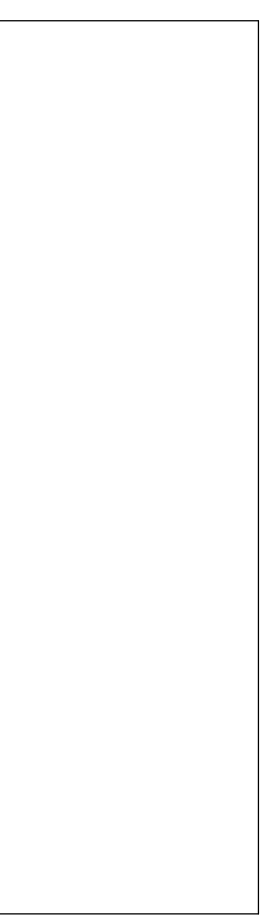


Right Side



REVISION TABLE		
NUMBER	DATE	REVISION BY / DESCRIPTION

Duplex
616 sq ft per unit



West Family Homes, Inc
Tyler West
PO BOX 937
Paradise, CA 95967
530-966-0614

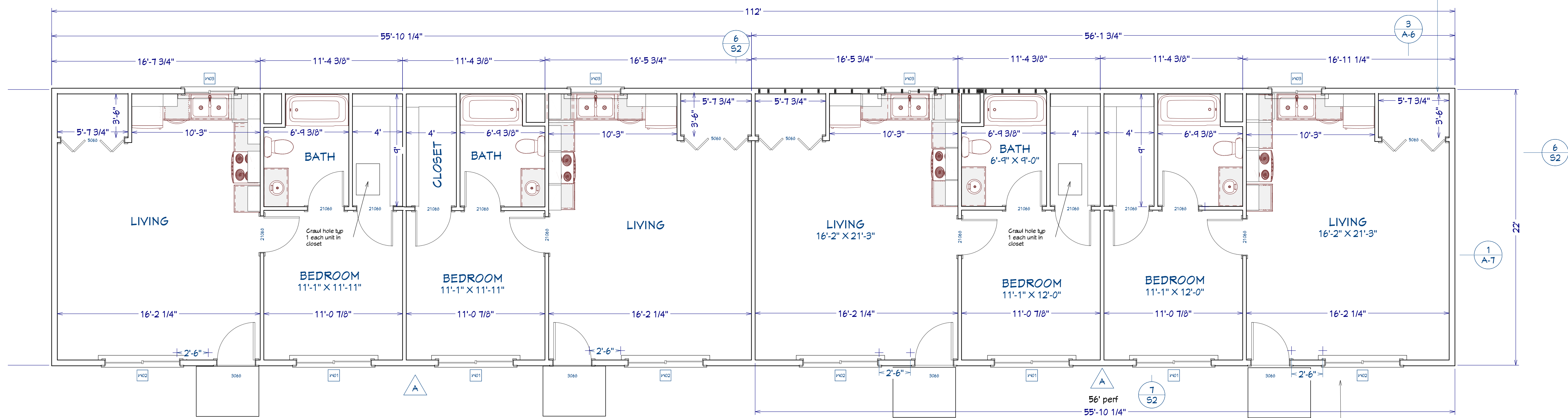
DATE:

5/23/23

SCALE:

SHEET:

Side
Exterior
Elevati



LIVING AREA
2462 SQ FT

Threshold at exterior doors max 1/2" per CBC 1132A.4&4.1

Applicable Codes:
California Residential Code (CRC) 2019
California Mechanical Code (CMC) 2019
California Electrical Code (CEC) 2019
California Plumbing Code (CPC) 2019
California Energy Code (CEC) 2019

NUMBER	LABEL	QTY	SIZE	WINDOW SCHEDULE			EGRESS	DESCRIPTION
				WIDTH	HEIGHT	R/O		
W01	6040LS	4	6040LS	72"	48"	73"X44"	Yes	LEFT SLIDING
W02	6046LS	4	6046LS	72"	54"	73"X55"	Yes	LEFT SLIDING
W03	4030LS	4	4030LS	48"	36"	49"X37"	Yes	LEFT SLIDING

