



# TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

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

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

## Management Staff:

Craig Baker, Community Development Director

Susan Hartman, Assistant Planner

## PLANNING DIRECTOR MEETING AGENDA

### REGULAR MEETING – 10:00 AM – June 30, 2016

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Town Clerk's Dept., at 872-6291 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Town Clerk. Members of the public may address the Town Council on any agenda item, including closed session. If you wish to address the Town Council on any matter on the Agenda, it is requested that you complete a "Request to Address Council" card and give it to the Town Clerk prior to the beginning of the Council 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 Town Council within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk Department located at 5555 Skyway, Room 3, at the time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday through Thursday from 8:00 a.m. to 5:00 p.m.

## CALL TO ORDER

### 1. APPROVAL OF MINUTES

Approve minutes of the May 31, 2016 Planning Director Meeting.

### 2. CONTINUED PUBLIC HEARING - None

### 3. PUBLIC HEARING

Item determined to be exempt from environmental review

- a. **RIVERA SITE PLAN REVIEW PERMIT (PL16-00148) APPLICATION:**  
Request for site plan review permit approval to sanction and expand a multiple family land use that is existing but legal non-conforming on a +1.26 acre property zoned Community Commercial (CC) located at 5571 Skyway, AP No. 052-250-078.

### 4. 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:	
<hr/>	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	



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## **Town Staff:**

**Craig Baker, Community Development/Planning Director**

**Susan Hartman, Assistant Planner**

**Joanna Gutierrez, Town Clerk**

## **PLANNING DIRECTOR MEETING MINUTES**

### **REGULAR MEETING – 10:00 AM – May 31, 2016**

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### **1. OPENING**

Community Development/Planning Director Craig Baker called the May 31, 2016 Planning Director meeting to order at 10:00 a.m.

Mr. Baker approved of the Minutes of the December 22, 2015 Planning Director Hearing as presented.

### **2. CONTINUED PUBLIC HEARING - None.**

### **3. PUBLIC HEARING**

KOJIMA CONDITIONAL USE PERMIT (PL16-00148) APPLICATION: Use permit approval to authorize the expansion of a single family residence that is an existing, legal non-conforming land use on a +0.61 ac property zoned N-C (Neighborhood Commercial) located at 1729 Bille Rd, AP No. 053-140-013.

Assistant Planner Susan Hartman reported to the Planning Director that the project applicant is seeking to expand an existing, legal nonconforming single family dwelling located at 1729 Bille, Road. This project is exempt from the California Environmental Quality Act (CEQA) requirements, is consistent with the goals and land use policies of the current 1994 paradise General Plan, as conditioned, and will not be detrimental to the public health, safety and general welfare. Staff recommends that the Planning Director adopt the three findings and approve the project as conditioned with the eight conditions of approval.

Mike Merkley, Merkley Construction Company, stated that he is the project applicant, has reviewed the project's conditions of approval and has no objections.

3a. Community Development/Planning Director Baker adopted the required findings below and approved the Kojima use permit application (PL16-00148) for property located at 1729 Bille Road, authorizing expansion of an existing single family residence subject to the following conditions of approval:

#### **REQUIRED FINDINGS FOR APPROVAL**

- a. The proposed project is categorically exempt from environmental review under the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301, (Class 1) of the CEQA guidelines
- b. Find that, as conditioned, approval of the Kojima use permit can be found to be consistent with the goals and land use policies of the current 1994 Paradise General Plan because project approval would authorize development that is in balance with the existing residential neighborhood.
- c. The proposed project, as conditioned by the Town of Paradise, will not be detrimental to the public health, safety and general welfare.

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

1. 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.
2. The addition to the single family residence shall not exceed **432 square feet of conditioned living space and the replacement decking shall not exceed the square footage of the existing decking (±360 sq ft)** as identified and proposed on the site plan dated received on May 4, 2016 on file with the Development Services Department.

#### **SANITATION**

3. Apply for, and secure, an onsite sanitation alteration permit for the relocation of the existing pump tank to accommodate the building expansion.

