



Town of Paradise

Planning Commission Meeting Agenda

6:00 PM – July 21, 2026

Doug LaMalfa Town Council Chambers – 5555 Skyway, Paradise, CA

Planning Commission Staff:

Susan Hartman, Community Development Director
Melanie Elvis, Town Clerk

Planning Commission Members:

Charles Holman Chair
Shawn Shingler, Vice Chair
Kate Anderson, Commissioner
Carissa Garrard, 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 June 16, 2025 Planning Commission meeting. (ROLL CALL VOTE)

2. APPOINTMENT OF PLANNING COMMISSION CHAIR AND VICE CHAIR FOR THE 2024/2025 FISCAL YEAR

- 2a. Appointment of Chair (Town Clerk presiding)
2b. Appointment of Vice-Chair (Appointed Chair presiding)

3. COMMUNICATION

- 3a. Recent Council Actions
3b. Staff Comments

4. 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."

5. CONTINUED PUBLIC HEARING - None

6. PUBLIC HEARING

- 6a. Item determined to be exempt from environmental review under CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and 15304 (Minor Alterations to Land)

West Family Homes Conditional Use Permit (PL-UPE-26-0002): Planning Commission consideration of a request to reestablish a legal nonconforming multi-family land use consisting of two (2) duplexes (each 1-bedroom/1-bathroom units), located at 5897 Oliver Road, Paradise, California 95969 and identified by Assessor's Parcel Number (APN): 052-170-037. (ROLL CALL VOTE)

7. OTHER BUSINESS

8. COMMITTEE ACTIVITIES

9. COMMISSION MEMEBERS

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

10. ADJOURNMENT

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



Town of Paradise

Planning Commission Meeting Minutes

6:00 PM – June 16, 2026

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

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

PLANNING COMMISSIONERS PRESENT: Carissa Garrard, Zeb Reynolds, Shawn Shingler and Charles Holman, Chair

PLANNING COMMISSIONERS ABSTENT: Kate Anderson

1. APPROVAL OF MINUTES

- 1a. **MOTION by Reynolds, seconded by Garrard**, approved the Regular Meeting Minutes of February 17, 2025, Planning Commission meeting. AYES: Garrard, Reynolds, Shingler and Holman; NOES: None; ABSENT: Anderson; ABSTAIN: None

2. COMMUNICATION

- 2a. Community Development Director Susan Hartman provided an overview of recent Town Council actions, including the approval of Defensible Space Inspector positions, receipt of the Town's first Annual Financial Health and Organizational Impact Report, and the opening of recruitment for the Economic Development Coordinator position. She also provided an update on the Paradise Sewer Project, noting that the Town Council approved modifications to the project description to include a hybrid gravity/low-pressure collection system, a membrane bioreactor wastewater treatment facility, and surface water discharge.

3. PUBLIC COMMUNICATION

1. Jennifer Eidson spoke about the cargo container on her neighbor's vacant lot and wanted to confirm if it was considered a legal nonconforming status.

4. CONTINUED PUBLIC HEARING – None

5. PUBLIC HEARING

- 5a. Melissa Frausto, Associate Planner, provided an overview of the Elfers Park N Sell site plan and property.

Chair Holman opened the public hearing at 6:11 p.m.

Jim Elfers, the applicant, spoke regarding the proposed conditions of approval and requested that the maximum number of vehicles permitted for

sale on the property be increased from eight to twelve. He also requested that Condition No. 16 be revised to reference only privacy fencing. Mr. Elfers described his plans for landscaping along the front of the property and provided an overview of the design concept for a future business sign. He emphasized the potential value of the project and expressed his belief that the lot could serve as an important asset to the community.

Jennifer Eidson confirmed that liability insurance and current vehicle registration would be required for all vehicles sold. She also inquired whether the proposed business would create new jobs in the community.

Chair Holman closed the public hearing at 6:22 p.m.

MOTION by Reynolds, seconded by Shingler, approved the Elfers Park N Sell Site Plan Review Permit (PL-UPE-26-0001): consideration of a request to establish an outdoor auto sales land use and recreational vehicle and boat storage accessory land use on a paved vacant property, previously occupied by a church, located at 7874 Skyway, Paradise, California 95969 and identified by Assessor's Parcel Number (APN): 051-153-001 with updated General Conditions for #6, allowing the number of vehicles to 12 and changing #16 for the type of fencing. AYES: Garrard, Reynolds, Shingler and Holman; NOES: None; ABSENT: Anderson; ABSTAIN: None

GENERAL CONDITIONS

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. The authorized land uses shall be conducted in substantial compliance with the project description and supporting documentation submitted to the Town by the Applicant. Any substantial modifications, deviations, or changes to the approved operation without prior written approval from the Town may result in a violation of the permit.
3. All sales vehicles parked on-site must be removed from the property at least every six months for a minimum of 24 consecutive hours. The Applicant must maintain an inventory log tracking vehicle identification numbers (VINs), arrival dates and departure dates, and made available to Town officials upon request.
4. The Park N Sell is limited to the project site address and shall not be transferable to another geographic location.
5. The business model shall remain strictly a space-rental operation for private owner-sellers and personal RV/boat storage. No traditional commercial fleet or commercial dealership vehicle processing is permitted under this approval.

6. At no time shall the number of vehicles on site exceed a maximum of 40 vehicles within the auto sales area (including up to 12 front-facing display vehicles) and a maximum of 22 vehicles within the RV/boat storage yard.
7. Vehicles offered for sale shall be confined entirely in the designated areas identified in the Site Plan, dated May 14, 2026, and display a legible 'For Sale' sign that includes valid contact information. The long-term storage of RV and boats shall be confined entirely within the designated area identified in the Site Plan, dated May 14, 2026.
8. No sign, bollards, display of vehicles shall be placed no closer than 50 feet from the centerline of the Skyway and 0 feet from all other property lines.
9. Vehicles shall remain operable and capable of being moved at all times.
10. Stacking or double-parking of vehicles is prohibited.
11. Vehicles shall not block any part of the public right of way.
12. The Applicant shall provide access aisles at intervals of approximately 10 to 20 vehicles.
13. The visitor parking spaces shall be striped and clearly marked for "visitor parking only"; and that at no time shall visitor parking vehicles be stacked, double parked, or left standing in tandem in from of, adjacent to, the fire apparatus access area. Required off-street parking area shall be maintained and accessible and shall not be used for auto sales for the duration that the Park N Sell is operational.
14. The Applicant shall maintain a minimum of 20 feet wide fire apparatus access area with a 13 feet 6-inch vertical clearance. Fire apparatus access areas shall remain unobstructed at all times. Roadway features, such as speed bumps, speed humps, speed control dips, etc., shall not be installed on fire apparatus access areas.
15. The Site shall at all times comply with PMC Chapter 5.58 - *Defensible Space and Hazardous Fuel Management*.
16. The perimeter of the Site shall be enclosed by a secure chain-link fence equipped with a privacy screening, maintained in good condition at all times.
17. Security cameras shall record continuously 24 hours a day, 7 days a week. Surveillance footage must be archived for a minimum of 30 calendar days and made available to local law enforcement upon request.
18. All activities associated with the Park N Sell shall be conducted in compliance with PMC 9.18 - *NOISE CONTROL*.
19. No automotive maintenance, mechanical repairs, bodywork, part stripping, painting, or vehicle washing shall be conducted on the premises.

20. All outdoor lighting shall be downlighted, design and positioned in a manner so as not to unreasonably illuminate or cause glare onto adjacent or nearby streets and/or properties. Said lighting fixtures shall be directed away from the adjacent residential property lines to protect residential integrity of the area. New light standards shall not exceed a height of eighteen feet above finished grade.

21. Signs or structures subject to the Town's adopted design standards and criteria in the Town of Paradise are subject to design review. The Applicant must obtain approval through the Town of Paradise Planning Division prior to any installation, construction, or modification.

22. There shall be no special advertising, banners, flags, pennants, ballons attached to vehicles, tents, sales events or other promotional activities unless a Temporary Use Permit is first obtained to authorize said displays.

23. Within 180 calendar days of issuance of the business license, the Applicant shall secure approval of a detailed landscaping plan covering at least 10% of the total site area by the Planning Division. The plan must comply with all applicable State Model Water Efficient Landscape Ordinance (MWELO) standards.