All headers 4X12 DF #2 or better except all livingroom windows to be 6X10 DF #1 typ. (see truss plan)
All windows tempered outside pane per WUI

Framing Notes:
All headers to be 4X12 DF #2 unless otherwise noted
Bedroom window lower sill not to exceed 44" height for emergency egress
In units with no defined bedroom front window lower sill not to exceed 44" height for emergency egress
All interior walls to be framed 24" O.C.
All Party walls to be 2X4 studs w dbl 5/8 each side
Overhang sheathing to be fire rated 1/2 Plywood
All eve vents below 11' to grade shall be Vulcan brand fire rated.
All siding to be Hardi panel 4X9' with Tyvek behind

This truss part of 1 hour fire wall per CBC table 602 referenced in notes below

Note:
1) No buildings are to be located within 10' of existing property lines. No rated fire wall exterior assemblies are required.
2) Each unit to be separated from all others by 1 hour fire wall. This wall to extend from foundation to roof sheathing built per listed one hour fire assemblies CBC table 602

Note: no glazing within 24" of doors without safety glazing per CBC 2406.2

This wall line part of 1 hour fire wall per CBC table 602 referenced in notes below.
Runs entire length of building

REVISION TABLE	
NUMBER	DATE

4 Flex ADA
616 sq ft per unit

Floor Plan

West Family Homes, Inc
Tyler West
PO BOX 937
Paradise, CA 95967
530-966-0614

DATE:

4/19/23

SCALE:

SHEET:

A-1



Front Elevation



Rear Elevation

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

Front/Rear Exterior Elevations

DRAWINGS PROVIDED BY:

DATE:

