



# TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931

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

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

**Planning Commission Staff:**

Susan Hartman, Community Development Director

**Planning Commission Members:**

Kim Morris, Chair

Lynn Costa, Vice Chair

Carissa Garrard, Commissioner

Ron Lassonde, Commissioner

Zeb Reynolds, Commissioner

## PLANNING COMMISSION AGENDA

**6:00 PM – December 15, 2020**

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Community Development Director Hartman, at 872-6291 ext. 114 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Presiding Clerk. Members of the public may address the Planning Commission on any agenda item. If you wish to address the Planning Commission on any matter on the Agenda, it is requested that you complete a "Request to Address Council/Commission" card and give it to the Presiding Clerk prior to the beginning of the Meeting. All writings or documents which are related to any item on an open session agenda and which are distributed to a majority of the Planning Commission within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk or Community Development Services Department located at 5555 Skyway, at the time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday through Thursday from 8:00 a.m. to 5:00 p.m.

### CALL TO ORDER

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

### ROLL CALL

### 1. APPROVAL OF MINUTES

- [1a.](#) Approve Regular Meeting Minutes of October 20, 2020 and November 17, 2020.

### 2. COMMUNICATION

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

### 3. PUBLIC COMMUNICATION

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

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

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

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

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

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

#### \* \* \* \* \* PUBLIC HEARING PROCEDURE \* \* \*

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

NOTE: Pursuant to Planning Commission Resolution No. 96-001, any person may speak before the Commission regarding the matter under consideration for a maximum of five minutes unless granted additional time by the Chair. "In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Community Development Dept., at 872-6291 at least 48 hours in advance of the meeting."

### 4. CONTINUED PUBLIC HEARING - None

### 5. PUBLIC HEARING

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

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

**6. OTHER BUSINESS - None**

**7. COMMITTEE ACTIVITIES**

**8. COMMISSION MEMBERS**

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

**9. ADJOURNMENT**

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



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

**October 20, 2020**

**6:00 PM**

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

**PLANNING COMMISSIONERS PRESENT:** Lynn Costa, Ron Lassonde, Zeb Reynolds and Kim Morris, Chair

**PLANNING COMMISSIONERS ABSENT:** None

### **1. APPROVAL OF MINUTES**

- 1a. **MOTION by Costa, seconded by Lassonde,** Approve Regular Meeting Minutes of September 15, 2020. Roll Call vote was unanimous.

### **2. Swearing in of Newly Appointed Planning Commissioner Carissa Garrard.**

Town Clerk Volenski swore in newly appointed Planning Commissioner Carissa Garrard.

### **3. Roll Call**

**PLANNING COMMISSIONERS PRESENT:** Lynn Costa, Carissa Garrard, Ron Lassonde, Zeb Reynolds and Kim Morris, Chair.

**PLANNING COMMISSIONERS ABSENT:** None

### **4. Appointment of Planning Commission Vice Chair for the Remainder of the 2020/21 Fiscal Year.**

- a. Appointment of Vice-Chair (Chair presiding)

Chair Morris opened up the floor for nominations for Planning Commission Vice Chair for a one-year term commencing on October 20, 2020.

Commissioner Reynolds nominated Commissioner Lynn Costa to serve as Vice-Chair for a one-year term.

Motion by Costa, seconded by Lassonde to close the nomination for position of Vice Chair. All commissioners approved closing the nomination.

Commissioner Costa is unanimously appointed to serve as Vice Chair for the remainder of the term through June 30, 2021.

## 5. COMMUNICATION

5a. Recent Council Actions – Community Development Director Susan Hartman informed the Commissioners that the Town Council introduced the ordinance banning needles and syringes with modifications; the interim RV Ordinance was extended to June 30, 2021; Genasys was awarded a contract for an early warning system which is part of the long-term recovery projects.

5b. Staff Comments - None

## 6. PUBLIC COMMUNICATION - None

## 7. CONTINUED PUBLIC HEARING - None

## 8. PUBLIC HEARING

8a. Item to be determined to be exempt from environmental review

**Paradise Lutheran Church Site Plan Review Permit Application (PL20-00203):** Planning Commission consideration of a request for site plan review permit approval to construct a +/-4,376 square foot 4-unit apartment building. The existing Lutheran Church and its associated buildings are currently located on the property. The project site is a 2.22-acre property zoned Community Services (CS) and is located at 780 Luther Drive, further identified as Assessor Parcel No. 052-080-006.

Associate Planner Nick Bateman presented the proposed site plan for the Paradise Lutheran Church located at 780 Luther Drive.

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

1. Gwen Nordgren provided a history of the proposed project and asked the Planning Commission to support the project.

Chair Morris closed the public hearing at 6:18 p.m.

**MOTION by Garrard, seconded by Costa,** to adopt the required findings for approval as provided by staff and approved the Paradise Lutheran Church site plan review permit application (PL20-00203) to allow the establishment of residential 4-plex subject to the following conditions. Roll call vote was unanimous.

Community Development Director Hartman announced that an appeal of the Planning Commission's decision can be made within seven (7) days of the decision date.

### 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 use permit may become subject to revocation by the Town of Paradise.
2. Secure Design Review approval for the proposed architectural building designs and any proposed business signs.
3. 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.

4. 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, its environmental document and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal site plan review permit modification review by the Planning Commission and the payment of the appropriate processing fees.
5. Pay all development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.

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

**CONSTRUCTION CODES**

6. Complete the requirements of the Town Building Official regarding submittal of construction plans, building permit application, accessibility, and all applicable town adopted construction code requirements.
7. Meet the requirements of PMC 8.58.060 by including the use of noncombustible fencing materials within 5 feet of the proposed structure, if applicable.
8. Complete the requirements of the Onsite Sanitary Official concerning application, final system design, and issuance of permit approvals for installation of a sewage disposal system to serve the proposed 4-plex.

**GRADING AND DRAINAGE**

9. Submit a detailed soil erosion prevention plan 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 15.02.230.
10. Submit a Post-Construction Standards Plan, for a Regulated Project, for approval by the Town Engineer. The plan must address how the additional storm water drainage from new impervious surfaces will be detained, rerouted, or otherwise mitigated to prevent adverse impacts to any downstream neighboring properties. Pay applicable plan review fees per current fee schedule.
11. If cut and fill volumes exceed 50 cubic yards, apply for, and secure a grading permit through the Town Engineering Division
12. Submit three (3) copies of a detailed engineered on-site development, grading, and improvement plan(s), with an Engineer's Estimate for civil improvements (excluding utilities), showing all project improvements and facilities as proposed and required. Plans shall be prepared by a registered civil engineer (including parking facility designed in accordance with Town of Paradise off street parking regulations and site drainage design) and submitted to the Public Works Department (engineering division) for review and approval. Pay required on-site civil plan checking fee. Required improvement plans must be approved **PRIOR TO CONSTRUCTION** or installation of the required facilities.

**UTILITIES**

13. Meet all requirements of the Paradise Irrigation District (PID) in accordance with written project review comments received from PID staff dated July 3, 2020 regarding water main upgrades and any revisions thereto on file with the Town Development Services Department.

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

**UTILITIES**

14. Meet all other utility company requirements regarding the establishment of necessary utility easements and installation of new or expanded utility facilities. Provide evidence of compliance with these requirements to the Town Building Official.

**SITE DEVELOPMENT**

15. Construct all necessary site, drainage, access, and other facilities improvements as required by the Town Engineer. All construction shall be in conformance with generally acceptable engineering and construction practices.
16. Submit landscaping plans and current application fee to the Development Services Department (Planning division) in accordance with Paradise Municipal Code requirements 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).
17. Secure the issuance of a Town approved tree-felling permit prior to felling any qualified trees and pay the adopted permit fee.

**WASTEWATER**

18. Complete the requirements of the Town Onsite Sanitary Official regarding the installation of the required septic system. Provide evidence thereof to the Town Development Services Department (building division).

**8b. Item to be determined to be exempt from environmental review**

**Williams Conditional Use Permit Application (PL20-00209):** Planning Commission consideration of a request for a conditional use permit to construct a commercial shop to provide contracting services (gutters). The property previously held a single-family residential structure that was destroyed in the Camp Fire. The project site is a +/-0.23-acre property zoned Community Commercial (CC) and located at 9232 Skyway and further identified as Assessor Parcel No. 050-013-031.

Associate Planner Nick Bateman presented the proposed conditional use permit application from Mark William for the property located at 9232 Skyway.

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

Mark Williams, project applicant, provided the Commissioners with information regarding the project and asked for support of the project.

Chair Morris closed the public hearing at 6:29 p.m.

**MOTION by Lasonde, seconded by Garrard** adopted the required findings for approval as provided by staff and approved the Williams use permit application (PL20-00209) to allow the establishment of a contractor's office, and indoor storage of associated construction materials subject to the following conditions. Roll call vote was unanimous.