24. The Site shall be permanently maintained in an orderly fashion through the provisions of regular landscaping, maintenance, removal of trash or debris, and removal of graffiti within 24 hours from time of occurrence.

CONDITIONS TO BE MET PRIOR TO COMMENCEMENT OF BUSINESS OPERATIONS

GENERAL

25. A Town business license, applied through the Town's permitting software GovWell (<http://app.govwell.com/paradise>) is required. The license shall be renewed for the duration the business is operated. Operations shall not commence until the issuance of a business license for the project.

SITE DEVELOPMENT

26. The Applicant shall install and maintain an active digital security camera system. Cameras must record continuously 24/7. Footage shall be retrievable for a minimum of 30 days.

SANITATION

27. The existing onsite septic system shall be abandoned in compliance with the Town of Paradise Onsite Wastewater Management standards and to the satisfaction of the Town's Onsite Sanitary Official. A final inspection and sign-off from the Town building/septic inspector are required prior to final project occupancy.

FIRE PROTECTION

28. All access gates providing access to the Site shall be installed and equipped with Town approved Knox Box or Knox Control Key Switch installed. Obtain Knox Box lock through <https://www.knoxbox.com/>. The specific mounting location shall be approved by the Town Fire Marshal.

29. The Applicant shall securely mount a property rated, visible, and easily accessible portable fire extinguisher within the vehicle display area.

30. The Applicant shall clearly identify the fire apparatus access areas as directed by the Fire Marshal.

CONDITIONS OF LAND USE

31. Maintain compliance with the conditions of Conditional Use Permit PL-UPE-26-0001 which 12 authorized the establishment of the Park N Sell and RV/boat storage.

32. Installation of the approved landscape must be completed and inspected by the Planning Division within one (1) year of Site Plan Review approval.

33. Any changes to the business operation, as described in these documents, shall be subject to review and approval by the Planning Director to determine substantial conformance with these documents, to determine that adequate parking shall continue to be provided for onsite uses, and to ensure compatibility with the surrounding uses.

34. The Site shall be left free of debris, litter, or other evidence of use upon completion or removal of the use.

35. At no time may the RV and boat storage land use operate independently of the auto sales. Should the Park N Sell business cease operations, the vehicle storage land use must also cease operations.

6. OTHER BUSINESS

- 6a. Community Development Director Susan Hartman introduced Tanya Sundberg from PlaceWorks who presented the Vision and Guiding Principles to the Planning Commission regarding the 2045 Paradise General Plan Update.

Chair Holman opened the public hearing at 6:46 p.m.

Jennifer Eidson questioned if this is an amendment or an update and will there be an appeal process?

Monica Huchro commented and suggested that the community needs to be more involved in the surveys and community outreach could improve.

Commissioner Reynolds shared that he did take the survey and had input on where to advertise for it.

Chair Holman closed the public hearing at 6:57 p.m.

MOTION by Garrard, seconded by Holman, approving the Vision and Guiding Principles to the Town Council regarding the 2045 Paradise General Plan Update. AYES: Garrard, Reynolds, Shingler and Holman; NOES: None; ABSENT: Anderson; ABSTAIN: None

7. COMMITTEE ACTIVITIES – None

8. COMMISSION MEMBERS

- 8a. Community Development Director Susan Hartman mentioned that next month Planning Commission will receive a use permit on a rebuild.

9. ADJOURNMENT

Chair Holman adjourned the meeting at 6:58 p.m.

Date Approved:

By:

Attest:

Chair Holman, Chair

Melanie Elvis, Town Clerk



Town of Paradise
Planning Commission Agenda Summary Agenda Item: 6(a)
Date: July 21, 2026

ORIGINATED BY: Melissa Frausto, Associate Planner
REVIEWED BY: Susan Hartman, Community Development Director

SUBJECT: Request for Approval of a Conditional Use Permit to Reestablish a Multi-family Legal Nonconforming Land Use Consisting of Two Duplexes
5897 Oliver Road; APN: 052-170-037

COMMISSION ACTION REQUESTED:

1. Conduct duly noticed public hearing; AND
2. Adopt findings and conditions of approval for the Conditional Use Permit application (PL-UPE-26-0002) to reestablish a multi-family legal nonconforming land use consisting of two duplexes.

General information:

Applicant: West Family Properties, LLC. – Property Owner

Site Address: 5897 Oliver Road, Paradise, California 95969

Assessor's Parcel Number (APN): 052-170-037

Purpose: To reestablish a multi-family legal nonconforming land use consisting of two duplexes.

Zoning Designation: Town-Residential (T-R), One-Third Acre Minimum (TR-1/3)

General Plan Designation: Town-Residential (TR)

Existing Land Use: Vacant

Surrounding Land Use: *North:* Apartments and vacant, zoned TR-1/3
East: Vacant, zoned Community-Commercial (C-C)
South: Vacant, zoned TR-1/3
West: Single-Family Residence, and vacant, zoned TR-1/3

Parcel Size: +/-0.43 acres

CEQA Determination: Categorically Exempt – CEQA Section 15303 (Class 3) and Section 15304 (Class 4)

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

Background & Project Overview:

The property owner and the project applicant, West Family Properties, LLC., is requesting approval of a Conditional Use Permit (CUP) Permit from the Town of Paradise (Town) to reestablish a legal nonconforming use, a multi-family land use, consisting of two duplexes (Project). Legal nonconforming use means *“a lawful use of any land, building, or structure, that does not conform with town adopted and currently applicable land or use regulations, but which complied with the use regulations in effect at the time the use was established”*. The Project is proposed on a mostly unpaved, approximately 0.43-acre vacant site, located at 5897 Oliver Road, Paradise, California 95969, and is identified by Assessor's Parcel Number (APN): 052-170-037 (Site).

The previous structures on the Site consisted of a three-bedroom single-family residence, a four-bedroom duplex, totaling seven bedrooms. Parking consisted of two uncovered parking spaces, and one 20-feet by 24-feet carport. The total historical building coverage was approximately 3,169 square feet (sf) and impervious coverage is unknown. The single-family residence was served by an 850-gallon septic tank, and the duplex was served by a 1,200-gallon septic tank. Based on the Town of Paradise's (Town's) building and wastewater records, it indicates the single-family residence existed prior to 1970, and the duplex was constructed in 1972. Prior to incorporation, the Site's was zoned as R-3 (Medium Density Residential), and the County of Butte's (County's) zoning ordinance permitted multi-family uses, such as duplexes as a principally permitted use. The R-3 zoning designation did not have restrictions on building or impervious coverage areas. Following incorporation, the Town adopted its first Zoning Code in 1984 and designated the Site as Multi-Family Residential. Under the 1984 Zoning Code, the existing multi-family duplex uses remained permitted by right, subject to a 35 percent maximum building coverage and a 60 percent maximum impervious surface coverage. In 1995, the Town executed a Zoning Code update and rezone. During this process, the Town rezoned the Site to its current district of TR-1/3. Upon this subsequent adoption of the updated zoning ordinance, multi-family land uses in the T-R zone were not allowed thereby making the previously existing residences nonconforming. Currently, the Site contains no structures but retains the septic infrastructure from the house and duplex lost in the 2018 Camp Fire.

The Applicant proposes to construct two duplexes, with each building containing two 1-bedroom, 1-bathroom units, for a total of four units. Each duplex will feature a 60-foot x 32-foot footprint, totaling 1,920 sf per building or 960 sf per individual unit. Totaling a proposed building coverage of 3,840 sf. Each unit includes the following (dimensions are approximate):

- Bedroom: 13 feet by 11 feet
- Living Room: 16 feet by 11 feet
- Kitchen: 9 feet by 8 feet
- Bathroom: 8 feet by 5 feet
- Garage: 11 feet by 19 feet

The Applicant proposes an EV car charger in each garage. The existing onsite septic systems are proposed to be abandoned and removed in compliance with PMC Article VI - *ABANDONMENT*. A new 2000-gallon septic tank and 300 feet total leach lines will serve the proposed dwelling units. Access to the Site is provided by Oliver Road, a public street, and a private, partially paved 25-foot road easement. Additionally, the Applicant proposes a new concrete driveway extending from the existing paved road easement to the proposed duplexes.