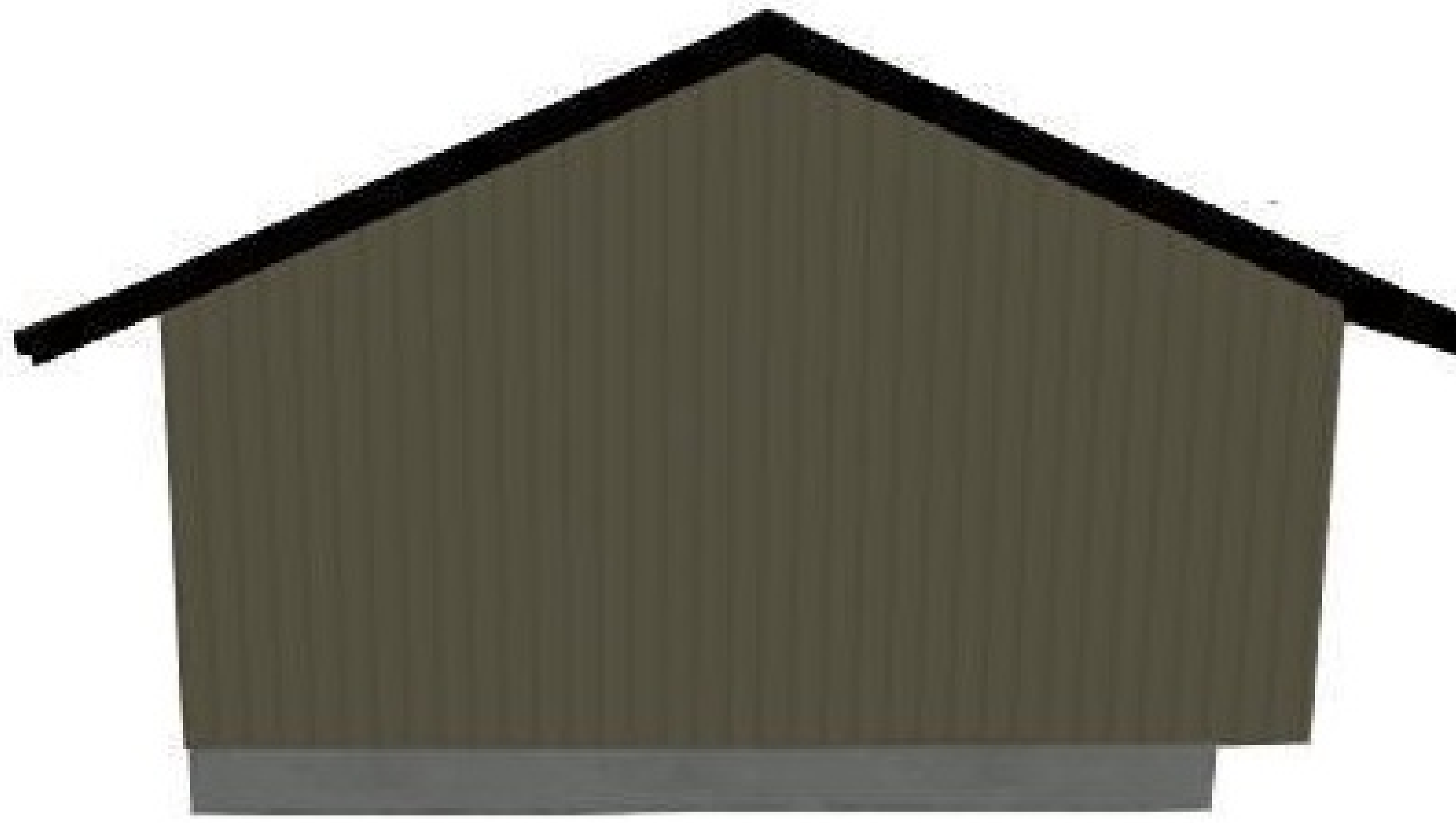
4/19/23

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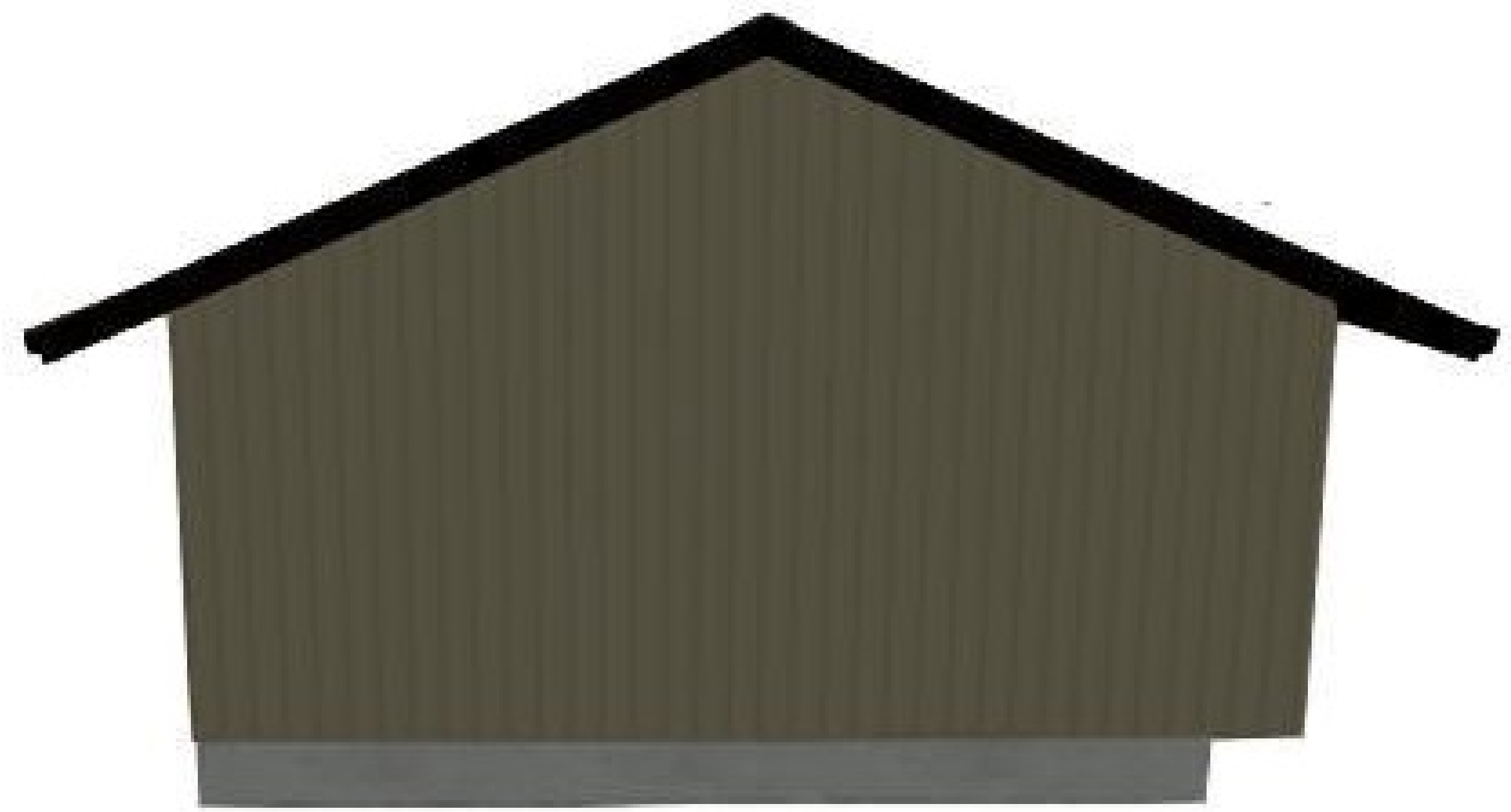
SHEET:

A-2

Left Side



Right Side



REVISION TABLE	
NUMBER	DATE

4 Flex ADA
616 sq ft per unit

West Family Homes, Inc
Tyler West
PO BOX 937
Paradise, CA 95967
530-966-0614

DATE:

4/19/23

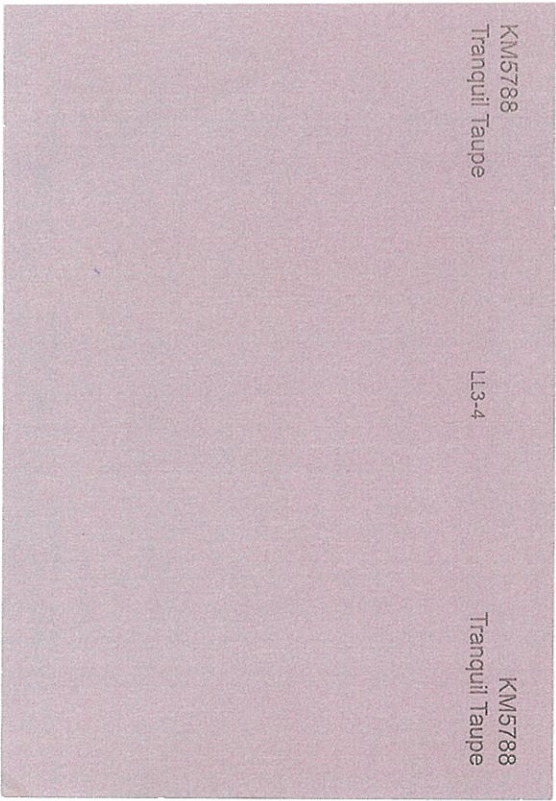
SCALE:

SHEET:

Side
Exterior
Elevati

TOWN OF PARADISE DESIGN REVIEW AND COLOR/MATERIALS LIST

BASE BUILDING FRONT (HARDIE PLANK SIDING)
TO BE PAINTED IN - SW 7065 ARGOS

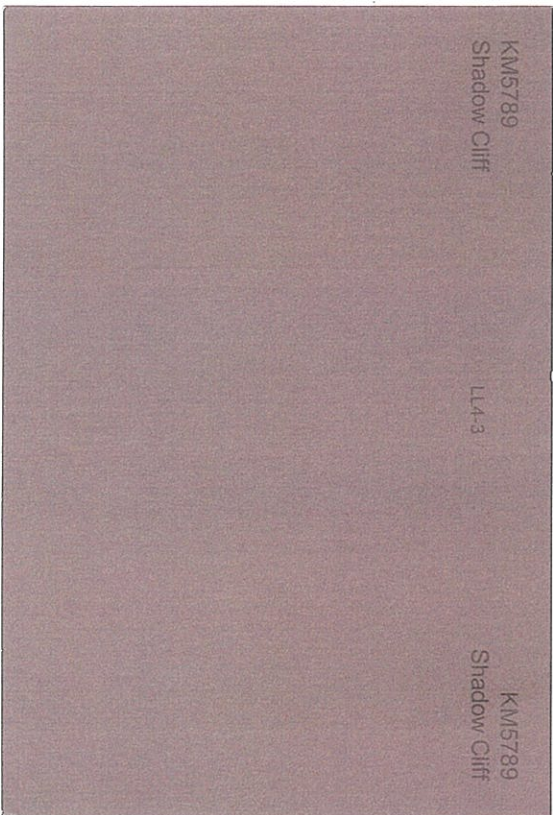


KM5788
Tranquil Taupe

LL3-4

KM5788
Tranquil Taupe

BASE BUILDING REAR (LP SMART SIDING)
TO BE PAINTED IN - SW 7065 ARGOS

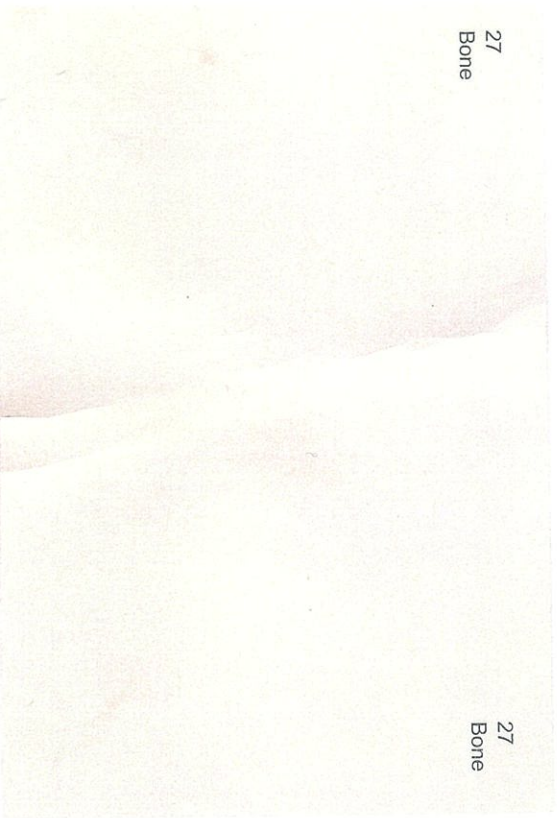


KM5789
Shadow Cliff

LL4-3

KM5789
Shadow Cliff

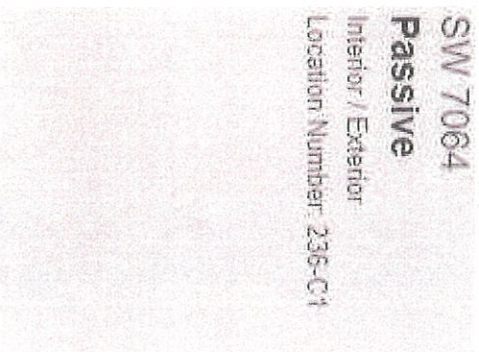
DOORS & TRIM
TO BE PAINTED IN - SW 7004 SNOWBOUND



27
Bone

27
Bone

GABLE END (HARDIE SHINGLE SIDING)
TO BE PAINTED IN - SW 7064 PASSIVE



SW 7064

Passive

Interior / Exterior

Location Number: 236-C1



TOWN OF PARADISE APPLICATION FOR CONDITIONAL USE PERMIT

[Project Number (to be filled by town staff): PL ___ - ___]

Applicant West Family Homes, Inc. Email tylerwest52@aol.com

Phone (530) 966-0614 Mailing Address PO Box 937 Paradise, CA 95967

Applicant Interest in Property (Owner, Lessee, other) West Family Homes, Inc.