Community Development Director Hartman announced that an appeal of the Planning Commission's decision can be made within seven (7) days of the decision date.

**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. Apply for and secure Town of Paradise architectural design review approval for the project. Pursuant to Town Council resolution, there shall be no fee collected by the Town for this review process.
3. Secure Town of Paradise design review approval for any new business sign structures prior to the establishment of such signs on the site.
4. An Administrative Permit must be applied for, and secured, for the placement of any sign within 50' of centerline of Skyway.
5. 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.
6. 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, its environmental document 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.
7. Pay development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.

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

**SITE DEVELOPMENT**

8. Submit three (3) copies of a detailed engineered site development and improvements plan showing all project improvements and facilities as proposed and required. Plans shall be prepared by a registered civil engineer (including parking facility designed in accordance with Town of Paradise off street parking regulations and site drainage design) and submitted to the Public Works Department (engineering division) for review and approval. Pay required site plan checking fee. Construction and drainage improvement plans must be approved PRIOR TO CONSTRUCTION or installation of the required facilities.



9. Submit a detailed soil erosion prevention plan 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. Submit a detailed dust emissions control plan to the Town Public Works Department for approval **PRIOR** to the start of any earthwork.

### **ACCESS**

11. Applicant shall secure an encroachment permit from the Town of Paradise Public Works Department to upgrade the existing driveway to meet current development standards. All work within the public right-of-way requires a licensed, bonded and insured contractor.

### **GRADING / DRAINAGE**

12. If more than fifty (50) cubic yards of soil is displaced in association with the project, apply for and secure Town issuance of a grading permit satisfying all Town Public Works Department requirements. Pay applicable grading permit fees per current fee schedule.

### **CONSTRUCTION CODES**

13. Meet the requirements of the Town Building Official regarding accessibility requirements, fire resistive materials, submittal of construction plans, building permit applications, and all applicable construction code requirements.

### **SANITATION**

14. Secure a minor repair permit from the Onsite Wastewater Division for the connection of the building sewer to the existing septic system.

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

### **UTILITIES**

15. Meet all requirements of the Paradise Irrigation District (PID) in accordance with written project review comments received from PID staff dated 7/13/20 and any revisions thereto on file with the Town Development Services Department (See attached).
16. Meet all other utility company requirements regarding the establishment of necessary utility easements and installation of new or expanded utility facilities. Provide evidence of compliance with these requirements to the Town Building Official.

### **SITE DEVELOPMENT**

17. Construct all necessary site, drainage, access, and other facilities improvements as required by the Town Engineer. All construction shall be in conformance with generally acceptable engineering and construction practices.
18. Meet the requirements of the Fire Prevention Inspector in accordance with written comments dated July 13, 2020 (attached).
19. Submit landscaping plans and current application fee to the Development Services Department (Planning division) in accordance with Paradise Municipal Code requirements 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).

### **SANITATION**

20. Complete the connection of the building to the existing septic system in a manner satisfactory to the Town Onsite Sanitary Official.

### **CONDITIONS OF CONSTRUCTION SALES AND SERVICES BUSINESS OPERATION**

21. All activities associated with the proposed contracting service, equipment and storage land use shall be conducted in compliance with the Town of Paradise Noise Control Ordinance.
22. Bulk material storage associated with the construction services shall be contained within storage buildings.
23. Maintain the property in a manner consistent with the Design Standards of the greater redevelopment area and upper Skyway.

#### **8c. Item to be determined to be exempt from environmental review**

**Statewide Site Plan Review Permit Application (PL20-00231)** Planning Commission consideration of a request for site plan review permit approval proposing the establishment of a mobile home sales office and model home display yard on adjoining properties totaling +/-1.12 acres zoned Community Commercial (CC) and located at 7668 & 7686 Skyway and further identified as Assessor Parcel Nos. 051-164-057 & 061.

Associate Planner Chris Smith provided an overview of the Statewide Site Plan Review Permit application located at 7668 & 7686 Skyway.

Chair Morris opened the public hearing at 6:33 p.m.

1. Sherri Murray, project applicant, shared some history behind Statewide Mobile homes and asked the Commissioners to support the project.

Chair Morris closed the public hearing at 6:41 p.m.

**MOTION by Garrard, seconded by Reynolds,** adopted the required findings for approval as provided by staff and approved the Statewide Site Plan Review permit application (PL20-00231) to allow the establishment of a Mobile Home Sales land use to include model display units subject to the following conditions. Roll call vote was unanimous.

Community Development Director Hartman announced that an appeal of the Planning Commission's decision can be made within seven (7) days of the decision date.

**GENERAL CONDITIONS OF PROJECT APPROVAL**

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. Secure Design Review approval for any business signage.
3. All 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.
4. Outside light fixtures associated with the project shall be designed to not exceed a height of sixteen feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.
5. 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, its environmental document 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.
6. Maintain the property in a manner consistent with the Town of Paradise Design Standards.
7. Pay development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.

**CONDITIONS PRIOR TO COMMENCEMENT OF MOBILE HOME SALES YARD**

**ROADS AND ACCESS**

8. If using northern driveway encroachment on 7686 Skyway, secure the issuance of an encroachment permit from the Town Public Works Department for the improvement of the gravel driveway encroachment along the Skyway frontage of the project site, leading to the manufactured homes, in a manner deemed satisfactory to the Town Engineer.
9. If not improving the northern driveway encroachment, secure access with a gate to the satisfaction of the Fire Prevention office.

**UTILITIES**

10. Meet the requirements of all other utility providers regarding the extension or relocation of utility service lines and the establishment of any necessary on-site utility easements.

**SITE DEVELOPMENT**

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

12. The project site shall include an ADA accessible safe path of travel from the public right of way to the manufactured model homes and office.
13. Meet the requirements of the Fire Prevention Inspector in accordance with written comments dated August 20, 2020 (attached).
14. The property shall be required to establish and maintain solid waste collection services for the project property, provided by the franchised solid waste hauler, for the duration of the Mobile Home Sales land use.
15. Manufactured homes must include skirting around base of home to shield view of foundation.
16. Manufactured homes must maintain a twenty-five (25) foot setback from centerline of Rochelle Lane.
17. Meet the requirements of Paradise Irrigation District dated in accordance with written comments dated September 24, 2020 (attached).
18. Meet the requirements of Building Division dated in accordance with written comments dated August 12, 2020 (attached).
19. Required landscape plans for the proposed project shall be designed to provide for landscaping comprising a minimum of ten percent of the developed area of the vacant northern parcel. Landscape Plans shall be designed in accordance with the requirements of the State of California Model Water Efficient Landscape Ordinance (MWELO) and section 15.36 of the Paradise Municipal Code.

**Failure to uphold and maintain compliance with the conditions of this permit may result in the permit being administratively revoked by the Town of Paradise (PMC Section 17.32.600).**

A written request to withdraw the application for Agenda item 8d was received by Community Development Director Hartman. A full withdrawal of this application is currently being processed.

8d. Item to be determined to be exempt from environmental review

**JMS Sales Conditional Use Permit Application (PL20-00239)** Planning Commission consideration of a request for a conditional use permit to establish a mobile home sales office and model home display yard on adjoining properties totaling +/-1.21 acres zoned Community Commercial (CC) and located at 6075 & 6077 Clark Road and further identified as Assessor Parcel Nos. 053-101-022 & 027.

**9. OTHER BUSINESS - None**

**10. COMMITTEE ACTIVITIES - None**

**11. COMMISSION MEMBERS**

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

Community Development Director Hartman informed the Planning Commissioners of upcoming projects: Paradise Unified School District General Plan Amendment and Rezone and an outdoor automotive sales that requires an entitlement.

**12. ADJOURNMENT**

Chair Morris adjourned the meeting at 6:57 p.m.

Date Approved:

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

Attest:

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



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

**NOVEMBER 17, 2020**

**6:00 PM**

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

**PLANNING COMMISSIONERS PRESENT:** Lynn Costa, Carissa Garrard, Ron Lassonde (via phone), Zeb Reynolds and Kim Morris, Chair

**PLANNING COMMISSIONERS ABSENT:** None

**1. APPROVAL OF MINUTES** - None

**2. COMMUNICATION**

2a. Recent Council Actions

Community Development Director Susan Hartman informed the Planning Commissioners that the Town Council approved splitting the Community Development Director into two positions, one that oversees Building, Fire Prevention and Code Enforcement and one that oversees Planning, Wastewater and Solid Waste; Town Council approved Ordinance 599 regarding the needle/syringe ban; Town Council heard an update on the sewer project which they will vote on the preferred option in December; and the Town Council was updated, by Genasys, on the progress of the Early Warning System grant.