Community utility services would be extended to the Site to serve the proposed development. The Site will be served by public utilities, including the Paradise Irrigation District for water services, Northern Recycling and Waste Services for garbage collection, and Pacific Gas & Electric for electricity and gas. Public and emergency services will be provided by the Town of Paradise

Police Department and the Town of Paradise Fire Department (via CAL FIRE), and public education falls under the Paradise Unified School District.

The architectural design for the duplexes features a traditional, single-story profile like the surrounding area. The exterior of the buildings would utilize Hardie Plank lap siding painted in a neutral taupe, specifically Kelly-Moore KM5788 "Tranquil Taupe". The base of the building would use Sherwin-Williams SW7065 "Argos", a neutral stone color. The roof profile consists of a low-pitch hip roof finished with architectural composition shingles in a "Weathered Wood" coloration. Features would be highlighted by a contrasting trim, utilizing Kelly-Moore KM27 "Bone" on the window trim, fascia boards, and multi-panel sectional garage doors. The main entry doors to be painted in a deep brown tone using Kelly-Moore KM5789 "Shadow Cliff." The rear elevation mirrors the primary siding and trim palette while incorporating large glass sliding doors which would offer direct outdoor access and natural daylighting for the rear living spaces.

The Applicant would be required to complete frontage improvements as requested by the Engineering Division in compliance with PMC Chapter 12.20 – *IMPROVEMENTS – RIGHTS-OF-WAY DEDICATION*. These include improvements to the curb and gutter, sidewalk, shoulder paving, and storm drain.

Lastly, the Applicant will comply with PMC Chapter 8.58 - *DEFENSIBLE SPACE AND HAZARDOUS FUEL MANAGEMENT*, actively maintaining a compliant defensible space and vegetation clearance across the entire Site to reduce fire hazards. To achieve this, the Applicant would be responsible for removing dry vegetation, weeds, and combustible debris on a continuous, year-round basis.

Environmental Review:

This Project can be found exempt from the California Environmental Quality Act (CEQA) under Section 15303 (Class 3) and Section 15304 (Class 4), as the project consists of two new duplexes totaling no more than four dwelling units, grading will occur on slopes less than 10 percent and new landscaping that does not require any tree removal.

Analysis:

The CUP Permit process allows the Town to review a project to determine consistency with the zoning code, policies of the general plan, compatibility with the surrounding area, and that it would not impair the health, safety, and welfare of the residents of the Town. In order to approve a CUP, these four specific findings must be made in the affirmative:

General Plan Consistency

As described above, the property is designated TR as described by the Town's General Plan Land Use Element, which is intended to "*provide for single-family detached and attached homes, mobile home parks, churches and public uses*". Furthermore, the TR designation has specific density requirements: "*one to three dwelling units per gross acre*". The General Plan provides the following Land Use goals, policies and objectives that are relevant to the proposed Project:

- LUG-1: *Manage growth with a balance of land uses.*
- LUG-3: *Provide for an orderly, well-planned community.*
- LUP-12: *The character of future development should be compatible with the Town's service delivery abilities and shall not result in service level declines.*

- LUP-19: *Land use densities should primarily be based, upon the development opportunity influenced by infrastructural and environmental constraints affecting the properties in the town.*
- LUG-10: *Encourage infill development consistent with open space needs, neighborhood character and infrastructure capacity.*
- LUP-50: *Low-density multi-family uses (duplexes, triplexes and fourplexes) shall be encouraged in multi-family zones and possibly town residential designated areas.*
- LUG-32: *Assure that all land uses in the Town conform to the goals and policies of the General Plan.*

Additionally, the 2022-2030 Housing Element Update was adopted on June 14, 2022, and provides a roadmap for the Town's growth and housing challenges, identifies existing housing conditions and community needs, and creates a plan for more housing. The Housing Element also includes goals, policies, and programs to guide development. The following are the goals and policies that are applicable to the proposed Project:

- HG-1 - *Encourage and facilitate the production of all housing types, from affordable workforce housing to executive homes, to meet the Town's share of regional housing needs consistent with the overall goals, objectives, and policies of the Paradise General Plan.*
- HG-2 - *Improve, rebuild, and preserve safe, decent housing and neighborhoods for all Paradise residents, including preparation for wildfire resiliency.*
- HP-1 - *The Town will encourage a full range of housing types, including both lower- and higher-density housing, at rents and sales prices suitable for a range of household incomes, including extremely low, very low, low, and moderate.*
- HP-33 - *The Town will continue to require the first floors of multi-family developments to accommodate access and use by the elderly and the disabled.*

The Project is consistent with the aforementioned goals, policies, and objectives of the General Plan Land Use and Housing Element. The TR land use designation is intended to accommodate both single-family detached homes and low-density multi-family uses where possible. The Project proposes two duplexes, and would utilize existing infrastructure and services, such as utility main lines, public roadways, and municipal emergency response systems, without overextending municipal resources and remaining compatible with the Town's service capabilities and environmental constraints. The proposed Project contributes to an orderly, well-planned community by replacing structures in a manner that respects the historical footprint and density of the neighborhood. Furthermore, the development directly aligns with the 2022-2030 Housing Element Update by promoting the production of safe, wildfire-resilient multi-family housing options that enhances the Town's housing stock. The Site design and layout also supports accessibility by ensuring the Project can accommodate any future elderly and/or mobility-impaired residents.

Zoning Code Consistency

PMC Chapter 17.39 - NONCONFORMING USES

Pursuant to PMC Chapter 17.14 - *TOWN RESIDENTIAL*, multi-family land uses are generally prohibited within Town-Residential zones; however, PMC Section 17.39.300 - *RESTORATION OF DAMAGED NONCONFORMING USE* states the restoration of damaged nonconforming uses, stipulating that structures destroyed by any means to an extent exceeding 50 percent of their assessed value, as determined by the latest equalized county assessment roll, may be restored and reestablished as a lawful nonconforming use, subject to Town approval and conditional use permit issuance. Because the Applicant proposes to reestablish a historical multi-family use, the

Project is subject to the CUP process regulated under PMC Article II - *CONDITIONAL USE PERMITS/ADMINISTRATIVE PERMITS*. Given that the Site historically maintained a single-family residence and a duplex, the Project would achieve consistency with the Zoning Code via the submittal and approval of this CUP application.

Furthermore, PMC Section 17.39.400 - *EXPANSION OR ALTERNATION OF NONCONFORMING USE* states any lawfully nonconforming building may be enlarged upon Town approval and issuance of a CUP. As mentioned above, the historical building footprint was 3,169 sf, and the proposed building footprint is 3,840 sf. This represents a gross building expansion of 671 sf, or approximately 21 percent increase over the historical footprint. While the building footprint is expanding to accommodate the Project, the overall residential density of the Site is decreasing. The historical use consisted of a combined total of 7 bedrooms and 4 bathrooms across the single-family home and duplex, whereas the proposed Project yields a lower total of 4 bedrooms and 4 bathrooms across the two duplexes. The reduction in total bedroom count decreases the residential density and therefore reduces the burden of public services and infrastructure.

The proposed Project qualifies for reestablishment and a 21 percent footprint expansion under PMC Sections 17.39.300 and 17.39.400 because it reestablishes a historical multi-family use through the CUP process while simultaneously reducing residential density via a lower total bedroom count.

PMC Section 17.14.400 - SITE DEVELOPMENT REGULATIONS

The Site is subject to applicable development standards in PMC Section 17.14.400 - *SITE DEVELOPMENT REGULATIONS* (see Table 1). All of the applicable development standards are listed below.

Table 1. *PMC Section 17.14.400 - SITE DEVELOPMENT REGULATIONS.*

Development Feature	Required	Proposed	Analysis
Setbacks (ft):			
Front (from centerline):	30	62.1	Complies.
Side & Rear:	5	10	Complies.
Maximum Height (ft)	35	≤35	Complies.
Max Building Coverage (sf)	5,619 (30 percent of lot size)	3,840	Complies.
Max Impervious Coverage (sf)	7,492 (40 percent of lot size)	9,837 (52 percent)	See below.

The Project satisfies the development requirements governing building footprints, height, and building setbacks, except for the maximum allowable impervious surface coverage limit. The Site layout meets setbacks, as the front yard setback measures 62.1 feet from the road centerline of the private road easement and the side and rear setbacks would measure 10 feet from the duplexes to the property lines. The proposed duplexes would also conform to the Town's 35-foot maximum height limit. Furthermore, the total building footprint of the duplexes totals 3,840 sf, falling below the maximum allowable building coverage of 5,619 sf.