(If applicant is *not* the property owner, the owner's signature or owner-signed letter of authorization *must* accompany this application)

Owner West Family Homes, Inc. Phone (530) 966-0614

Owner mailing address PO Box 937 Paradise, CA 95967

Property Address 5905 Oliver Rd Paradise, CA 95969 Parcel Acreage .71

Engineer (Name, Address) Rancho Engineering Inc Phone (530) 877-3700

Engineer Phone (530) 877-3700 Email ranchoengineering@gmail.com

AP Number(S) 052-170-034-000 Zone TR 1/3 Existing Use 10 units Multi Family

Detailed project description (Attach additional sheets if necessary) Replace 10 units of multifamily lost in 2018 Campfire with 10 new multifamily units.

Approximate no. yards cut and fill 0

Radial distance to nearest billboard NA Sq. ft. of proposed structure/project 6,160

Percent increase in area of structures on site (i.e., a 250 Sq. Ft. addition to a 1,000 sq. ft. building = 25%) 9%

Distance to nearest fire hydrant 80 ft Distance from centerline 50 ft

Days of operation NA Hours of operation NA Proposed no. of employees NA

Residential Density 10 Max. Occupancy 20 Max. height of proposed structure 16 ft

Describe exterior design and finish (attach additional sheets if necessary) Allura Lap Siding, Alpine Windows, and 30 year composition roof.

Method of sewage disposal 3 individual septic systems

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

(Note: If yes, please submit payment of fees to the Northeastern Information Center for an 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 1/19/23

Property Owner's Signature _____ Date _____
(If applicable)

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

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



TOWN OF PARADISE
Paradise Fire & Rescue
767 Birch Street, Paradise, CA 95969
(530) 872-6264

FIRE FLOW/HYDRANT LOCATION REQUEST FORM

DATE: 3/30/23 CASH CHECK NO. _____

SITE ADDRESS: 5905 OLIVER AP#: 052-170-034

Basic (Parcel less than 1 acre) Intermediate (Parcel 1 acre or more) Complex (Land Division)

Construction: Residential Commercial Type: New Remodel Addition

Purpose: Dwelling Garage/Shop Other: _____ (Planning Application)

Type of Exterior: Wood Stucco Other: _____

Total Size of Construction: Square Feet 3,360 [Include all stories, attached structures (including garage), and structures that are within 20 feet of each other for Commercial construction.]

Manufactured home? Yes No

Site plan provided Yes No N/A

Does existing structure have automatic sprinkler system? Yes No N/A

Is proposed building attached to existing structure? Yes No N/A

Important Note: Access ways more than 150 feet in length will require a turn-a-round in accordance with the Town of Paradise Road Standards. Both single family dwellings and Land Use Entitlements, minor land division or parcel map applicants are required to meet with the Town of Paradise Road Standards and the Fire Code for accessibility.

I understand that the information herein provides only the fire flow for this site and does not address the specific requirements for a certain project on the site, including access. [] Fire Department does not have a site plan showing access to my property it is my responsibility to ensure that access is provided as required by code. Any changes to the above listed total square footage or construction type will require that the Fire Department be notified to re-evaluate the fire flow.

THIS INFORMATION IS GOOD FOR ONE YEAR FROM THE DATE OF THE FLOW TEST. Applicant will be required to apply again for the Fire Flow information after this expiration date.

AUTOMATIC SPRINKLER SYSTEM PLANS SHALL BE SUBMITTED AND APPROVED BEFORE INSTALLATION OF THE SYSTEM OR ANY SITE INSPECTIONS. APPLICANT ALSO NEEDS TO CONTACT PARADISE IRRIGATION DISTRICT FOR "BACK FLOW PREVENTION DEVICE" INSTALLTION REQUIREMENTS.

Fees: Parcel size less than 1 acre - \$86.12 1 acre or more - \$255.80 All Commercial - \$255.80
Please make checks payable to Town of Paradise

Person/Agency Requesting Flow: TYLER WEST
(Please print)

Signature: [Signature] Phone: 530-966-0641 Cell: _____

Email: tylervest52@aol.com

Mailing Address (Required) P.O. BOX 937
PARADISE, CA 95967

THE PERSON REQUESTING THIS REPORT IS RESPONSIBLE FOR GIVING THE INFORMATION IN THIS REPORT TO THE OWNER/CONTRACTOR/PERMIT HOLDER.