2b. Staff Comments - None

**3. PUBLIC COMMUNICATION** - None

**4. CONTINUED PUBLIC HEARING** - None

**5. PUBLIC HEARING**

- 5a. **PARADISE UNIFIED SCHOOL DISTRICT GENERAL PLAN AMENDMENT/REZONE APPLICATION (PL20-00261):** Planning Commission consideration of a resolution recommending Town Council approval of an amendment to the Town of Paradise General Plan land use designation affecting a  $\pm 1.25$  acre property from Town Commercial (TC) to Public Institutional (PI) and change the zoning for the same property from Community Commercial (CC) to Community Facilities (CF) to accommodate a concurrent lot line adjustment with adjacent school district properties. No new development is proposed, only the consolidated post-fire rebuild

of previously existing facilities. The project site is located at 634 Pearson Road; Assessor Parcel No. 054-050-092.

Community Development Director Hartman presented the proposed General Plan Amendment/Rezone application submitted by the Paradise Unified School District located at 634 Pearson Road. Ms. Hartman stated that staff supported the project and recommended approval.

Chair Morris opened the public hearing at 6:06 p.m.

1. Mark Wolfe from Northstar Engineering thanked the staff for expediency on the project and asked for support of the project.
2. Chris Garcia BCA Architects stated that the timeline for the project will be as soon as possible.

Chair Morris closed the public hearing at 6:10 p.m.

1. **MOTION by Garrard, seconded by Reynolds**, adopted Planning Commission Resolution No. 20-04, "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 (PUSD: PL20-00261)." Roll call vote was unanimous.

## 6. OTHER BUSINESS

Community Development Director Hartman updated the Commissioners on next month's agenda which includes a small used auto sales yard. Ms. Hartman also shared that the Council will be asked to update the Hazardous Tree Ordinance to allow laydown yards.

## 7. COMMITTEE ACTIVITIES - None

## 8. COMMISSION MEMBERS - None

## 9. ADJOURNMENT

Chair Morris adjourned the meeting at 6:15 p.m.

Date Approved:

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

Attest:

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

**TOWN OF PARADISE PLANNING COMMISSION  
PLANNING STAFF REPORT  
MEETING DATE: December 15, 2020**

**FROM:** Christopher Smith, Associate Planner  
**SUBJECT:** Blanton Site Plan Review Permit Application (PL20-00275)  
**DATE:** December 4, 2020

**AGENDA NO. 5(a)**

**AP 050-190-057**

**GENERAL INFORMATION:**

Applicant: Ken Blanton  
6635 Clark Road  
Paradise, CA 95969

Location: 6627 Clark Road, Paradise

Requested Action: Approval of a site plan review permit application proposing to establish an outdoor automotive sales business on property located at 6627 Clark Rd.

Purpose: To provide used vehicle sales for area residents.

Present Zoning: Community Commercial (CC)

General Plan  
Designation: Town Commercial (TC)

Existing Land Use: Vacant commercial space/single family residence

Surrounding  
Land Use: North: Commercial  
East: Clark Road  
South: Commercial (w/residence)  
West: Residential

Land Area: ±0.13 acre

Environmental  
Determination: Categorical Exemption – CEQA Guidelines Section 15301 (Class 1)

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

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



### **SPECIAL INFORMATION:**

The project applicant, Ken Blanton, is requesting Town of Paradise site plan review permit application approval for the establishment of an outdoor automotive sales business occupancy on a commercial property located at 6627 Clark Road in Paradise. The existing commercial building is currently vacant.

The ±0.13-acre project site is improved with an existing 882 sq ft office building and a storage shed. The project site is situated within the Community Commercial (CC) zoning district and is bordered by the applicant's construction business office to the north. Primary access to the site is via Clark Road with gravel access to the northern lot. Customer parking for the proposed use would be provided on-site within a paved parking area.

The proposed business activity would include the sale of used motorized vehicles. The applicant indicates that the business will be operated by himself and one (1) additional part-time employee. No changes to the existing commercial office building or existing improvements on the site are proposed in association with the project.

### **ANALYSIS:**

The project has received favorable responses from commenting agencies and, in consideration of the manner in which the site is improved; the project appears to be a reasonable location for the establishment of an automotive sales business occupancy if conditioned prudently. The proposed function of the project is in compliance with all applicable zoning regulations and can be found to be consistent with Paradise General Plan policies applicable to commercial land uses.

### **ENVIRONMENTAL REVIEW:**

As a project involving occupancy of an existing commercial space, with very little to no alterations required, in an area generally characterized by commercial land uses, the project belongs to a class of projects that can be determined to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15301, Class 1 of the State CEQA Guidelines.

### **ANALYSIS CONCLUSION:**

After reviewing the existing environmental setting and circumstances associated with this application request, it is staff's position that the requested site plan review permit application is reasonable, and that the establishment of the proposed project land use will promote economic development in the Town of Paradise. Staff has developed several

recommended conditions of project approval to insure the orderly development of this portion of the Paradise community. Therefore, staff endorses Planning Commission approval of the Blanton site plan review permit application, based upon and subject to the following recommended findings and conditions of project approval:

**FINDINGS REQUIRED FOR APPROVAL:**

1. Find that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Class 1) of the State CEQA Guidelines.
2. Find that the project, **as conditioned**, is consistent with the goals and policies of the Paradise General Plan because the project will result in the establishment of a commercial land use in an area zoned for such use.
3. Find that the project, **as conditioned**, is in compliance with all applicable regulations of the Community Commercial zoning district.
4. Find that adequate infrastructure is currently in place to serve the proposed project.
5. Find that the project, as conditioned, will not detrimentally affect existing plant and animal life in the project vicinity for the following reasons:
  - a. The project is located within an area that has been altered from its natural state by long-established commercial land uses;
  - b. No known outstanding wildlife habitat exists in the immediate project vicinity; and
  - c. No known rare or endangered plants are known to exist in the immediate project vicinity.

**STAFF RECOMMENDATION:**

After closure of the scheduled public hearing, **adopt the findings provided by staff and approve the Blanton site plan review permit application** (PL20-00275) authorizing the establishment of an outdoor automotive sales business upon commercial property located at 6627 Clark Road, subject to the following conditions:

**GENERAL CONDITIONS OF SITE PLAN REVIEW PERMIT APPROVAL**

1. If any land use for which a site plan review permit has been granted and issued is not established within three years of the site plan review permit's effective date, the site plan review permit may become subject to revocation by the Town of Paradise.
2. All activities on the site shall be conducted in a manner that is in compliance with the Town's Noise Ordinance Regulations (PMC Chapter 9.18).
3. Outdoor storage of accessory materials and/or equipment associated with the business occupancy shall be established and maintained such that the materials and or equipment is not visible from any off-site public or private property.
4. Secure Town of Paradise design review approval for any new business sign structures prior to the establishment of such signs on the site.
5. No inoperative or dismantled vehicles associated with the business occupancy shall be stored outside on the site in a manner that is visible from any off-site public or private property.
6. Maintain a parking facility containing a minimum of four parking spaces for the proposed project in accordance with all applicable design standards contained in Chapter 17.38 of the Paradise Municipal Code.
7. Meet the requirements of Paradise Irrigation Department detailed in attached comments dated November 20, 2020.