Per PMC Section 17.14.400 - *SITE DEVELOPMENT REGULATIONS*, impervious surfaces are limited to a maximum of 40 percent of the total lot area, which is approximately 7,492 sf for this

Site. The current site plan proposes approximately 9,837 sf of total impervious coverage, resulting in approximately 2,345-square-foot coverage and bringing the Project to approximately 52 percent lot coverage. PMC Section 17.39.300(C)(2) states the reconstructed structure shall not exceed the nonconformity of the original structure in terms of setbacks, floor area, height, and any other property characteristics as determined by the Planning Director. As mentioned above, the Site was historically permitted by right under Butte County R-3 zoning requirements and the Town's 1984 Zoning Code, which allowed up to 60 percent impervious coverage, the Site's multi-family uses became legally nonconforming in 1995 when a comprehensive Town update rezoned the property to its current TR-1/3 designation.

The Applicant requests a development standards exception under the CUP to allow 52 percent impervious surface coverage. The property was conforming under all prior regulatory frameworks and was rendered nonconforming solely as a result of subsequent, Town-initiated Zoning Code updates and rezoning actions. Furthermore, the Site is configured as a flag lot, with the pole portion reserved as a private road easement. Property owners are restricted to using the road easement area only for site access and road improvements; therefore, while not required to do so, the owner proactively completed roadway improvements. Lastly, this development standard exception would not cause a detriment to:

A. Public Health, Safety, and Site Access

- a. The proposed concrete driveway expands from an existing paved road easement, formalizing a safe and structured access network for future residents. Paving a continuous concrete driveway provides a stable, slip-resistant surface for site access, which eliminates loose gravel hazards, prevents wheelchair wheels from getting stuck or sinking, and guarantees reliable, all-weather maneuvering capabilities, ensuring that the ground-floor multi-family units remain fully accessible to elderly and mobility-impaired residents year-round.
- b. The requested 52 percent impervious coverage will not cause adverse stormwater runoff issues for neighboring properties or stormwater systems as the Applicant would be required to comply with PMC Section 8.56.100(B) regarding identifying appropriate Best Management Practices (BMPs) to control the volume, rate, and potential pollutant load of stormwater runoff, as may be appropriate, to minimize the generation, transport, and discharge of pollutants onto neighboring properties.

B. Biological and Habitat Resources

- a. The proposed driveway area is also not considered biologically sensitive or contains critical habitat for sensitive species, and has no value as habitat for endangered, rare, or threatened species. According to the National Wetlands Inventory (NWI) of the U.S. Fish and Wildlife Service, no aquatic resources, such as wetlands or streams, are mapped at the Site and no aquatic resources exist in the surrounding area. Additionally, according to the Official Species List provided by the U.S. Fish & Wildlife Service (USFWS) pursuant to Section 7 of the Endangered Species Act, obtained on May 29, 2026, there are a total of eight threatened, endangered, or candidate species that have the potential to occur at the Site. These species include one mammal, two birds, one reptile, two amphibians, one insect, and one crustacean; however, no critical habitat was identified at the Site. Lastly, the California Native Plant Society (CNPS) Inventory of Rare Plants tracks and ranks the rarity of California's native flora. The CNPS Inventory List was obtained for the Site on July 2, 2026. According to the CNPS Inventory, 25 species have the potential to occur at the Site, however, none are Federally or State listed special status species. Due to the lack of suitable habitat

at the Site, there would be no effect on special status species from the proposed paving of the Site.

Lastly, the Project complies with the off-street parking standards set forth in PMC Chapter 17.38 - *OFF-STREET PARKING AND LOADING REGULATIONS*. Multi-family residential units measuring between 700 and 1,200 sf require 1.5 spaces per unit of off-street parking. For the Project, the minimum requirement is six off-street parking spaces. The proposed layout allocates one-car garage (measuring 11 feet by 19 feet) to each unit, totaling four enclosed parking spaces. Additional off-street parking will be provided via the proposed driveways, with the driveway able to accommodate a minimum of two additional vehicles.

Surrounding Area Compatibility

The Project is compatible with both current and historical land use patterns of this segment of Oliver Road and Skyway. The surrounding vicinity is characterized by a mix of undeveloped and developed properties with zoning designations of Rural-Residential (R-R), Multiple-Family Residential (M-F), Community-Services (C-S) and Community-Commercial (C-C). Prior to the Camp Fire, the immediate neighborhood supported comparable residential densities. Specifically, a duplex and a fourplex were historically located immediately north and northwest of the subject site, respectively. Currently, a fourplex stands to the northwest, while a primary residence and an Accessory Dwelling Unit (ADU) are proposed for the property directly to the north. To the east lies a C-C zoned properties that were historically commercial but are currently vacant. To the south lies vacant property zoned TR-1/3 and historically had a single-family residence. The Project effectively restores these historically compatible land uses. By reestablishing multi-family housing on a vacant lot, the Project integrates with existing land uses and aligns with the neighborhood's long-standing character.

Health, Safety, and Welfare

The reestablishment of the multi-family land use will not impair or jeopardize the health, safety, or general welfare of the residents of the Town of Paradise. The duplexes would be constructed in compliance with the current California Building Code (CBC) and California Fire Code standards, utilizing wildland-urban interface (WUI) fire-resistant construction materials, modern electrical infrastructure, and internal fire sprinkler systems. To ensure public health of residents, the proposed Project would include connection to public utilities and a new onsite septic system. The Applicant is proposing to abandon the existing onsite septic system and install a new septic system. The abandonment of the onsite septic system will be executed under a separate permit in accordance with PMC Chapter 13.04 - *SEWAGE DISPOSAL*. By abandoning the outdated system and replacing it with a modern system, the Project would eliminate the risks of system or structural failure and protect local groundwater and soil quality against potential environmental contamination. The Project also enhances public safety by establishing required fire prevention protocols in compliance with PMC Chapter 8.58 - *DEFENSIBLE SPACE AND HAZARDOUS FUEL MANAGEMENT*. The continuous removal of dry vegetation, weeds, and combustible debris would prevent the Site from becoming a fire hazard.

Recommendation:

Adopt the required findings for approval as provided by staff and approve the Conditional Use Permit application (PL-UPE-26-0002) to allow to reestablish a legal nonconforming use consisting of two duplexes as described above, subject to the following conditions:

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 15303 *New Construction or Conversion of Small Structures* (Class 3) and Section 15304 *Minor Alterations to Land* (Class 4) of the CEQA guidelines.
- b. Find that, **as conditioned**, is consistent with PMC Title 17 - *ZONING* and consists with the land use designation, development goals, objectives, and policies of the Town of Paradise General Plan.
- c. Find that, **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.

CONDITIONS OF LAND USE

- 1. If any land use for which a Conditional Use Permit has been granted and issued is not established within three years of the Conditional Use Permit's effective date, the Conditional Use Permit may become subject to revocation by the Town of Paradise.
- 2. The property owner shall comply with all other State and local Code provisions, including those of the Town of Paradise's Building Division, Public Works & Engineering Department, Fire Department, and Onsite/Wastewater Department. The property owner is responsible for contacting these departments to verify the applicable requirements and need for any permits.
- 3. Any changes to the Site, as described in these documents, shall be subject to review by the Planning Director to determine substantial conformance with these documents. Minor changes may be approved administratively by the Town Planning Director upon submitting 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 CUP modification review by the Planning Commission and the payment of the appropriate processing fees.
- 4. Secure Design Review approval of architectural design for the proposed project and for the establishment of any new identification sign structures and maintain the property in a manner consistent with the Town of Paradise Design Standards. Any future additions, alterations, or modifications to the buildings, including but not limited to the installation of any new lighting, changes to paint colors, or exterior building modifications, shall require the submittal and approval of a new Design Review Application. No such work shall commence until the Town of Paradise has granted Design Review approval verifying compliance with the PMC Section 17.41.400 - *DESIGN REVIEW APPROVAL* and Design Review and Town's design standards.
- 5. The property owner shall secure and maintain service connections from all designated public utility providers serving the Site for the duration of the land use.
- 6. The Site shall at all times comply with PMC Chapter 5.58 - *DEFENSIBLE SPACE AND HAZARDOUS FUEL MANAGEMENT*.
- 7. All outdoor lighting shall be downlighted, design and positioned in a manner so as not to unreasonably illuminate or cause glare onto adjacent or nearby streets and/or properties.