### **UTILITIES**

4. 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**

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. 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.

### **SANITATION**

8. Complete the relocation and connection of the pump tank to the existing sewage disposal system in a manner deemed satisfactory to the Town Onsite Sanitary Official.

### **4. ADJOURNMENT**

Community Development/Planning Director adjourned the meeting at 10:10 a.m.

Date approved:

By: \_\_\_\_\_  
Craig Baker, Community Development Director

By: \_\_\_\_\_  
Joanna Gutierrez, CMC, Town Clerk



**TOWN OF PARADISE PLANNING DIRECTOR  
PLANNING STAFF REPORT  
MEETING DATE: June 30, 2016**

**FROM:** Susan Hartman, Assistant Planner **AGENDA NO. 3(a)**  
**SUBJECT:** Rivera Site Plan Review Permit Application (PL16-00170)  
**DATE:** June 27, 2016 **AP 052-250-078**

**GENERAL INFORMATION:**

Applicant: Martin Rivera  
5571 Skyway  
Paradise, CA 95969

Location: 5571 Skyway, Paradise

Requested Action: Site Plan Review permit approval to sanction an existing multiple-family land use consisting of four dwelling units with one dwelling unit proposed to be demolished and replaced with a larger residence.

Purpose: To reestablish a previously-existing, nonconforming land use on the site.

Present Zoning: Community Commercial (CC)

General Plan Designation: Town Commercial (TC)

Existing Land Use: Multiple family residential

Surrounding Land Use:

North:	Mobile Home Park
East:	Single Family Residential
South:	Paradise Town Hall
West:	Skyway

Parcel Size: ±1.26 acre

CEQA Determination: Categorically Exempt - CEQA Section 15301 (Class 1 exemption)

Other: An appeal of the Planning Director'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 DIRECTOR MAY NOT TAKE ACTION ON THIS APPLICATION**

### **SPECIAL INFORMATION:**

The project applicant is seeking authorization from the Town of Paradise, via site plan review permit approval, to demolish and replace one of four existing, legal nonconforming single family dwellings as well as to sanction the existing multi-family land use. The  $\pm 1.26$  acre property is located at 5571 Skyway and is currently developed with four single-family dwellings, all legally established prior to 1979.

Butte County Assessor records show that the residence proposed to be demolished and rebuilt was legally established in 1947, prior to the Town's incorporation. The proposed  $\pm 1,040$  square foot reconstructed residence will be established in the location of the original residence. No other structures on the property are currently proposed to be modified.

### **ANALYSIS:**

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 Class 1 *Existing Facilities*).

PMC Section 17.20.200 (*Permitted and conditional uses*) provides that a multiple-family land use can be established subject to town approval of a site plan review permit. Hence, submittal of the Rivera site plan review permit application is consistent with zoning regulations assigned to the project site.

### **ANALYSIS CONCLUSION:**

Based upon the circumstances outlined above and the neighboring properties of predominantly multiple-family housing, staff submits that town authorization to replace the single family residence and to permit the existing multiple-family land use is reasonable and appropriate. Therefore, staff recommends Planning Director approval of the Rivera Site Plan Review permit, based upon the following findings:

### **REQUIRED FINDINGS FOR APPROVAL:**

- a. The proposed project is categorically exempt from environmental review under the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301, (Class 1) of the CEQA guidelines

- b. Find that, as conditioned, approval of the Rivera Site Plan Review permit can be found to be consistent with the goals and land use policies of the current 1994 Paradise General Plan because project approval would promote the replacement of a legal nonconforming structure for which evidence of record exists to demonstrate that it was lawfully established in its previous location.
- c. The proposed project, as conditioned by the Town of Paradise, will not be detrimental to the public health, safety and general welfare.

**RECOMMENDATION:**

Adopt the required findings for approval as provided by staff, and approve the Rivera Site Plan Review permit application (PL16-00170) for property located at 5571 Skyway (AP 052-250-078), requesting authorization to replace a previously existing dwelling unit in addition to permitting the existing multiple-family land use, subject to the following conditions of approval:

**GENERAL CONDITIONS OF PROJECT 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. Any work within the Skyway public right of way is subject to Town issuance of an encroachment permit, which will require that the contractor be properly licensed and bonded with the Town of Paradise.
- 3. Any existing dwelling unit nonconforming as to yard setback may not be added onto or enlarged unless the dwelling is first brought into compliance with current setback requirements.

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

**SITE DEVELOPMENT**



4. Secure a demolition permit through the building division for the removal of the existing structure.
5. 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.

### **SANITATION**

6. Complete the requirements of the Town Onsite Sanitary Official concerning application, final system design, and the issuance of permit approvals for installation of a sewage treatment and disposal system to serve the proposed project. Provide evidence thereof to the Town Development Services Department (building division).

### **UTILITIES**

7. 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**

8. 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**

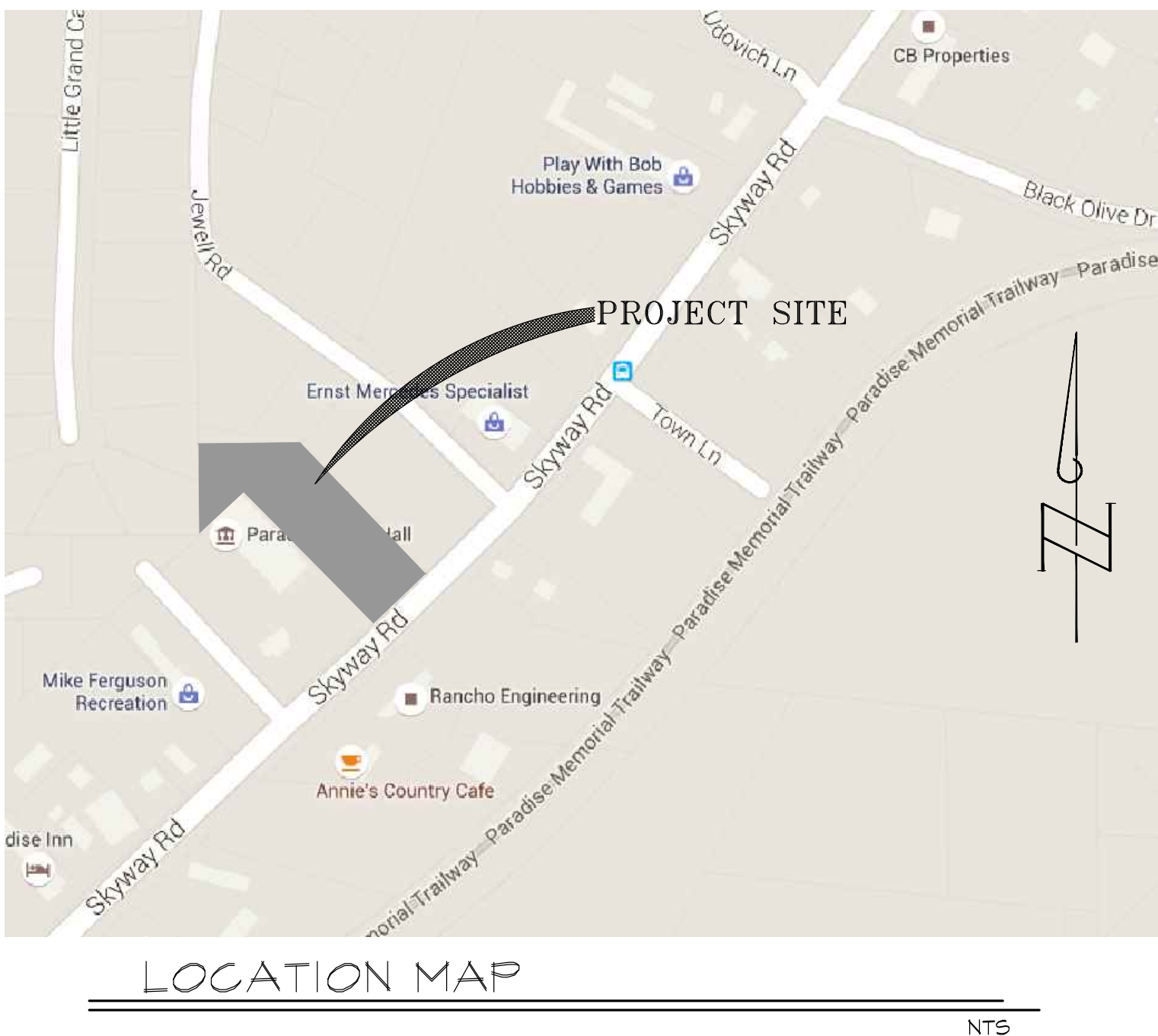
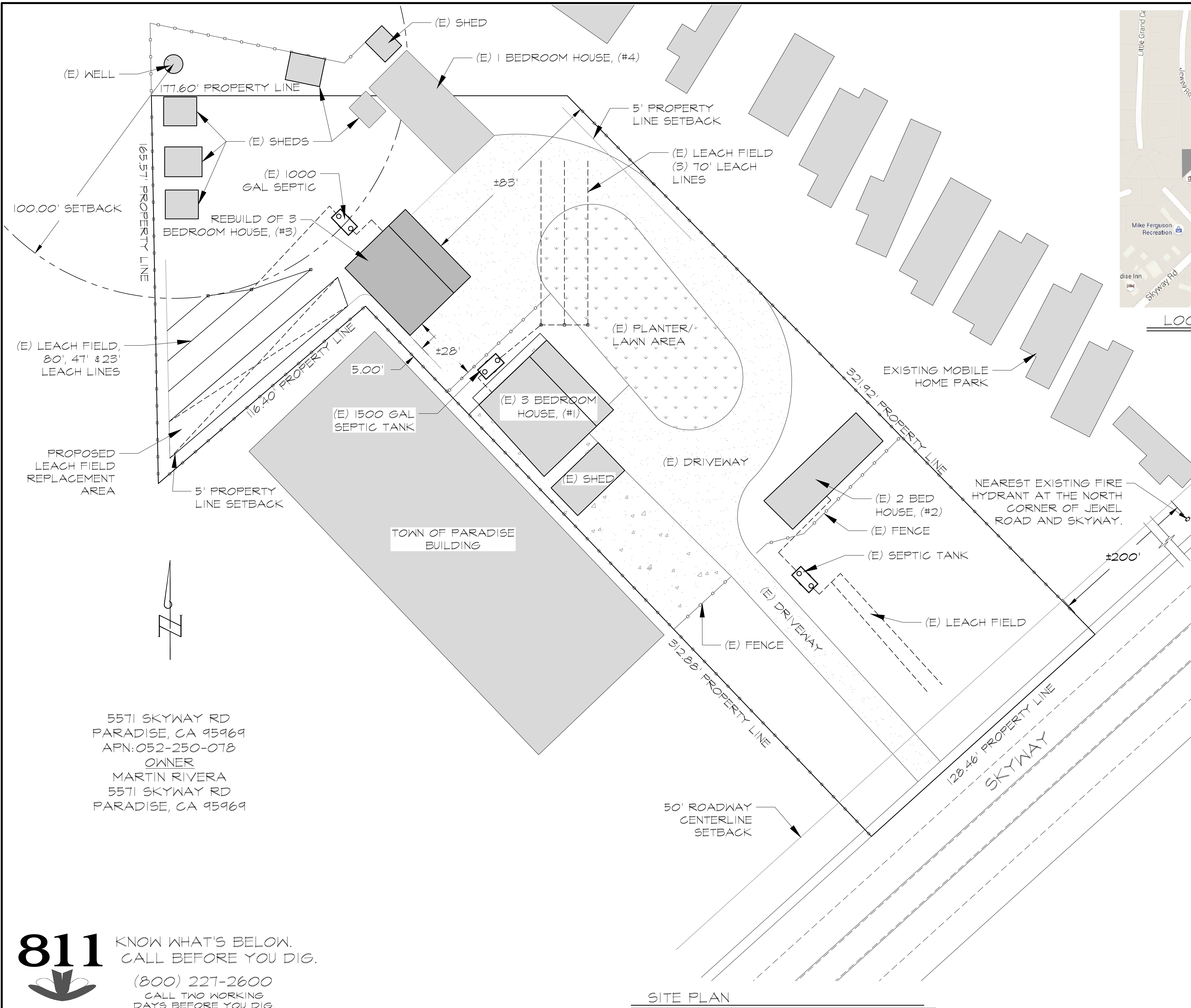
### **SITE DEVELOPMENT**

9. Complete the requirements of the Fire Marshal regarding plans submittal for an Automatic Fire Sprinkler System for the proposed residential dwelling.
10. 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.

11. Complete the project as per the Town of Paradise adopted California Building Standards and Town of Paradise approved plans and specifications.

**SANITATION**

12. Meet the requirements of Town onsite sanitation staff regarding inspection and approval for the construction and final design of the onsite sewage disposal system.



CODE ANALYSIS:  
OCCUPANCY: R3  
ZONING: C-C, TOWN OF PARADISE  
USE: SINGLE FAMILY DWELLING  
CONSTRUCTION TYPE: TYPE V-B (WOOD)  
FIRE SPRINKLERS: YES  
NUMBER OF STORIES: 1  
FLOOD ZONE: X

SCOPE OF WORK  
THE SCOPE OF WORK TO BE COMPLETED IS THE REBUILD AND EXPANSION OF AN EXISTING SINGLE FAMILY RESIDENCE AS DESCRIBED AND DETAILED IN THIS SET OF PLANS.

SHEET INDEX:	
COVER SHEET	CS
EXISTING FLOOR PLAN	A1
PROPOSED FLOOR PLAN, #	
ELEVATIONS	A2
STRUCTURAL NOTES	S1
FOUNDATION PLAN, ROOF	
FRAMING PLAN, SECTION.	S2
STRUCTURAL DETAILS	S3
ENERGY CALCULATIONS	EN1
ENERGY CALCULATIONS	EN2

EXISTING HOUSE = 885 SQFT.  
EXISTING PORCH = 120 SQFT.  
PROPOSED HOUSE = 1040 SQFT.  
PROPOSED PORCH = 400 SQFT.

NOTE: SITE SURVEY WAS NOT CONDUCTED. FEATURES LOCATED PER OWNER PROVIDED PLANS.

DESIGN CODES	
2013 CBC	
2013 CEC	
2013 CMC	
2013 CPC	
2013 CRC	

RANCHO ENGINEERING DOES NOT REPRESENT THAT THESE PLANS OR ANY SPECIFICATIONS ARE SUITABLE FOR ANY OTHER SITE THAN THE ONE FOR WHICH THEY WERE SPECIFICALLY PREPARED. RANCHO ENGINEERING DISCLAIMS RESPONSIBILITY FOR THESE PLANS AND SPECIFICATIONS IF USED FOR ANY OTHER SITE. PLANS ARE NOT VALID UNTIL REVIEWED AND APPROVED BY APPROPRIATE GOVERNMENT AGENCIES.

COVER SHEET

RIVERA REBUILD

5571 SKYWAY ROAD  
PARADISE, CA 95969  
APN: 052-250-078



CIVIL - STRUCTURAL - SEPTIC DESIGN  
5550 SKYWAY, STE C, PARADISE, CA 95969  
Phone/Fax: (530) 877-5700  
Email: ranchoengineering@hotmail.com



RANCHO ENG. JOB: 15-115

DRAWN BY: NJM

CKD. BY: JPH

DATE: 04/21/16

REVISION: 2

DRAWING NUMBER

CS

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