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

**FIRE PROTECTION**

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

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

### **SITE DEVELOPMENT**

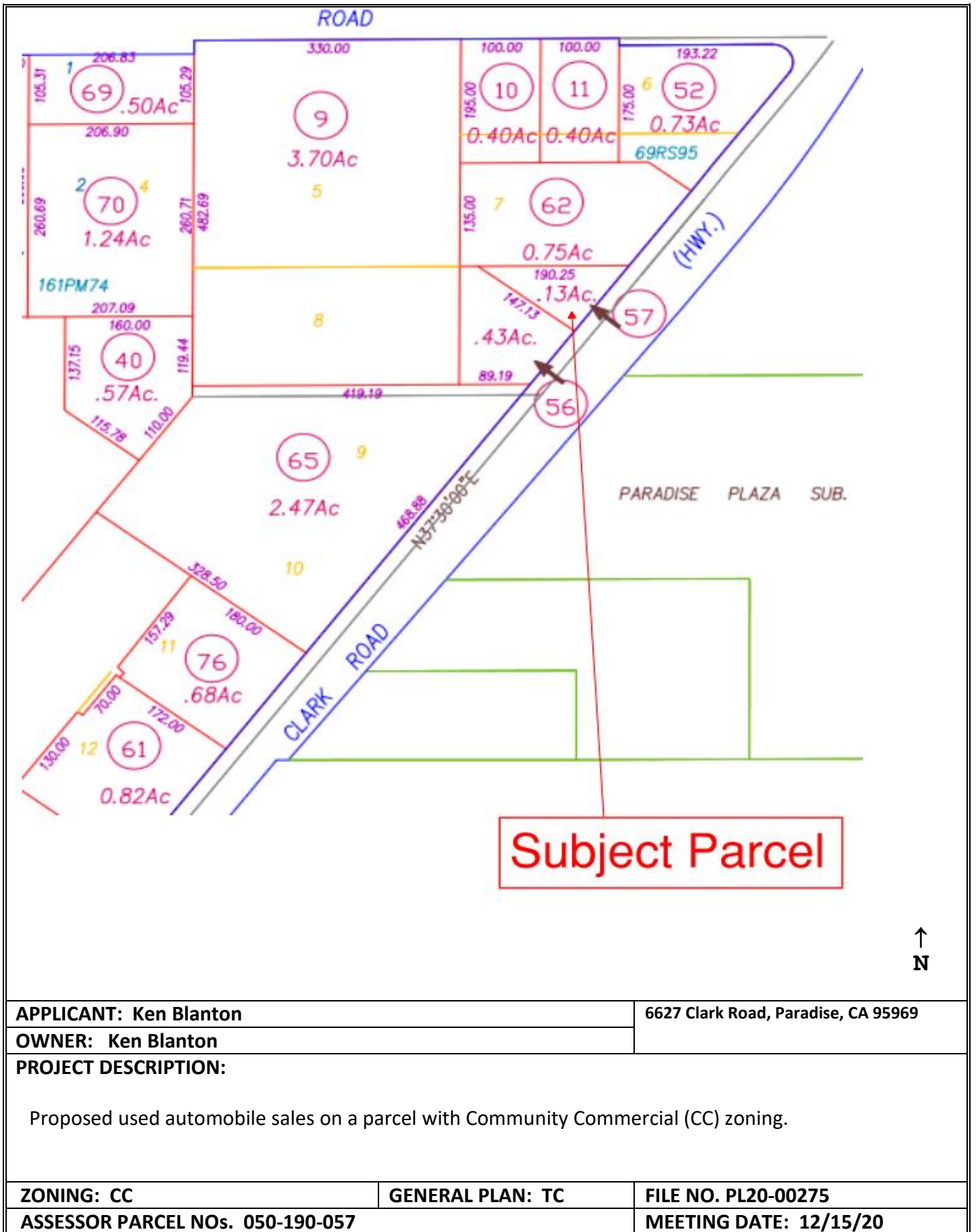
11. Meet the requirements of the Building Department detailed in their attached comments dated October 26, 2020.
12. The project applicant may propose to provide portable site lighting at active ingress and egress locations of the site. All outdoor lighting shall be located, adequately shielded, and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

### **OTHERS**

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

**LIST OF ATTACHMENTS FOR FOGARASSY CONDITIONAL USE PERMIT  
APPLICATION (PL20-00285)**

1. Project site vicinity map
2. Notice sent to surrounding property owners and the Paradise Post for the December 15, 2020 public hearing
3. Mailing list of property owners and agencies notified of the public hearing
4. Comments received from Fire Prevention Inspector Chris Rainey dated October 29, 2020
5. Comments received from Onsite Sanitary Official Bob Larson dated October 27, 2020
6. Comments received from Paradise Irrigation District representative Colleen Boak dated November 20, 2020
7. Comments received from Building Official Greg Adams dated October 26, 2020
8. Completed site plan review permit application and site plan
9. CEQA Notice of Exemption document for the Blanton project





## TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931  
TELEPHONE (530) 872-6291 FAX (530) 877-5059  
[www.townofparadise.com](http://www.townofparadise.com)

### AFFIDAVIT OF MAILING NOTICE

I, the undersigned Deputy Town Clerk of the Town of Paradise, California, do hereby certify that a copy of the Notice of Public Hearing before the Planning Commission of the Town of Paradise, in conjunction with the Vicinity Map (RE:) a. Item determined to be exempt from environmental review **BLANTON SITE PLAN PERMIT APPLICATION (PL20-00275)** Planning Commission consideration of a request for site plan review permit approval proposing outdoor auto sales on a +/- 0.13 acre property zoned Community Commercial (CC) and located at 6627 Clark Road and further identified as Assessor Parcel No. 050-190-057 was mailed to each and every person set forth on the attached list on the 2<sup>nd</sup> day of December, 2020. A copy of said Notice is attached hereto.

Said mailing was completed by placing a copy of said Notice in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at 5555 Skyway, Paradise California.

I declare under penalty of perjury, under the Laws of the State of California, that the foregoing is true and correct.

Executed at Paradise, California this 2<sup>nd</sup> day of December, 2020.

  
\_\_\_\_\_  
Melanie Norris, Deputy Town Clerk

## NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

**NOTICE IS HEREBY GIVEN** by the Planning Commission that a public hearing will be held on **Tuesday, December 15, 2020 at 6:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following project:

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

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

The project file is available for public inspection at the Development Services Department, Town of Paradise, Building Resiliency Center at 6295 Skyway. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town Planning Director at, or prior to, the public hearing. For further information please contact the Planning Division at (530) 872-6291 x435.

SUSAN HARTMAN  
Planning Director



apn  
owner  
owner2  
street\_address  
city\_state\_zip

050-190-057-000  
BLANTON KENNETH D JR  
6627 CLARK RD  
PARADISE CA 95969

050-190-009-000  
MIDDLETON JOHNNY ETAL  
WARNER SARA J  
14569 ASHEVILLE DR  
MAGALIA CA 95954

050-190-010-000  
DICKENSON RONALD E ETAL  
DICKENSON LAVON & DICKENSON-SMIT  
KIRSTEN  
1438 WAGSTAFF RD  
PARADISE CA 95969

050-190-011-000  
HAWORTH JENNIFER  
1440 WAGSTAFF RD  
PARADISE CA 95969

050-190-052-000  
JENKS BRAD & KAREN REVOCABLE I V  
TRUST ETAL  
JENKS DANIEL S & CATHY A ETAL  
PO BOX 3334  
CHICO CA 95927

050-190-056-000  
SAWYER CANDICE M  
1109 WARNER ST  
CHICO CA 95926

050-190-062-000  
BARON MARGARET LOUISE FAMILY REV  
IV TRUST  
BARON MARGARET LOUISE TRUSTEE  
PO BOX 1378  
PARADISE CA 95967

050-190-065-000  
BOLIN FAMILY LIMITED  
PARTNERSHIP #1  
P O BOX 5567  
OROVILLE CA 95966

050-400-005-000  
CONRAD ETHAN  
1300 NATIONAL DR STE 100  
SACRAMENTO CA 95834

050-400-006-000  
CONRAD ETHAN  
1300 NATIONAL DR STE 100  
SACRAMENTO CA 95834

050-400-012-000  
CONRAD ETHAN  
1300 NATIONAL DR STE 100  
SACRAMENTO CA 95834

Blanton

Paradise Unified School District  
6696 Clark Road  
Paradise, CA 95969

Butte County Air Quality Management  
District  
629 Entler Avenue Suite 15  
Chico, CA 95928

Paradise Ridge Chamber of  
Commerce  
5550 Skyway  
Paradise, CA 95969

Butte County Planning  
Courier

Butte Environmental Council  
116 W 2<sup>nd</sup> Street #3  
Chico, CA 95928

Paradise Irrigation District  
6332 Clark Road  
Paradise, CA 95969

Paradise Board of Realtors  
6178 Center Street  
Paradise, CA 95969

Paradise Cemetery District  
980 Elliott Road  
Paradise, CA 95969

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

Paradise Recreation & Park District  
6626 Skyway  
Paradise, CA 95969

Paradise Downtown Business  
Association  
c/o Pam Funk, Fir Street Gallery  
6256 Skyway  
Paradise, CA 95969

**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

**TO:** FIRE

**FROM:** CHRISTOPHER SMITH, ASSOCIATE PLANNER

**REQUEST:** REVIEW AND COMMENT

**DESCRIPTION OF PROJECT:** Site Plan Review Permit request for proposed outdoor automotive sales lot.

**LOCATION** 6627 Clark Road

**AP NOS.:** 050-190-057

**APPLICANT:** Ken Banton

**CONTACT PHONE:** 530-872-3227

**DATE DISTRIBUTED:** 10-27-2020

**RETURN DATE REQUESTED:** 11-6-2020

\*\*\*\*\*

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

☐ YES

☒ YES, WITH CONDITIONS

☐ NO (EXPLAIN BELOW)

Chris Rainey

Signature

Paradise Fire Department

Agency

10/29/2020

Date

## **CONDITIONS PRIOR TO ISSUANCE:**

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

1. Throughout the entire parcel; Remove dead/dying vegetation; and remove tree limbs that are within six (6) feet of the ground. (PMC 8.04.010, Condition A).
2. Knox emergency access key box is required at the office building, with specific mounting locations approved by the Town of Paradise Fire Department. Recessed mount key boxes are required. Premise keys for all buildings and areas shall be marked and placed in the box prior to final inspection to ensure emergency access. The building owner/occupants shall provide replacement keys whenever locks are changed.
3. Prior to final inspection or occupancy, (1) hand portable fire extinguisher 2A:10B:C is required to be installed as directed by Town of Paradise Fire Department staff. Prior to installation the client is directed to request a fire inspection to confirm the locations of the fire extinguishers due to field changes of business systems.