8. All fencing and screening shall be in compliance with PMC Section 17.06.600 - *YARD AND BUILDING/STRUCTURE SETBACK REGULATIONS*. All perimeter fencing shall be maintained and replaced as needed.
9. The property owner shall maintain any and all structures, improvements, access routes, and landscape features, within their control, in a clean and safe condition.
10. At no time shall the approved impervious coverage exceed 9,900 square feet unless the zoning district development regulations governing this parcel are amended to allow such.

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

GENERAL

11. Pay any applicable development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code Requirements.
12. Apply for and secure approval of a Stormwater Post Construction Plan for a Regulated Project through the Town Engineering Division.

SANITATION

13. Apply for, and secure, the required Onsite Wastewater Division permit(s) to abandon the existing septic system(s) and install a new system to meet the requirements of the Town Onsite Sanitary Official for the septic system serving the multi-family dwellings.

ROADS AND ACCESS

14. Deed 30 feet 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.

CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND OCCUPANCY

SITE DEVELOPMENT

15. Submit landscaping plans to the Planning Division in accordance with Paradise Municipal Code requirements consisting of a minimum of 10 percent of the developed area and install approved landscape materials in a manner deemed satisfactory to the Town Planning Director. Landscaping shall be focused in areas that would obscure the view of the structures plainly visible from nearby public roads. 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 4-way (close-in) inspection on any structure shall receive approval prior to landscape plan submittal, and 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).
16. In accordance with PMC Section 12.08.130 - *Display of addresses*, approved numbers or addresses shall be displayed upon the building or land in such a manner as to be visible

from the street or road upon which the land or building fronts and minimum height of numbers to be used shall be three (3) inches and of contrasting color from the basic background. Display of address shall be posted at the time of the final inspection and maintained continuously thereafter.

17. Complete frontage improvements along Oliver Road as directed by the Town Engineer.
18. 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.
19. Building facades and colors shall be in conformance with an approved Architectural Design Review elevation.
20. At least two (2) days prior to conducting any underground construction, the Applicant must notify all utility companies by calling Underground Service Alert (USA) at 1-800-642-2444.
21. Secure the issuance of a tree felling permit before the felling of any qualifying trees onsite if required.

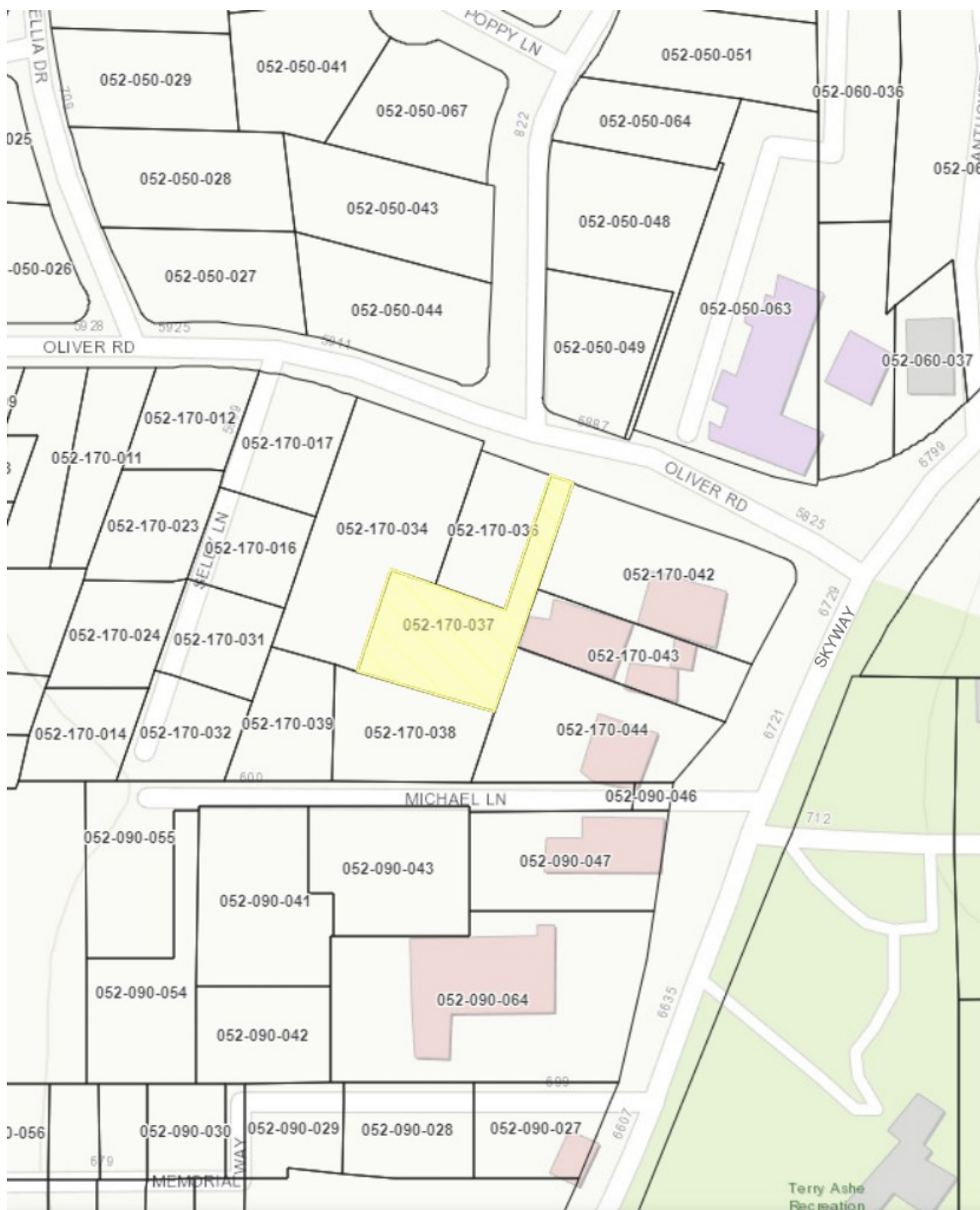
SANITATION

22. Complete construction and installation of the Town reviewed and approved sewage treatment and disposal system. Installation shall meet the standards of the Town Onsite Sanitary Official.

List of Attachments for PL-UPE-26-0002

West Family Properties, LLC Conditional Use Permit

1. Project Site Vicinity Map
2. Notice sent to surrounding property owners and the Paradise Post for the July 21, 2026, Public Hearing
3. Mailing list of properties notified of the July 21, 2026, Public Hearing
4. CEQA Notice of Exemption Form
5. Conditional Use Permit Application, submitted May 20, 2026
6. Proposed Site Plan
7. Floor Plan prepared by West Family Homes, dated November 19, 2022
8. Design Review Building Elevations prepared by West Family Homes, dated December 13, 2022



APPLICANT: West Family Homes		Site Address: 5897 Oliver Road
OWNER: West Family Properties, LLC.		
PROJECT DESCRIPTION: The proposed project proposes reestablishing a legal nonconforming multi-family land use consisting of two (2) duplexes (each 1-bedroom/1-bathroom units), with parking, landscaping, and site improvements.		
ZONING: Town Residential, one-third acre minimum (TR-1/3)	GENERAL PLAN: Town Residential (TR)	FILE NO. PL-UPE-26-0002
ASSESSOR PARCEL No: 052-170-037		MEETING DATE: July 21, 2026

**TOWN OF PARADISE PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN by the Planning Commission that a public hearing will be held on **Tuesday, July 21, 2026 at 6:00 p.m.** in the Town Hall Council Chambers, located at 5555 Skyway, Paradise, California 95969, regarding the following project:

- a. Item determined to be exempt from environmental review under CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and 15304 (Minor Alterations to Land)

West Family Homes Conditional Use Permit (PL-UPE-26-0002): Planning Commission consideration of a request to reestablish a legal nonconforming multi-family land use consisting of two (2) duplexes (each 1-bedroom/1-bathroom units), located at 5897 Oliver Road, Paradise, California 95969 and identified by Assessor's Parcel Number (APN): 052-170-037.