**FIRE DEPARTMENT USE ONLY
OFFICIAL INFORMATION**

Hydrant# S187 Hydrant Flow 2,360 gpm located at West 6729 Skyway

Fire hydrant is within the required distance of the structure.

Fire hydrant is **NOT** within the required distance of the structure.

Requires _____ fire hydrants.

Water flow is adequate for total square footage.

Water flow is **NOT** adequate for total square footage.

Automatic Sprinkler System is required.

Additional water main and fire hydrant(s) will be required for this project or construction.

Fire Hydrant(s) required to be installed in a location(s) approved by Fire Department.

Water flow is adequate for proposed land use entitlement / land division.

Water flow is **NOT** adequate for proposed land use entitlement / land division.

Additional fire hydrants and water mains may be required to meet the hydrant spacing and fire flow requirements.

Install a Town of Paradise approved fire apparatus turn around within 150 feet of all sides of structures (see attached)

This property was found to be **in violation** of the Defensible Space and Fuel Reduction requirements of the Paradise Municipal Code (Chapter 8.58), California Fire Code, the California Code of Regulations, and/or the California Public Resources Code.

Inspected and Reviewed by: Chris Rainey Date: 3/31/2023

Comments _____

Additional Hydrant(s) Within Area: _____

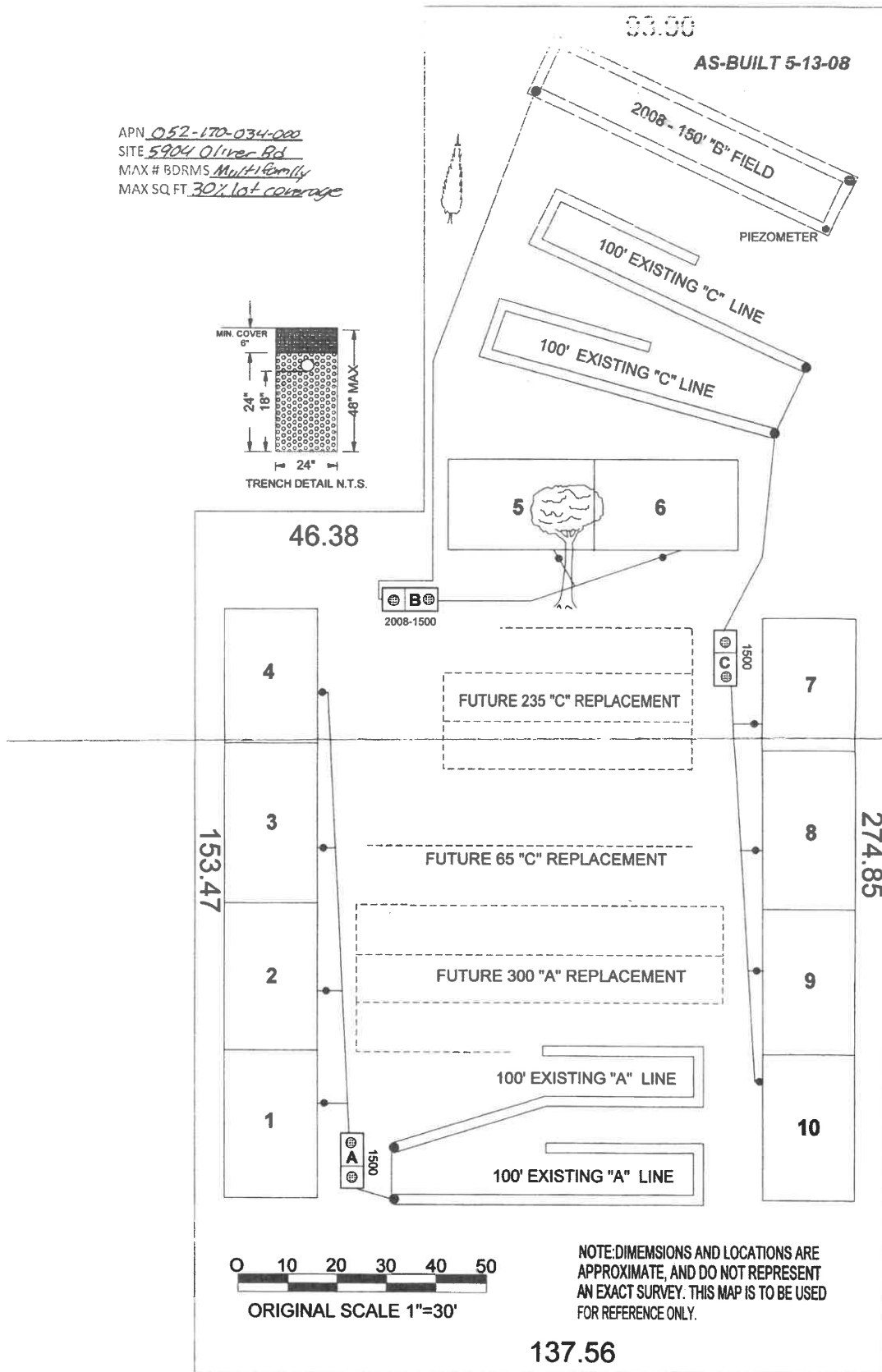
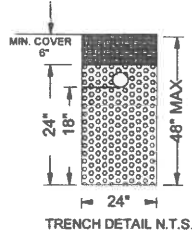
- **Fire Flow for Commercial projects is required to meet the California Fire Code Appendix B**