PROJECT NO.  
PROJECT NAME:

PL20-0027  
K. Blanton SPI

## TOWN OF PARADISE DEVELOPMENT SERVICES DEPARTMENT

### DEVELOPMENT REVIEW REQUEST

**TO:** ENG, CSS, FIRE, PPD, PID, ONSITE

**FROM:** CHRISTOPHER SMITH, ASSOCIATE PLANNER

**REQUEST:** REVIEW AND COMMENT

**DESCRIPTION OF PROJECT:** Site Plan Review Permit request for proposed outdoor automotive sales lot.

**LOCATION** 6627 Clark Road

**AP NOS.:** 050-190-057

**APPLICANT:** Ken Banton

**CONTACT PHONE:** 530-872-3227

**DATE DISTRIBUTED:** 10-27-2020

**RETURN DATE REQUESTED:** 11-6-2020

\*\*\*\*\*

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

☒ YES

☐ YES, WITH CONDITIONS

☐ NO (EXPLAIN BELOW)

Signature

TOP / Onsite

Agency

10/27/2020

Date

**CONDITIONS PRIOR TO ISSUANCE:**

No conditions. applicant has an approved onsite land use review and has secured a permit to install traffic rated risers on their septic tank

**CONDITIONS PRIOR TO PERMIT FINAL:**

**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

**TO:** ENG, CSS, FIRE, PPD, PID, ONSITE  
**FROM:** CHRISTOPHER SMITH, ASSOCIATE PLANNER  
**REQUEST:** REVIEW AND COMMENT  
**DESCRIPTION OF PROJECT:** Site Plan Review Permit request for proposed outdoor automotive sales lot.

**LOCATION** 6627 Clark Road

**AP NOS.:** 050-190-057

**APPLICANT:** Ken Banton

**CONTACT PHONE:** 530-872-3227

**DATE DISTRIBUTED:** 10-27-2020

**RETURN DATE REQUESTED:** 11-6-2020

\*\*\*\*\*

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

☐ YES

☒ YES, WITH CONDITIONS

☐ NO (EXPLAIN BELOW)

Colleen Boak, PE

Signature

Water Works Engineers

Agency

11/20/2020

Date

**CONDITIONS PRIOR TO ISSUANCE:**

**CONDITIONS PRIOR TO PERMIT FINAL:**

APN 050-190-057 is currently served water through a 3/4 " metered service connection. At the time of this response the water quality advisory has been lifted at this parcel. Permanent back-flow prevention requirements apply to this parcel, please contact PID for more information.

Contact PID if the planned development or code upgrades prompt any size upgrades to the meter, service, or backflow prevention device. Costs for any necessary upgrades and backflow prevention are the responsibility of the property owner. Call customer service at 530-877-4971 for questions or assistance.

All necessary work items as stated above must be complete prior to permit final. Call customer service at 530-877-4971 for questions or assistance.

These comments apply to the domestic water supply only. Reviewed on 11/20/2020 by Water Works Engineers LLC, serving as PID District Engineer.



PROJECT NO.  
PROJECT NAME:

PL20-00275  
K. Blanton SPR

## TOWN OF PARADISE DEVELOPMENT SERVICES DEPARTMENT

### DEVELOPMENT REVIEW REQUEST

**TO:** ENG, CSS, FIRE, PPD, PID, ONSITE

**FROM:** CHRISTOPHER SMITH, ASSOCIATE PLANNER

**REQUEST:** REVIEW AND COMMENT

**DESCRIPTION OF PROJECT:** Site Plan Review Permit request for proposed outdoor automotive sales lot.

**LOCATION** 6627 Clark Road

**AP NOS.:** 050-190-057

**APPLICANT:** Ken Banton

**CONTACT PHONE:** 530-872-3227

**DATE DISTRIBUTED:** 10-27-2020

**RETURN DATE REQUESTED:** 11-6-2020

\*\*\*\*\*

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

☒ YES

☐ YES, WITH CONDITIONS

☐ NO (EXPLAIN BELOW)

Greg Adams

Signature

Building

Agency

10/26/20

Date

**CONDITIONS PRIOR TO ISSUANCE:**

Any required renovation to the existing buildings will require a permit.  
Site plan to show accessible parking and path of travel from public way.

**CONDITIONS PRIOR TO PERMIT FINAL:**

Any permitted building alterations to be inspected for code compliance. All required accessible features inspected for code compliance.

DEPARTMENTAL USE ONLY:

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

**TOWN OF PARADISE  
APPLICATION FOR SITE PLAN REVIEW PERMIT**

Applicant Ken Blanton Phone 530-872-3227

Applicant's Mailing Address 6635 Clark Rd Paradise

Applicant's email address office@integrityparadise.com Fax \_\_\_\_\_

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

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

Owner's Name Ken Blanton Phone 530-872-3227

Owner's Mailing Address 6635 Clark Rd Paradise

Property Address 6627 Clark rd Parcel Size \_\_\_\_\_

Engineer (Name, Address) Marc Pasquini

Engineer Phone 661-303-7732 Fax \_\_\_\_\_ Email \_\_\_\_\_

AP Number(s) 050-190-057 Zone \_\_\_\_\_ Existing Use Commercial

Detailed project description: (attach additional sheets if necessary) Used car sales. This building did not burn in the fire, there will be no new buildings, I am using the existing structures and plan to have an outdoor used car dealership. After the fire I bought this building for my construction company but have moved that to a new building. 6627 Clark rd will be sole my dealership and me and one other part time employee.

Purpose of project: To open a used car sales lot

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

Sq. ft. of proposed structure/project \_\_\_\_\_ Approx. no. yards of cut/fill \_\_\_\_\_

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

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

Days/hours of operation: Days 7 days a week Hours 9am-4pm Proposed no. of employees 2

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

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

Method of sewage disposal? Septic system has been approved by onsite

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

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

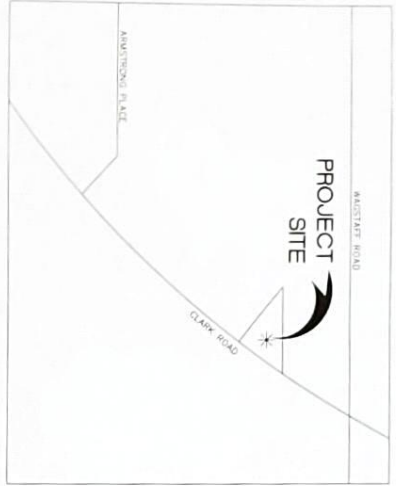
I HEREBY DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE STATEMENTS AND ATTACHED PLOT PLAN ARE TRUE, ACCURATE, COMPLETE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Applicant's Signature [Signature] Date 10/13/2020

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

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

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



VICINITY MAP

SCALE N.T.S.



# CLARK ROAD

SITE PLAN

SCALE 1" = 10'

INTEGRITY BUILDERS  
SITE PLAN REVIEW  
6627 CLARK ROAD  
PARADISE, CA

THESE PLANS ARE NOT FOR CONSTRUCTION AND PRELIMINARY DATES. A "NET STAMP" & SIGNATURE OF THE ENGINEER OF RECORD AND A "RECORD" STAMP SHALL BE OBTAINED FROM THE LOCAL GOVERNING AGENCY ARE PRESENT.

DATE BY	SLF
DATE BY	7/1/2020
JOB NO.	6627
FILE NO.	662710





# NOTICE OF EXEMPTION

**TO:** File – [PL20-00275]; AP No. 050-190-057-000  
**FROM:** Town of Paradise, Community Development Department,  
Planning Division, 5555 Skyway, Paradise CA 95969

**PROJECT TITLE:** K. Blanton Site Plan Review Permit

**PROJECT APPLICANT:** Ken Blanton

**PROJECT LOCATION:** 6627 Clark Rd., Paradise CA 95969

**PROJECT DESCRIPTION:** Site Plan Review Permit request for proposed outdoor automotive sales lot.

**APPROVING PUBLIC  
AGENCY:** Town of Paradise

**PERSON OR AGENCY  
CARRYING OUT PROJECT:** Applicant & Owner: Ken Blanton

**EXEMPT STATUS:** ☐ General Rule Exemption (Section 15061)  
☐ Ministerial (Section 15268)  
☐ Emergency Project (Section 15269)  
☒ Categorical Exemption  
Section 15301; Class 1

**REASON FOR EXEMPTION:** Existing facilities.

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

**SIGNATURE:**



---

Planning Director

Date: December 10, 2020

**TOWN OF PARADISE PLANNING COMMISSION  
PLANNING STAFF REPORT  
MEETING DATE: December 15, 2020**

**FROM:** Christopher Smith, Associate Planner **AGENDA NO. 5(b)**  
**SUBJECT:** Fogarassy Conditional Use Permit Application (PL20-00285)  
**DATE:** December 1, 2020 **AP 050-040-007**

**GENERAL INFORMATION:**

Applicant: Arpad Fogarassy  
9045 Skyway  
Paradise, CA. 95969

Location: 9045 Skyway, Paradise

Requested Action: Conditional Use Permit approval to rebuild a single-family residence that was destroyed by the Camp Fire, larger than the original, and within the Community Commercial zoning district.