The project file is available for public inspection at the Development Services Department, Town of Paradise, Building Resiliency Center at 6295 Skyway, Paradise, California 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 Planning Director at, or prior to, the public hearing. For further information please contact the Planning Division at (530) 872-6291 ext. 435.

SUSAN HARTMAN
Planning Director

5879 Oliver Road CUP Mailing List

APN	Mailing Address
052-170-044-000	1869 DEVONSHIRE DR, CHICO CA 95928
052-170-043-000	6851 LUNAR LN, PARADISE CA 95969
052-170-039-000	689 MICHAEL LN, PARADISE CA 95969
052-170-038-000	5104 IVYCREST TRAIL, ARLINGTON TX 76017
052-170-032-000	251 WAYNE CHARLES RD, OROVILLE CA 95966
052-170-031-000	5291 PENTZ RD, PARADISE CA 95969
052-170-024-000	1281 S 1125 E, CLEARFIELD UT 84015
052-170-023-000	2442 W 10TH ST, WASHOUGAL WA 98671
052-170-017-000	18 FIR LOOP CIRCLE, OROVILLE CA 95966
052-170-016-000	PO BOX 1874, PARADISE CA 95967
052-170-014-000	855 BEECH ST, SAN DIEGO CA 92101
052-170-012-000	218 SLATE CREEK RD, WHITEBIRD ID 83554
052-170-011-000	706 S CHESTNUT ST, ELLENSBURG WA 98926
052-170-006-000	7030 SKYWAY, PARADISE CA 95969
052-090-064-000	1569 SOLANO AVE #347, BERKELEY CA 94707
052-090-055-000	PO BOX 7153, CHICO CA 95927
052-090-054-000	476 E LASSEN AVE APT 93, CHICO CA 95973
052-090-047-000	6689 SKYWAY, PARADISE CA 95969
052-090-043-000	692 MICHAEL LN, PARADISE CA 95969
052-090-041-000	PO BOX 7153, CHICO CA 95927
052-090-037-000	5946 HAYES LN, PARADISE CA 95969
052-060-038-000	6769 SKYWAY, PARADISE CA 95969
052-050-063-000	5872 OLIVER RD, PARADISE CA 95969
052-050-049-000	4939 CO RD 99W, ORLAND CA 95963
052-050-048-000	7380 BLACK OAKS WAY, CITRUS HEIGHTS CA 95621
052-050-044-000	840 CAMELLIA DR, PARADISE CA 95969
052-050-043-000	PO BOX 4059, PARADISE CA 95967
052-050-027-000	41 CEDAR ST, SAN CARLOS CA 94070
052-170-037-000	PO BOX 937, PARADISE CA 95967

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Butte

155 Nelson Avenue

Oroville, California 95965

From: (Public Agency): Town of Paradise
6295 Skyway
Paradise, California 95969

(Address)

Project Title: _____

Project Applicant: West Family Homes

Project Location - Specific:

The project is located at 5897 Oliver Road, Paradise, Butte County, California 95969 a

Project Location - City: Paradise Project Location - County: Butte

Description of Nature, Purpose and Beneficiaries of Project:

Reestablishing a legal nonconforming use consisting of two (2) duplexes (each 1-bedroom/1-bathroom units), with parking, landscaping, and site improvements in the Town Residential, one-third acre minimum (TR-1/3) zone on approximately 0.43 acres of vacant land.

Name of Public Agency Approving Project: Town of Paradise

Name of Person or Agency Carrying Out Project: West Family Homes

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: New Construction-Section 15303 & Minor Alterations to Land-Section 15304
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures. The numbers of structures described in this section are the maximum allowable on any legal parcel. The proposed landscaping and site improvements would not include the removal of mature, healthy trees. Furthermore, none of the exceptions to Categorical Exemptions set forth in CEQA Guidelines, Section 15300.2 apply to this project.

Lead Agency

Contact Person: Susan Hartman Area Code/Telephone/Extension: 530-872-6291 ext. 411

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____



Record Report for Use Permit #PL-UPE-26-0002

Record Overview

Record Number: PL-UPE-26-0002
Record Type: Use Permit
Record Status: In Progress
Record Submitted At: Tuesday May 19, 2026
Record Address: 5897 OLIVER RD, PARADISE, CA 95969
Record Owner: Planning Group
Record Applicant User: Tyler West
Record Applicant Company: West Family Homes
Record Tags: 1BD/1BA DUPLEXES, NON-CONFORMING USE CUP

Form Submission

Site Address:
5897 OLIVER RD, PARADISE, CA 95969
Assessor's Parcel Number: 052-170-037
Wastewater Land Use Review OR Operating Permit Record: -
Fire Flow:
#FD-FLO-26-0082 | Tyler West | West Family Homes | Submitted 5/05/26
Applicant:
Tyler West
P.O. Box 937
Paradise, CA 95967
tylerwest52@aol.com, (530) 966-0614
Applicant Interest in Property: Owner
If Other, please explain: -
Property Owner:
Tyler West
P.O. Box 937
Paradise, CA 95967
tylerwest52@aol.com, (530) 966-0614
Zoning: TR 1/3 - Town Residential (1/3 acre min)
Approximate Cut and Fill (Cubic Yards): 0

Detailed Project Description:

Replace multifamily development with two duplexes

I hereby declare under penalty of perjury that the above statements are true, accurate, complete, and correct to the

best of my knowledge and belief.:

T. W

Signed in GovWell: Wednesday May 20, 2026, 10:21pm

Are you the property owner?: Yes

5897 Oliver Rd
Scale: 1" = 20'
Paradise, Ca 95969
.43 ACRE
APN: 052-170-037

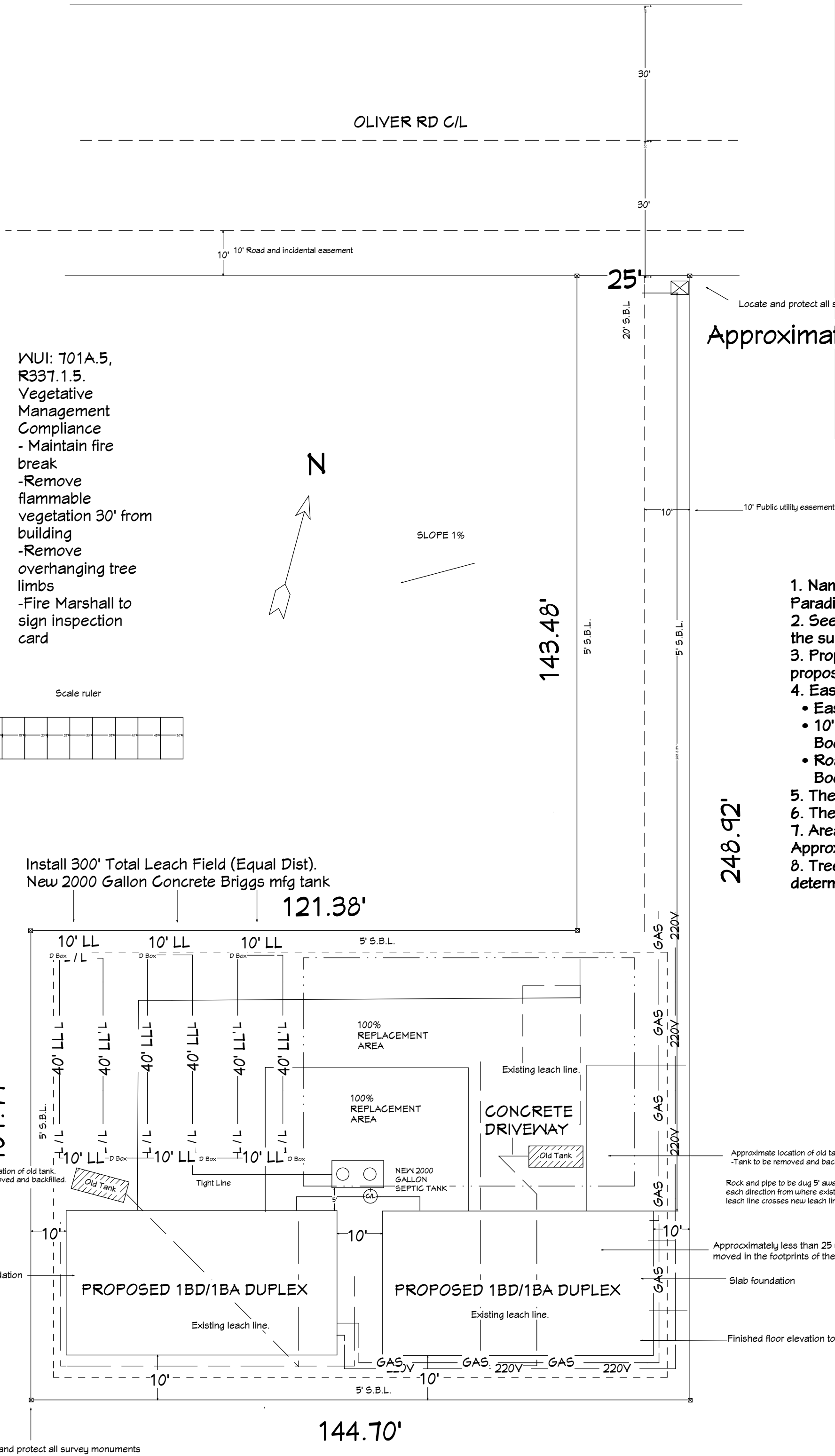
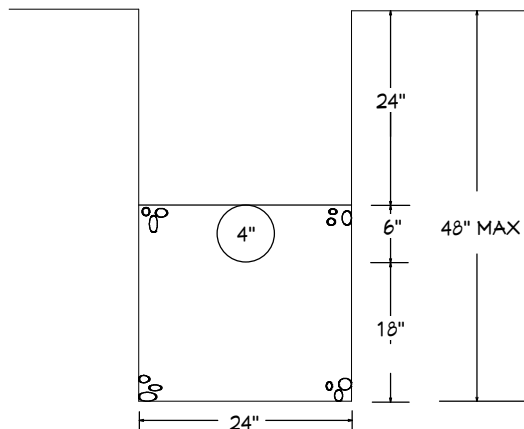
WASTE WATER DIVISION
5897 Oliver Rd
Repair to existing system: **PROPOSED**
1. Install new 2000 gallon septic tank in back yard for improved distribution.
2. Installed 300' of new leach line. Triple Rock. 24" rock total
3. Existing tank to be demolished.
-Existing tank to be slumy filled or compacted.
4 Old Tank Demolished: Date: _____ - New Tank installed: Date: _____
5. Leach field installed: Date: _____
(Equal Distribution System)