RESIDENTIAL ONLY	
Square Footage	Fire Flow Requirement
0 to 3,600 sq. ft.	750 gpm with sprinklers
0 to 3,600 sq. ft.	1000 gpm for manufactured homes without sprinklers
Note: Residences greater than 3,600 square feet, including attached garages, required to meet fire-flow calculations based on Appendix B	

Hydrant Flow Test

Test Date: 1/5/2022			Address: 6729 Skyway		
Test Method: Pitot					
Primary Hydrant Tested: S187			Static: 87		
HybridID:			Residual: 58		
Results in GPM/LPM: GPM			Pressure Drop: 29		
			Taken at: 435		
Hydrant	Pitot	Opening	Hydrant Coef.	Outlet Coef.	Discharge
S187	20	3.355	1	1	1501
Total Flow: 1501					
Flow at 20 psi: 2360					
Flow at 10 psi: 2544					

APN 052-170-034-000
 SITE 5904 Oliver Rd
 MAX # BDRMS Multi-Family
 MAX SQ. FT. 30% lot coverage



5905 OLIVER
AP# 052-170-034

RECEIVED
 MAY 23 2008

TOWN OF PARADISE
 COMMUNITY DEVELOPMENT DEPT

NOTICE OF EXEMPTION

TO: File – [PL23-00040]; AP No. 052-170-034-000
FROM: Town of Paradise, Community Development Department,
Planning Division, 5555 Skyway, Paradise CA 95969

PROJECT TITLE: West Family Homes Conditional Use Permit

PROJECT APPLICANT: West Family Homes / Tyler West

PROJECT LOCATION: 5905 Oliver Road, Paradise CA 95969

PROJECT DESCRIPTION: Proposed reconstruction and minor expansion of a ten unit multi-family land use. The land use was considered legal nonconforming and can be reestablished through a conditional use permit.

APPROVING PUBLIC AGENCY: Town of Paradise

PERSON OR AGENCY CARRYING OUT PROJECT: Applicant & Owner: West Family Homes / Tyler West

EXEMPT STATUS: General Rule Exemption (Section 15061)
 Ministerial (Section 15268)
 Emergency Project (Section 15269)
 Categorical Exemption
Section 15302; Class2

REASON FOR EXEMPTION: Replacement or Reconstruction.

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

SIGNATURE: 

Planning Director

Date: June 13, 2023