Purpose: To provide an additional  $\pm$ 900 square feet of living area

Present Zoning: Community Commercial

General Plan Designation: Town Commercial (T-C)

Existing Land Use: Vacant (due to Camp Fire)

Surrounding Land Use:

North:	Single-family residence (commercial zoning)
East:	Skyway
South:	Vacant land (previously residential)
West:	Vacant land (previously residential)

Parcel Size:  $\pm$ 1.06 acres

CEQA Determination: Categorically Exempt - CEQA Section 15302, Class 2

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

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

## **PROJECT INFORMATION:**

The project applicant is seeking approval from the Town of Paradise, via Conditional Use Permit approval, to rebuild and expand a previously existing legal non-conforming single-family residence. The  $\pm 1.06$ -acre property is located at 9045 Skyway, a paved arterial street. Previously, the residence was surrounded by other residential land uses to the north, west and to the south, most of which were destroyed in the Camp Fire.

Butte County Assessor records show that the previous residence was legally established in 1944, prior to the Town's incorporation. Prior to the Camp Fire, the 900 square foot home had five (5) accessory structures including a 276 square foot enclosed porch, a 320 square foot detached garage and a 36 square foot breezeway, for an additional 632 square feet and totaling 1,532 assessed square feet. At this time only the workshop remains, leaving ample space for the larger home. The proposed rebuild would include an additional  $\pm 911$  square feet of new living area to the previous 900 square foot home for a total of 1,811 square feet. The rebuilt residence would contain three (3) bedrooms and an upgraded septic system.

There are three (3) contiguous parcels zoned Community Commercial (CC), two of which were residentially developed, creating an island of commercial zoning surrounded by residential zoning. The continuation of residential use will keep the residential homogeneity that has historically existed in this north-Paradise neighborhood.

## **ANALYSIS:**

As a rebuild of an existing structure, this project has been determined by planning staff to belong to a class of projects which are categorically exempt from environmental review, pursuant to the requirements of the California Environmental Quality Act (CEQA Section 15302).

This project does not qualify as an exempted legal non-conforming rebuild because of the additional square footage so submittal of the Fogarassy Conditional Use Permit application is consistent with zoning regulations pertaining to the expansion of a nonconforming use.

Reviewing agencies have the capacity to serve the Fogarassy Conditional Use Permit project and as such, town staff is recommending Planning Commission approval of the project, subject to the attached list of conditions developed to ensure orderly development of the site.

## **ANALYSIS CONCLUSION:**

Based upon the circumstances outlined above and the environmental setting of the predominantly residential neighborhood, staff submits that Town authorization to rebuild an enlarged single-family residence is reasonable and appropriate.

**If conditionally approved by the Planning Commission as recommended, this**

proposed project can be found to be consistent with the goals and land use policies of the Paradise General Plan. The proposed project, as conditioned, would also be compatible with the previously existing residential land uses that surrounded the project site.

**REQUIRED FINDINGS FOR APPROVAL:**

- a. Find that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Class 2) of the CEQA guidelines.
- b. Find that the proposed project, as conditioned, is consistent with the goals and land use policies of the current Paradise General Plan because project approval would authorize development that is in balance with the previously existing residential neighborhood.
- c. Find that the project, as proposed and conditioned, will be compatible with surrounding land uses and shall not be detrimental to the public's health, safety and general welfare because the land use on the property will continue to be residential in character and no substantial changes in the character of the existing land use on the site are proposed or envisioned.

**RECOMMENDATION:**

Adopt the required findings for approval as provided by staff, and approve the Fogarassy Conditional Use Permit application (PL20-00285) to authorize the construction of a  $\pm 1,800$  square foot single-family dwelling on a  $\pm 1.06$ -acre property zoned Community-Commercial (CC), subject to the following conditions of approval:

**GENERAL CONDITIONS OF CONDITIONAL USE PERMIT**

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

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

**SITE DEVELOPMENT**

2. Submit construction documents and meet the requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code regulations including Wildfire Urban Interface construction requirements.
3. Deed sufficient right-of-way along project frontage of Skyway to total a 40' right-of-way to centerline of Skyway in a manner deemed satisfactory to the Town Engineer



or provide a recorded document showing that this requirement has been met.

4. Complete the requirements of the Town Onsite Sanitary Official concerning the issuance of a permit for the upgrade of the wastewater treatment and disposal system to serve the proposed project.

#### **OTHERS**

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

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

##### **SITE DEVELOPMENT**

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

##### **UTILITIES**

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

**LIST OF ATTACHMENTS FOR FOGARASSY CONDITIONAL USE PERMIT  
APPLICATION (PL20-00285)**

1. Project site vicinity map
2. Notice sent to surrounding property owners and the Paradise Post for the December 15, 2020 public hearing
3. Mailing list of property owners and agencies notified of the public hearing
4. Comments received from Fire Prevention Inspector Chris Rainey dated November 11, 2020
5. Comments received from Onsite Sanitary Official Bob Larson dated November 24, 2020
6. Comments received from Paradise Irrigation District representative Colleen Boak dated November 20, 2020
7. Comments received from Building Official Greg Adams dated November 2, 2020
8. Completed site plan review permit application and site plan
9. CEQA Notice of Exemption document for the Fogarassy project
10. Town of Paradise private driveway standard details



## NOTICE OF PUBLIC HEARING: PARADISE PLANNING COMMISSION

**NOTICE IS HEREBY GIVEN** by the Planning Commission that a public hearing will be held on **Tuesday, December 15, 2020 at 6:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following project:

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

**Fogarassy Conditional Use Permit Application (PL20-00275)** Planning Commission consideration of a request for site plan review permit approval proposing the expansion of a nonconforming single-family dwelling on a +/-1.06 acres zoned Community Commercial (CC) and located at 9045 Skyway and further identified as Assessor Parcel Nos. 050-040-007.

The project file is available for public inspection at the Development Services Department, Town of Paradise, Building Resiliency Center at 6295 Skyway. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town Planning Director at, or prior to, the public hearing. For further information please contact the Planning Division at (530) 872-6291 x435.

SUSAN HARTMAN  
Planning Director



# TOWN OF PARADISE

5555 SKYWAY • PARADISE, CALIFORNIA 95969-4931  
 TELEPHONE (530) 872-6291 FAX (530) 877-5059  
[www.townofparadise.com](http://www.townofparadise.com)

## AFFIDAVIT OF MAILING NOTICE

I, the undersigned Assistant Town Clerk of the Town of Paradise, California, do hereby certify that a copy of the Notice of Public Hearing before the Planning Commission of the Town of Paradise, in conjunction with the Vicinity Map (RE:) a. Item determined to be exempt from environmental review **FORGARASSY CONDITIONAL USE PERMIT APPLICATION (PL20-00285)** Planning Commission consideration of a request for conditional use permit approval proposing the expanded rebuild of a nonconforming single family dwelling on a +/-1.06 acre property zoned Community Commercial (CC) and located at 9045 Skyway and further identified as Assessor Parcel No. 050-040-007 was mailed to each and every person set forth on the attached list on the 2<sup>nd</sup> day of December, 2020. A copy of said Notice is attached hereto.

Said mailing was completed by placing a copy of said Notice in a sealed envelope, with postage prepaid, and depositing same in the U.S. Mail at 5555 Skyway, Paradise California.

I declare under penalty of perjury, under the Laws of the State of California, that the foregoing is true and correct.

Executed at Paradise, California this 2<sup>nd</sup> day of December, 2020.