ENGINEERING:
Conditions:
1. Locate and protect all survey monuments.
a. see note on plans to protect monuments.
2. Comply with Town of Paradise grading guidelines.
3. No grading or other earth disturbing work without a valid and issued building permit or grading permit, and an approved Erosion and Sediment Control Plan implemented and in place
4. No driveway or other work in the right of way without an approved encroachment permit.

GRADING GUIDELINES:
1. Grading near on-site disposal systems requires separate approval from the On-Site Division.
2. No earth disturbing activities shall commence without an approved Erosion and Sediment Control Plan implemented and in place.
a. ESCP SUBMITTED WITH PLANS
3. No grading across property lines.
4. The tops of cuts and toes of fills must be at least two feet from the property line.
5. The tops of cuts and toes of fills should not be in the side setback.
6. Site must be properly cleared and grubbed, and native soil scarified.
7. Fills must be properly benched.
8. Site Plan to include one of the following:
a. Finished floor elevation of home based on contour map
b. Finished floor elevation relative to adjacent grade using a locatable point such as a property corner.
-SEE FINISHED FLOOR ELEVATION ON PLANS
9. Clearly state if foundation is a slab or raised foundation:
a. PERIMETER RAISED FOUNDATION FOR THIS JOB
10. Details and cross-sections for foundations clearly depict heights, existing grades, and final grades.
11. In general, site plans indicate limits of cuts and fills
12. If material is imported or exported, volumes must be provided.
13. Sources of import and destinations of export must be provided.
14. Attention must be given to drainage. The concentration of flows must be addressed.
15. Post construction erosion control included.
16. Ensure tha t the following notes or equivalent are included on the plans:
a. Limit of grading work with building permit is limited to 10 feet beyond the building envelope.
b. Positive drainage away from the structure per CBC requirements (5% away on landscape for 10" and 2% away on hardscape for 5'), including on uphill side.
c. Site drainage shall not be modified significantly from existing conditions.
d. Provide compaction reports to the Building Official.

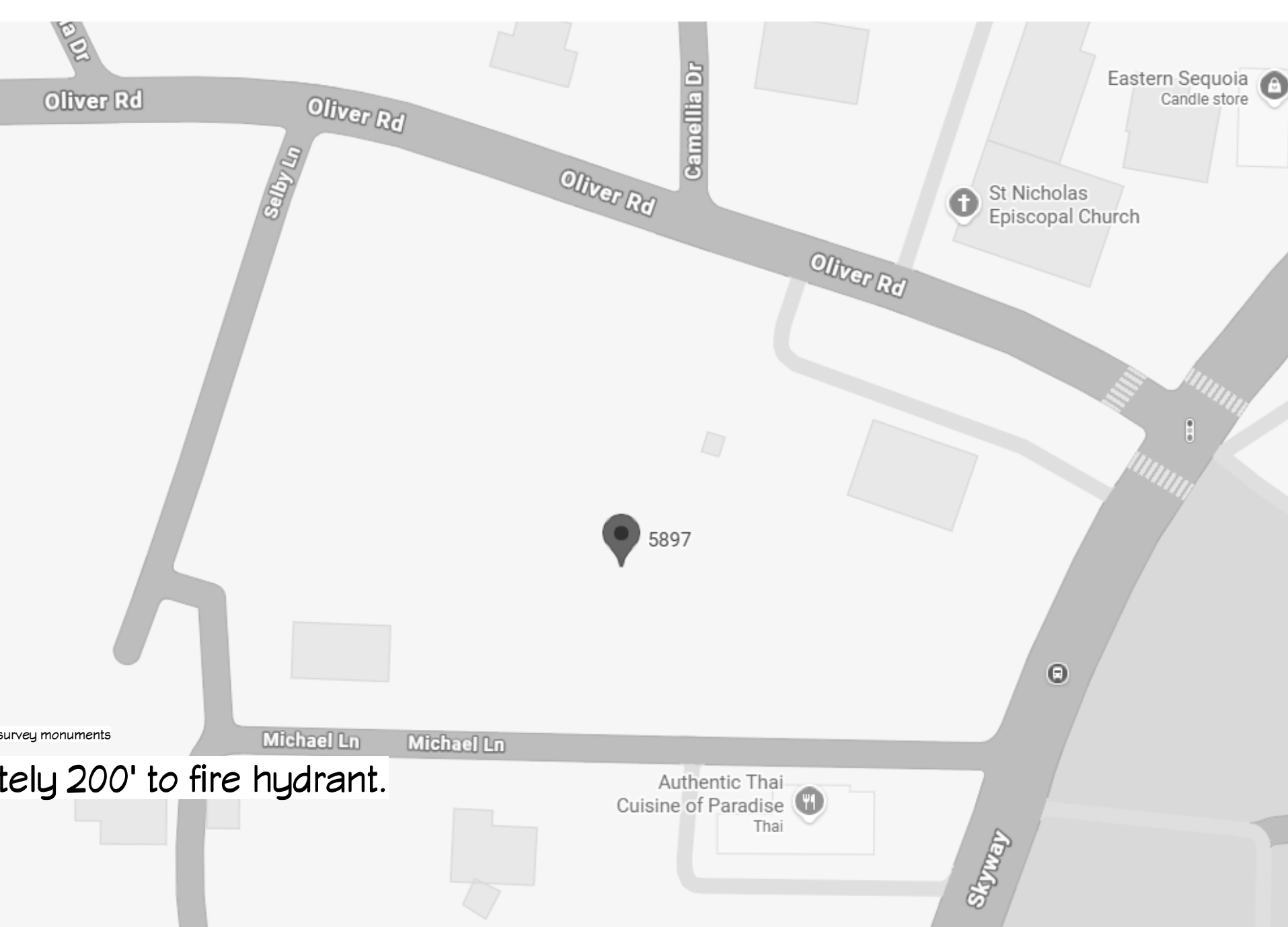
GRADING NOTES:
2. Property will not be graded without proper permitting.
4. Slab is on fill confined by stem walls.
7. Special Permit Zone conditions need not be applied
11. Ensure tha t the following notes or equivalent are included on the plans:
11.1. Limit of grading work with building permit is limited to 10 feet beyond the building envelope.
11.2. Positive drainage away from the structure per CBC requirements (5% away on landscape for 10" and 2% away on hardscape for 5'), including on uphill side.
11.3. Site drainage shall not be modified significantly from existing conditions.
11.4 Top/toe of any graded slope shall be at least 2 feet from property line.
11.5 Applicant shall ensure graded slopes do not exceed 2:1.
17. Erosion and Sediment Control Plan Required. (ESCP Submitted with current submittal.
18.2 Site Plan shall depict where BMP s will be deployed.