  
 \_\_\_\_\_  
 Melanie Norris, Deputy Town Clerk

apn  
owner  
owner2  
street\_address  
city\_state\_zip

050-040-007-000  
FOGARASSY ARPAD J  
PO BOX 3351  
PARADISE CA 95967

050-011-012-000  
SKYWAY LAND PROJECT LLC  
C/O CECIL R WALL  
1090 VALLOMBROSA AVE  
CHICO CA 95926

050-030-004-000  
UNION PACIFIC RAILROAD CO  
C/O UNION PACIFIC RAILROAD  
COMPANY  
1400 DOUGLAS ST STOP 1640  
OMAHA NE 68179

050-030-011-000  
WEBER DEBORD FAMILY TRUST  
C/O WEBER PAUL J & DEBORD  
NANCY J TRUSTEES  
1485 LOFTY VIEW DR  
PARADISE CA 95969

050-040-009-000  
TOWN OF PARADISE  
5555 SKYWAY  
PARADISE CA 95969

050-040-121-000  
CASTALDO REVOCABLE TRUST ETAL  
CASTALDO SAM LOUIS & AVILA  
NORBERTO  
6 WILLIAMSBURG LN  
CHICO CA 95926

050-040-131-000  
ANDERSON BROTHERS CORP  
1545 ELLIOT RD  
PARADISE CA 95969

050-040-143-000  
MILLER RODNEY LOUIS & CHERYL LYNN  
FAMILY TRUST  
C/O MILLER RODNEY L & CHERYL L  
TRUSTEES  
9061 SKYWAY  
PARADISE CA 95969  
050-060-075-000  
EGAN TANESSA ETAL  
222 SHORT ST  
ARROYO GRANDE CA 93420

050-040-144-000  
MILLER RODNEY LOUIS & CHERYL LYNN  
FAMILY TRUST  
C/O MILLER RODNEY L & CHERYL L  
TRUSTEES  
9061 SKYWAY  
PARADISE CA 95969  
050-380-001-000  
POTTS LESLIE J  
2731 HEGAN LN  
CHICO CA 95928

050-040-147-000  
PARADISE AERIE 2960 FRATERNAL  
ORDER OF EAGLES INC  
702 MANGROVE AVE #10  
CHICO CA 95926

050-380-002-000  
STRUVE CAROLE A  
2344 VIA CANELA  
OROVILLE CA 95966

050-380-003-000  
MILLER JOHN R & ANN R FAMILY  
TRUST  
C/O MILLER ANN R TRUSTEE  
2170 TALBERT DR  
CHICO CA 95928

050-380-004-000  
WELCH GAIL A  
1443 LOFTY LN  
PARADISE CA 95969

050-380-015-000  
BARNEY-KNOX BARBARA  
12585 EDE LN  
HERALD CA 95638

050-380-016-000  
LEWIS JEFF & MALINDA FAMILY TRUST  
C/O LEWIS MICHAEL J & MALINDA L  
TRUSTEES  
1035 IVY ST  
CHICO CA 95928

050-380-022-000  
JONES KENNETH C SR & TINA M  
REVOCABLE LIVING TRUST  
C/O JONES KENNETH C SR & TINA M  
TRUSTEES  
4295 BRITTANY DR  
REDDING CA 96002

*Fogarassy*

Paradise Unified School District  
6696 Clark Road  
Paradise, CA 95969

Butte County Air Quality Management  
District  
629 Entler Avenue Suite 15  
Chico, CA 95928

Paradise Ridge Chamber of  
Commerce  
5550 Skyway  
Paradise, CA 95969

Butte County Planning  
Courier

Butte Environmental Council  
116 W 2<sup>nd</sup> Street #3  
Chico, CA 95928

Paradise Irrigation District  
6332 Clark Road  
Paradise, CA 95969

Paradise Board of Realtors  
6178 Center Street  
Paradise, CA 95969

Paradise Cemetery District  
980 Elliott Road  
Paradise, CA 95969

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

Paradise Recreation & Park District  
6626 Skyway  
Paradise, CA 95969

Paradise Downtown Business  
Association  
c/o Pam Funk, Fir Street Gallery  
6256 Skyway  
Paradise, CA 95969

**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

**TO:** FIRE

**FROM:** CHRISTOPHER SMITH, ASSOCIATE PLANNER

**REQUEST:** REVIEW AND COMMENT

**DESCRIPTION OF PROJECT:** Proposed expansion of non-conforming use; previous home was 900 sq. ft. in Community Commercial zoned lot. Applicant requests an 1811 sq. ft. rebuild on same lot, at 9045 Skyway.

**LOCATION** 9045 Skyway

**AP NOS.:** 050-040-007

**APPLICANT:** ARPAD FOGARASSY

**CONTACT PHONE:** 530-513-0574

**DATE DISTRIBUTED:** 10/30/20

**RETURN DATE REQUESTED:** 11/16/20

\*\*\*\*\*

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

☒ YES

☐ YES, WITH CONDITIONS

☐ NO (EXPLAIN BELOW)

Chris Rainey

Signature

Paradise Fire Department

Agency

11/3/2020

Date



**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

**TO:** CSS, ENG, ONSITE, FIRE, PPD, PID

**FROM:** CHRISTOPHER SMITH, ASSOCIATE PLANNER

**REQUEST:** REVIEW AND COMMENT

**DESCRIPTION OF PROJECT:** Proposed expansion of non-conforming use; previous home was 900 sq. ft. in Community Commercial zoned lot. Applicant requests an 1811 sq. ft. rebuild on same lot, at 9045 Skyway.

**LOCATION** 9045 Skyway

**AP NOS.:** 050-040-007

**APPLICANT:** ARPAD FOGARASSY

**CONTACT PHONE:** 530-513-0574

**DATE DISTRIBUTED:** 10/30/20

**RETURN DATE REQUESTED:** 11/16/20

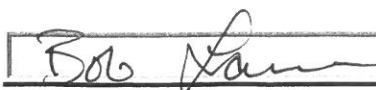
\*\*\*\*\*

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

☐ YES

☒ YES, WITH CONDITIONS

☐ NO (EXPLAIN BELOW)

  
Signature

Onsite  
Agency

11/24/2020  
Date

**CONDITIONS PRIOR TO ISSUANCE:**

Applicant has an approved onsite land use review to increase from a one bedroom to a three bedroom home.

An onsite alteration upgrade permit was applied for on 10/26/20 to upgrade there wastewater system.

**CONDITIONS PRIOR TO PERMIT FINAL:**

**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

**TO:** PID

**FROM:** CHRISTOPHER SMITH, ASSOCIATE PLANNER

**REQUEST:** REVIEW AND COMMENT

**DESCRIPTION OF PROJECT:** Proposed expansion of non-conforming use; previous home was 900 sq. ft. in Community Commercial zoned lot. Applicant requests an 1811 sq. ft. rebuild on same lot, at 9045 Skyway.

**LOCATION** 9045 Skyway

**AP NOS.:** 050-040-007

**APPLICANT:** ARPAD FOGARASSY

**CONTACT PHONE:** 530-513-0574

**DATE DISTRIBUTED:** 10/30/20

**RETURN DATE REQUESTED:** 11/16/20

\*\*\*\*\*

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

☐ YES

☒ YES, WITH CONDITIONS

☐ NO (EXPLAIN BELOW)

Colleen Boak, PE

Signature

Water Works Engineers

Agency

11/20/2020

Date

### **CONDITIONS PRIOR TO ISSUANCE:**

If water is needed to support the construction process before potable service is established, Interim Water Service (non-potable) shall be arranged through PID and a backflow device installed.

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

APN 050-040-007 has historically been served water through a 3/4" metered service connection. At the time of this response the water quality advisory has not been lifted at this parcel. A service lateral replacement and permanent backflow prevention device are required at this parcel to lift the water quality advisory. The service lateral will be replaced in its current location unless otherwise determined by PID. Contact PID if the planned development or code upgrades prompt any size upgrades to the meter, service, or backflow prevention device. Costs for any necessary upgrades and backflow prevention are the responsibility of the property owner. Please contact the PID office at 530-877-4971 for questions or assistance.

All necessary items of work as stated above must be complete prior to permit final. Call customer service at 530-877-4971 for questions or assistance.

These comments apply to the domestic water supply only. Reviewed on 11/20/2020 by Water Works Engineers LLC, serving as PID District Engineer.

**TOWN OF PARADISE  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT REVIEW REQUEST**

**TO:** CSS

**FROM:** CHRISTOPHER SMITH, ASSOCIATE PLANNER

**REQUEST:** REVIEW AND COMMENT

**DESCRIPTION OF PROJECT:** Proposed expansion of non-conforming use; previous home was 900 sq. ft. in Community Commercial zoned lot. Applicant requests an 1811 sq. ft. rebuild on same lot, at 9045 Skyway.

**LOCATION** 9045 Skyway

**AP NOS.:** 050-040-007

**APPLICANT:** ARPAD FOGARASSY

**CONTACT PHONE:** 530-513-0574

**DATE DISTRIBUTED:** 10/30/20

**RETURN DATE REQUESTED:** 11/16/20

\*\*\*\*\*

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

☐ YES

☐ YES, WITH CONDITIONS

☐ NO (EXPLAIN BELOW)

Greg Adams

Signature

BUILDING

Agency

11/2/20

Date

### **CONDITIONS PRIOR TO ISSUANCE:**

Complete permit application and provide all required documents and information as per Residential Building Permit package.

Complete set of plans and supporting documents must be submitted for plan review of compliance. Plans must be designed to comply with the 2019 California Codes and Paradise Ordinance Code.

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

All required Departments must sign off on their final inspections.

Submit compaction report if required.

C & D documents, PID letter, and Energy verification must be completed and submitted to Katie Nelson.

Pass Final inspection of dwelling unit.

DEPARTMENTAL USE ONLY:

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

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

Applicant ARPAN FOGARASSY Phone 530 513 0574

Applicant's Mailing Address \_\_\_\_\_

Applicant's email address \_\_\_\_\_ Fax \_\_\_\_\_

Applicant's Interest in Property (Owner, Lessee\*, Other\*) owner  
\*If applicant is NOT the property owner, the owner's signature or owner-signed letter of authorization MUST accompany this application.

Owner's Name ARPAN FOGARASSY Phone 530 513 0574

Owner's Mailing Address \_\_\_\_\_

Property Address 9045 SKYWAY Parcel Size 1.06

Engineer (Name, Address) SEQUOIA

Engineer Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

AP Number(s) 050-040-007 Zone CC Existing Use Residential

Detailed project description: (attach additional sheets if necessary) REBUILD A RESIDENCE ON A COMMERCIAL LOT (BURNED) IN THE CAMPFIRE INCREASING FROM A 900 SQ FT 1 BEDROOM TO A 1811 SQ FT 3 BEDROOM

Purpose of project: \_\_\_\_\_

Radial distance to the nearest billboard X

Sq. ft. of proposed structure/project 1811 Approx. no. yards of cut/fill \_\_\_\_\_

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

Distance to nearest fire hydrant 60' Distance from centerline 100'

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

Residential Density 3 Bdr Max. occupancy \_\_\_\_\_ Max. height of proposed structure/project 17'

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

Method of sewage disposal? SEPTIC

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

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

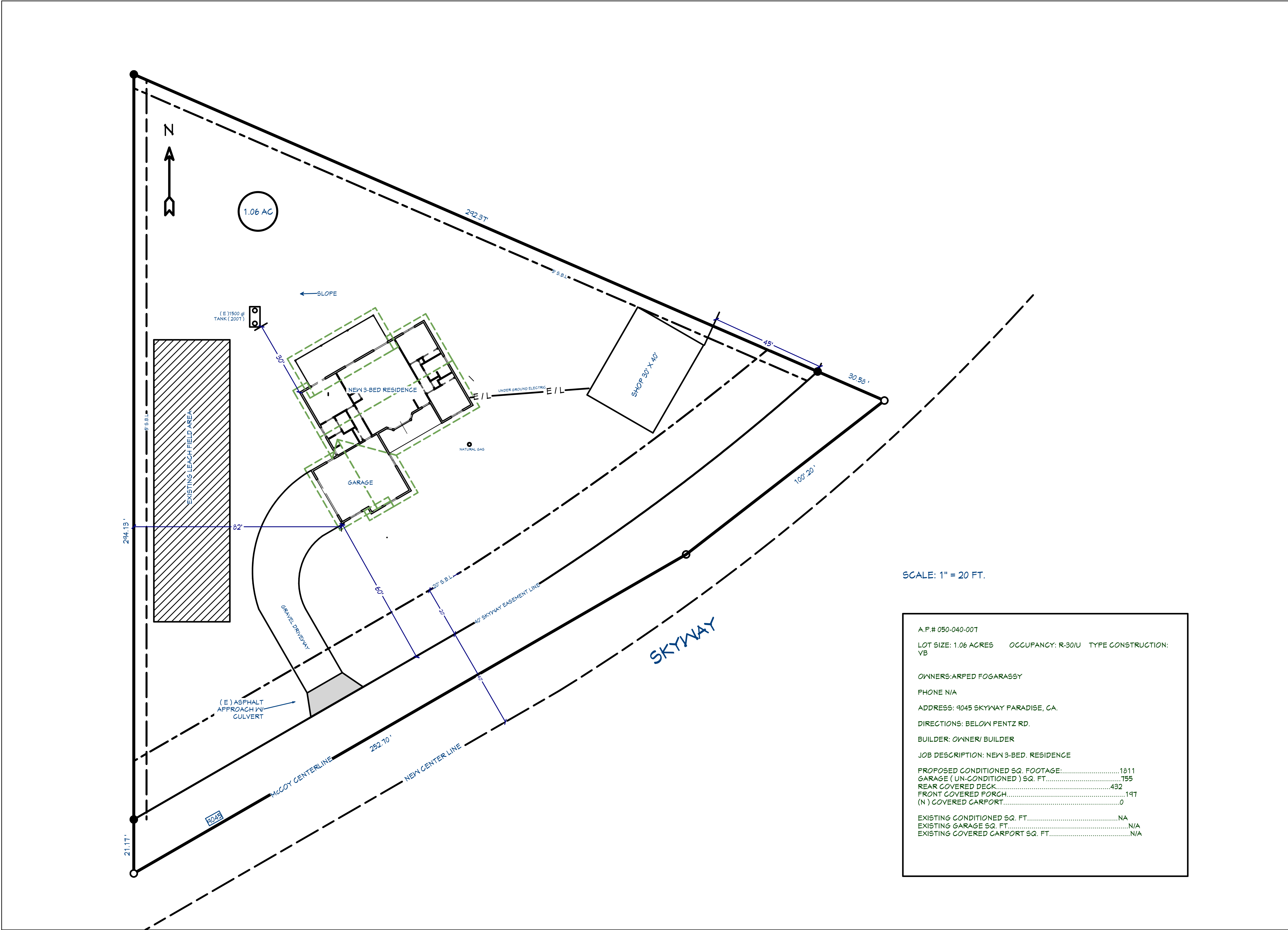
**I HEREBY DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE STATEMENTS AND ATTACHED PLOT PLAN ARE TRUE, ACCURATE, COMPLETE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.**

Applicant's Signature [Signature] Date 10-28-2020

Property Owner Signature [Signature] Date 10-28-2020  
(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.



PLANS CONFORM TO THE STATE OF CALIFORNIA TRADE CODES AS LISTED: 2019 BUILDING CODE (CBC) 2019 RESIDENTIAL CODE (CRC) 2019 MECHANICAL CODE (CMC) 2019 PLUMBING CODE (CPC) 2019 ELECTRICAL CODE (CEC) 2019 ENERGY CODE (CEC). AND THE 2019 CAL GREEN CODE (CGC)

SCALE: 1" = 20 FT.

SITE PLAN

PLANS BY:  
**JP HOME DESIGNS**  
HOME OFFICE: (530) 872-3339  
CELL: (530) 514-3841  
jp.homedesigns@sbcglobal.net

PLAN DESIGNER:  
  
JAMES PEPPLER  
FINISH DATE:

BUILDER:  
  
JOB ADDRESS:  
**111 ADDRESS PARADISE, CA.**

DESIGNED EXCLUSIVELY FOR:  
**ARPED FORGARASSY**  
9045 SKYWAY PARADISE, CA.  
PHONE: 530-513-0574  
JOB NAME: **NEW RESIDENCE**

A.P. 050-040-007

REVISIONS

SHEET INDEX	
SITE PLAN	1
FLOOR PLN	2
ELEVATIONS	3
FOUNDATION	4
FLR FRAME	5
SECTIONS	6
ROOF	7
ELECTRICAL	8
CAL GREEN	9
ENERGY	ENG1
	ENG2
STRUCTURAL	S1 THRU S5

1



# NOTICE OF EXEMPTION

**TO:** File – [PL20-00285]; AP No. 050-040-007

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

**PROJECT TITLE:** A. Fogarassy Conditional Use Permit

**PROJECT APPLICANT:** Arpad Fogarassy

**PROJECT LOCATION:** 9045 Skyway, Paradise, CA.

**PROJECT DESCRIPTION:** Proposed expansion of non-conforming use; previous home was 900 sq. ft. in Community Commercial zoned lot. Applicant requests an 1811 sq. ft. rebuild on same lot, at 9045 Skyway.

**APPROVING PUBLIC AGENCY:** Town of Paradise

**PERSON OR AGENCY CARRYING OUT PROJECT:** Applicant & Owner: Arpad Fogarassy

**EXEMPT STATUS:**

- ☐ General Rule Exemption (Section 15061)
- ☐ Ministerial (Section 15268)
- ☐ Emergency Project (Section 15269)
- ☒ Categorical Exemption  
Section 15302; Class 2

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

**CONTACT PERSON:** Susan Hartman, Planning Director  
(530) 872-6291 x435

**SIGNATURE:** 

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

Date: December 4, 2020