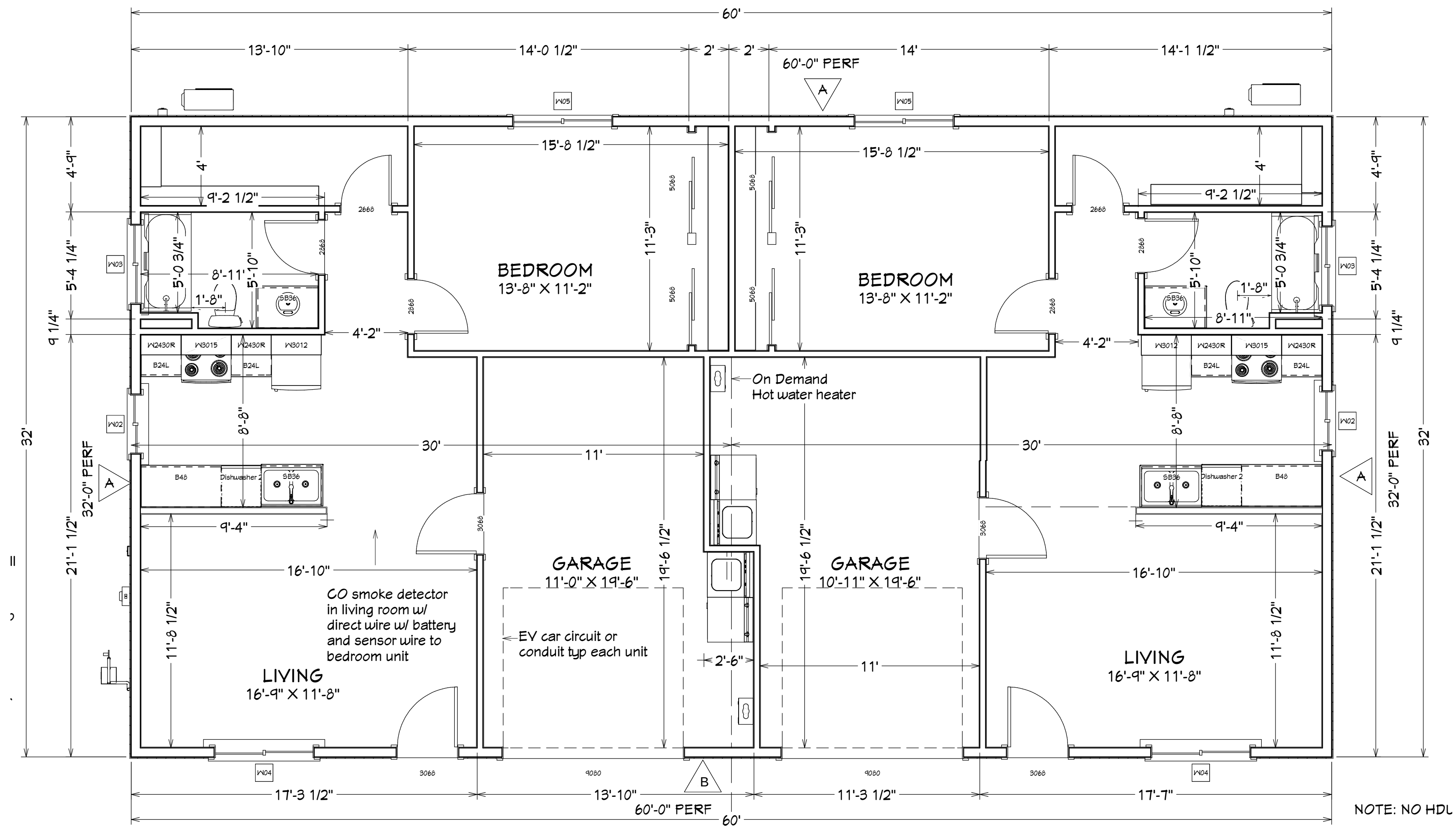
TRENCH DETAIL



Approximately 200' to fire hydrant.

1. Name and address of owners: West Family Properties LLC. P.O. Box 937 Paradise, Ca 95967
2. See site location indicating the location of the proposed project in relation to the surrounding areas.
3. Proposed new construction within 100' of the property boundary: There is a proposed 1bd/1ba duplex to the north of property at 5887 Oliver Rd.
4. Easements of record: EASEMENTS OF RECORD
 - Easements and setback lines per Parcel Map Book 37, Page 55.
 - 10' Public Utility Easement (PUE) recorded February 22, 1971, Book 1659, Page 349 O.R.
 - Road and incidental easement recorded July 16, 1971, Book 1687, Page 261 O.R.
5. The location and distance to the nearest fire hydrant is approximately 200'
6. The location of the proposed trash cans will be inside the garage of each unit.
7. Areas to be graded will be the foot prints of the propseed structures. Approximately less than 25 yards of material will be moved.
8. Trees which will be removed and or affected by the project: No trees are determined to be removed. FEMA has already removed all trees.





LIVING AREA
1423 SQ FT

WINDOW SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER
W02	3030LS	2	1	3030LS	36"	36"	37"X37"		LEFT SLIDING	2X6X40" (2)
W03	4010LS	2	1	4010LS	48"	12"	49"X13"		LEFT SLIDING	2X6X52" (2)
W04	5040LS	2	1	5040LS	60"	48"	61"X49"		LEFT SLIDING	2X6X64" (2)
W05	50610LS	2	1	50610LS	60"	82"	61"X83"		LEFT SLIDING	2X6X64" (2)

1st Floor

REVISION TABLE		REVISION BY		DESCRIPTION	
NUMBER	DATE				

West Family Homes
Project: 5848 Black Olive Dr.
-Duplex

DRAWINGS PROVIDED BY:
West Family Homes
P.O. BOX 937
PARADISE, CA 95967

DATE:
11/19/22

SCALE:

SHEET:
A-1

ROOF TO BE WEATHERED WOOD

GARAGE DOOR AND TRIM TO BE PAINTED IN
WHITE COLOR AS SHOWN- KM BONE 27

BASE OF BUILDING TO BE HARDIE PLANK LAP
SIDING PAINTED IN TAUPE COLOR AS SHOWN-
SW7065



DECORATIVE ENTRY
DOORS TO BE PAINTED
BROWN AS SHOWN-
SHADOW CLIFF KM5789

FRONT ELEVATION



REAR ELEVATION

BASE BUILDING (REAR) TO BE HARDIE PLANK SIDING PAINTED IN TAUPE
COLOR AS SHOWN-TRANQUIL TAUPE KM5788. TRIM TO BE PAINTED WHITE
AS SHOWN-BONE KM27

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

West Family Homes
Project: 5040 Black Olive Dr.
-Duplex

DRAWINGS PROVIDED BY:
West Family Homes
10000 S. 10TH AVE.
PARADISE, CA 95967

DATE:

12/13/22

SCALE:

SHEET:



BASE BUILDING (LEFT/RIGHT) TO BE HARDIE PLANK SIDING PAINTED IN TAUPE COLOR AS SHOWN-TRANQUIL TAUPE KM5188. TRIM TO BE PAINTED WHITE AS SHOWN-BONE KM27



REVISION TABLE		
NUMBER	DATE	REVISION DESCRIPTION

West Family Homes
Project: 5848 Black Olive Dr.
-Duplex

DRAWINGS PROVIDED BY:
West Family Homes
5848 Black Olive Dr.
PARADISE, CA 95967

DATE:

12/13/22

SCALE:

SHEET: