



TOWN OF PARADISE

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

Planning Commission Staff:

Craig Baker, Community Development Director
Susan Hartman, Assistant Planner

Planning Commission Members:

Stephanie Neumann, Chair
Anita Towslee, Vice Chair
James Clarkson, Commissioner
Ray Groom, Commissioner
Kim Morris, Commissioner

PLANNING COMMISSION AGENDA

6:00 PM – May 21, 2019

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact Community Development Director Baker, at 872-6291 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, including closed session. 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 Council Meeting.

All writings or documents which are related to any item on an open session agenda and which are distributed to a majority of the 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, Room 3, at the time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday through Thursday from 8:00 a.m. to 5:00 p.m.

CALL TO ORDER

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

ROLL CALL

1. APPROVAL OF MINUTES

- 1a. Approve the Regular Meeting Minutes of February 19, 2019 and the Special Meeting Minutes of March 20, 2019.

2. COMMUNICATION

- 2a. Swear in of newly appointed Planning Commissioners Shannon Costa and Anita Towslee.

3. PUBLIC COMMUNICATION

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

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

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

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

4. CONTINUED PUBLIC HEARING

5. PUBLIC HEARING

5a. Item to be determined to be exempt from environmental review:

Adopt the required findings for approval as provided by staff, and approve the Kaney use permit application (PL18-00220) to authorize the construction of a \pm 1,008 sq ft second dwelling on a \pm 2.0-acre property zoned AR-1, subject to the following conditions of approval:

5b. Items to be determined to be exempt from environmental review:

b. ISAACS CONDITIONAL USE PERMIT APPLICATION (PL19-00009): Planning Commission consideration of a request for conditional use permit approval to replace a previously existing nonconforming single family dwelling relative to yard setbacks that was 100% destroyed by the Camp Fire. Although slightly larger in size, the replacement dwelling is proposed to be established with a lesser amount of nonconforming building yard setback(s). The project site is a 0.37-acre property zoned Town Residential, 1/3 acre minimum (TR-1/3), located at 5568 Keith Road and further identified as Assessor Parcel Number 052-238-032.

6. OTHER BUSINESS

7. COMMITTEE ACTIVITIES

8. COMMISSION MEMBERS

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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PLANNING COMMISSION SPECIAL MINUTES

March 20, 2019
6:00 PM

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

PLANNING COMMISSIONERS PRESENT: James Clarkson, Kim Morris and Anita Towslee, Chair.

PLANNING COMMISSIONERS ABSENT: Stephanie Neumann

1. OTHER BUSINESS

- 1a. Assistant Planner Hartman gave a brief overview of the requirements to the housing element of the General plan. The requirements encompass general housing statistical data for the Town for the 2018 year.

MOTION by Morris, seconded by Clarkson, accepted and referred the Planning Commission Annual Report for calendar year 2018 to the Town Council regarding the present implementation status of the 1994 Paradise General Plan Housing Element.

Assistant Planner Hartman updated the Commissioners concerning ongoing projects: There has been no word from Safeway, one nonconforming house which will most likely go through the hearing process, two applications for cat kennels and Development Services is receiving applications for industrial sites for the debris removal.

2. ADJOURNMENT

Chair Towslee adjourned the meeting at 6:13 p.m.

Date Approved:

By: _____
Anita Towslee, Chair

Attest:

Dina Volenski, CMC, Town Clerk



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PLANNING COMMISSION MINUTES

February 19, 2019
6:00 PM

CALLED TO ORDER by Chair Anita Towslee at 6:00 p.m. who led the Pledge of Allegiance to the Flag of the United States of America.

PLANNING COMMISSIONERS PRESENT: James Clarkson, Kim Morris, Stephanie Neumann and Anita Towslee, Chair.

PLANNING COMMISSIONERS ABSENT: None

1. APPROVAL OF MINUTES

- 1a. **MOTION by Morris, seconded by Clarkson**, approved the Regular Meeting Minutes of October 16, 2018. Roll call vote was unanimous.

2. COMMUNICATION

- 2a. Recent Council Actions

Assistant Planner Hartman stated that at the February 12, 2019 Town Council meeting, the Council approved advertising proposals for post-fire recovery and rebuilding assistance with a recommendation to be presented at the March 12, 2019 Council meeting.

3. PUBLIC COMMUNICATION

1. Ward Habriel stated that the handout regarding Rebuilding Facts does not address mobile or modular homes and that it is confusing. He suggested that it be revised to reflect mobile and modular homes.

Assistant Planner Hartman explained that mobile homes (now called Manufactured Homes) built prior to 1976 are not allowed in Town and that current manufactured homes are built to Title 25 standards. Ms. Hartman also stated the modular homes, which are stick built, are built to Title 24 housing standards.

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

- 5a. Planning Commission consideration of Resolution No. 19-01, A Resolution that, if adopted, would recommend Town Council adoption of proposed text amendments to the Town's zoning regulations contained in Paradise Municipal Code (PMC) Title 17 (Zoning Ordinance

adopted by the Town Council, the amendment would add an additional circumstance under which lawful nonconforming land uses could be reconstructed after a natural disaster as contained within PMC Chapter 17.39.

Assistant Planner Hartman explained that this is a Town initiated amendment to the Paradise Municipal Code (PMC). Prior to Town of Paradise incorporation about 65% of the Town was already built. While the Town's General Plan's intention is to reduce nonconforming uses there is the potential for many nonconforming use properties wanting to rebuild with the most common situation being homes in commercial zones. Staff is looking at how to help expedite the rebuilding process. As proposed, in a natural disaster, if someone starts construction in one year, they have three years to finish the project and would be excused from the public hearing process.

Commissioner Neumann asked whether nonconforming properties can start building at any time within the three years.

Ms. Hartman stated they must pull permits within the first year.

Commissioner Clarkson asked if there is a date established when the debris must be removed from properties.

Ms. Hartman stated there has not been a date established by the Town Council.

Ward Habriel - stated before incorporation the nonconforming properties tended to be ones that were not taken care of. Part of the movement to incorporate was caused by the want to take care of these properties. Mr. Habriel commented that over the last 40 years it was not addressed to take care of these lots that have nonconforming uses.

Commissioner Towslee commented that it is because of the disaster that the timeline of one-year to apply and three-years to complete was established.

Commissioner Clarkson stated it is expected that 35% of the Town will be rebuilt in the next five years and if we are lucky, 50% within the next 10 years. The people with nonconforming properties have insurance that expects them to rebuild according to what was originally there and estimated that very few properties would fall into the nonconforming category.

Ms. Hartman stated the timeline was established to accommodate those homeowners who are rebuilding and will find their process slower.

Commissioner Clarkson was concerned that this will slow down the process.

Ms. Hartman clarified that when the permit is issued the building process must begin within the first year and finish within three-years.

Clarkson wanted to stipulate that it only pertains to the owner of the time of the disaster.

6:29pm Chair Towslee opened the public hearing.

1. Al McGreehan asked what the commissioners have in mind to present to the Council, adding a date specific for the natural disaster to the amendment.

Neumann disagreed that a specific date was needed.

2. Ward Habriel sees the time frame as incentive to get nonconforming property owners to rebuild to their original nonconforming uses.

6:38 the public hearing was closed.

MOTION by Neumann, seconded by Clarkson, to adopt Planning Commission Resolution No. 19-01, “A Resolution of the Paradise Planning Commission recommending Town Council adoption of Text Amendments to Title 17 of the Paradise Municipal Code Relative to the Reconstruction of Nonconforming Uses”. with additional language in section C specifying: “By owner of record at the time of disaster”. Roll Call Vote was unanimous.

6. OTHER BUSINESS - None

7. COMMITTEE ACTIVITIES - None

8. COMMISSION MEMBERS

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

Staff is looking at other ordinances that need to be addressed. Specifically in regards to small secondary dwellings. Safeway is still eager to get moving forward because they have cleared environmental review. The development on Buschmann Rd is still moving forward as well. Town staff is working with Butte County Environmental Health to regulate businesses who plan to serve food and the following businesses plan to reopen: Holiday, Tri-Counties Bank, Dutch Bros, and Mountain Mikes.

9. ADJOURNMENT

Chair Towslee adjourned the meeting at 6:45 p.m.

Date Approved:

By: _____
Anita Towslee, Chair

Attest:

Dina Volenski, CMC, Town Clerk

**TOWN OF PARADISE PLANNING COMMISSION
PLANNING STAFF REPORT
MEETING DATE: May 21, 2019**

FROM: Susan Hartman, Acting Community Development Dir. **AGENDA NO. 6(a)**
SUBJECT: Kaney Conditional Use Permit Application (PL18-00220)
DATE: May 8, 2019 **AP 055-040-012**

GENERAL INFORMATION:

Applicant: Rick & Diane Kaney
13 Nicole Ln
Chico, CA. 95926

Location: 5201 Toyon Ln, Paradise

Requested Action: Conditional Use Permit approval to authorize the construction of a \pm 1,008 sq ft second residence on a \pm 2.0 acre property.

Purpose: To provide additional living quarters for family.

Present Zoning: Agricultural Residential – 1acre minimum (AR-1)

General Plan Designation: Agricultural Residential (AR)

Existing Land Use: Low density residential

Surrounding Land Use:

North:	Vacant residential parcel
East:	Private road (Toyon Lane)
South:	Vacant residential parcel
West:	Vacant land (Paradise Cemetery District)

Parcel Size: \pm 2.0 acres

CEQA Determination: Categorically Exempt - CEQA Section 15303, Class 3

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 applicants are seeking approval from the Town of Paradise for the construction of a $\pm 1,008$ sq ft single-story second dwelling unit on a ± 2.0 -acre parcel. The proposed second dwelling would be located approximately 230' back from the front property line, placing it around 130' behind where the primary dwelling is being rebuilt. The applicants, whose children and grandchildren own and are rebuilding their residence on the property to reside in, propose to live in the second dwelling.

The project site is located on the west side of Toyon Ln, situated within the southwest corner of the Paradise community. The site is accessed via a private, gravel road easement connected to both Roe Road and Foster Road which are paved public streets. Surrounding land uses primarily consist of single-family dwelling established upon 1 to 2 acre size parcels.

The property previously included a $\pm 2,250$ sq ft single-family residence with attached garage, which was destroyed in the Camp Fire, and an onsite wastewater disposal system.

ANALYSIS:

This project has been determined by planning staff to belong to a class of projects which are categorically exempt from environmental review, pursuant to the requirements of the California Environmental Quality Act (CEQA Section 15303).

Pursuant to the provisions of Chapter 17.11 (Agricultural Residential Zones) of the Paradise Municipal Code, an approved conditional use permit is required to authorize a second single family dwelling on the project site. Hence, submittal of the Kaney conditional use permit application is consistent with zoning regulations assigned to the project site.

Comments received from reviewing agencies regarding the Kaney conditional use permit project were favorable. Accordingly, 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:

After a thorough and comprehensive project site evaluation, staff has concluded that the proposed establishment of a second single-family dwelling should not be detrimental to the Paradise community for the following reasons:

1. The project site is large and will not appear to be cluttered or over-built;
2. Land use on the project site will continue to be residential in nature; and

3. Recommended conditions of project approval will assure adequate access and fire protection for the site.

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 surrounding residential land uses.

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 (Class 3) 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 the residential density is compatible with the proposed land use.
- 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 Kaney use permit application (PL18-00220) to authorize the construction of a $\pm 1,008$ sq ft second dwelling on a ± 2.0 -acre property zoned AR-1, 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 conditional use 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 associated with the resultant second residence.
3. This property is located in a Special Permit Zone and is required to comply with the Town of Paradise “Interim Policy Document National Flood Insurance Program” in regards to flood elevations for the second residence.

SANITATION

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

OTHERS

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

CONDITIONS TO BE MET PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

SITE DEVELOPMENT

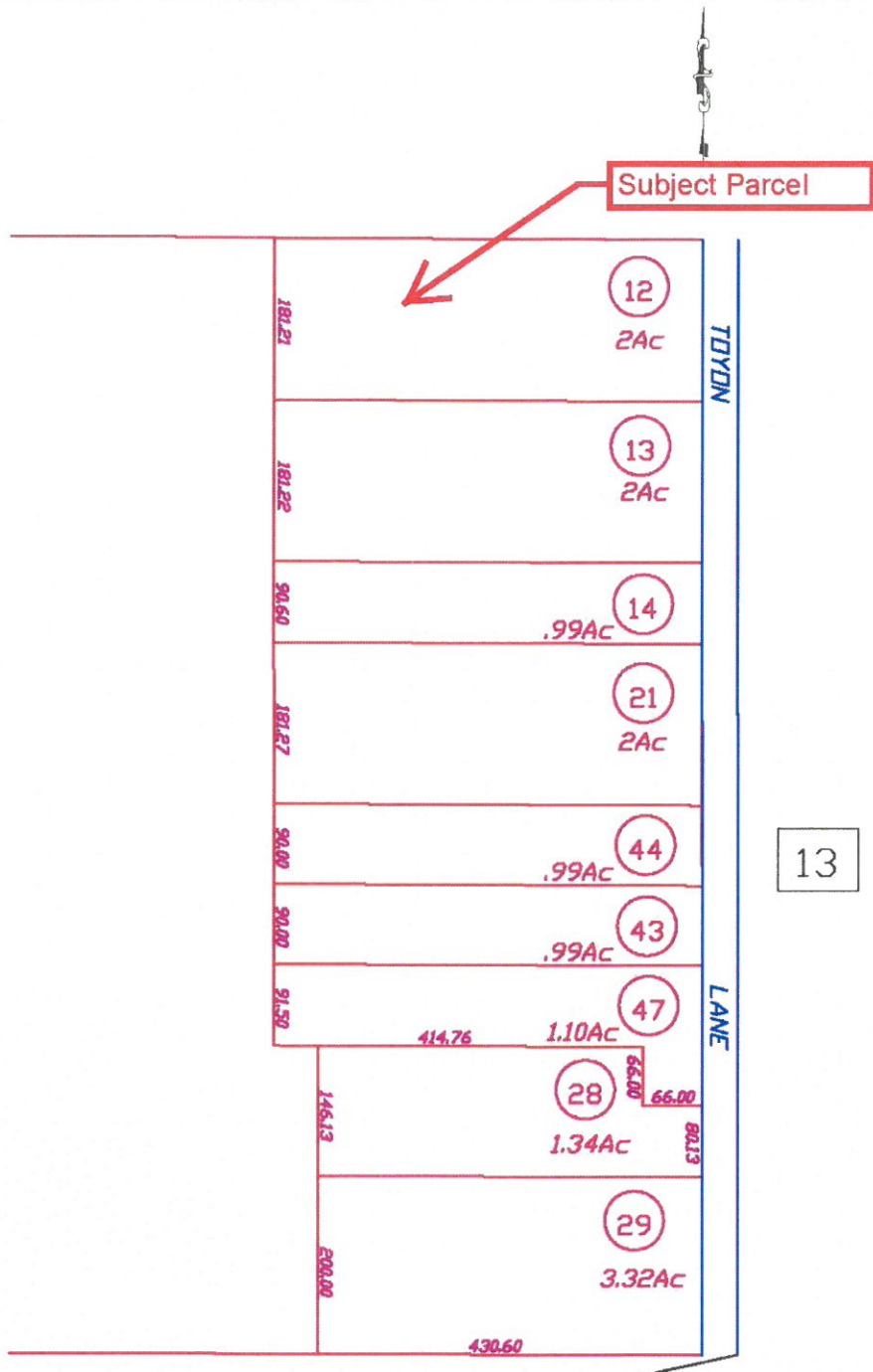
6. Complete the requirements of the Fire Marshal regarding plans submittal and installation for an automatic fire sprinkler system for the proposed second dwelling
7. All flammable vegetation shall be removed at a minimum distance of one hundred (100) feet from all structures or to the property line, whichever is less.
8. Approved numbers or addresses shall be placed on all new and existing buildings above the doorway, or in such a position as to be visible from the street or road fronting the property.
9. Construct adequate fire driveway access, to the adopted A-1 driveway access standard with the additional all-weather nonskid surface as shown on the site plan submitted May 3, 2019 and detailed on the resubmittal comments, and turn-around area upgrade improvements in accordance with the requirements of Town of Paradise adopted fire codes in a manner deemed acceptable to the Town Fire Chief and Town Engineer.

UTILITIES

10. Meet the requirements of Paradise Irrigation District with the installation of a backflow prevention assembly and water meter upgrade in accordance with the written comments dated October 25, 2018.
11. 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.

LIST OF ATTACHMENTS FOR KANEY USE PERMIT APPLICATION (PL18-00220)

1. Project site vicinity map
2. Notice sent to surrounding property owners and the Paradise Post for the May 21, 2019 public hearing
3. Mailing list of property owners and agencies notified of the public hearing
4. Comments received from Building Official/Fire Marshal Tony Lindsey dated November 3, 2018
5. Comments received from Onsite Sanitary Official Bob Larson dated October 26, 2018
6. Comments received from Paradise Irrigation District representative Neil Essila dated October 25, 2018
7. Comments received from Town Engineer Marc Mattox dated November 6, 2018
8. Email comments received from Fire Chief John Messina dated May 7, 2019.
9. Completed conditional use permit application submitted by Rick & Diane Kaney on October 22, 2018
10. Revised project comments from the applicant(s) dated received May 3, 2019
11. Revised site plan for the Kaney conditional use permit dated received May 3, 2019
12. CEQA Notice of Exemption document for the Kaney project



APPLICANT: Rick & Diane Kaney		5201 Toyon Ln
OWNER: Bryn Tyler & Kari Kaney-Tyler		
PROJECT DESCRIPTION:		
Request for town approval of a conditional use permit to authorize the construction of a $\pm 1,008$ sq ft second residence on a ± 2.0 acre property zoned Agricultural Residential 1-acre minimum (AR-1).		
ZONING: AR 1	GENERAL PLAN: AR	FILE NO. PL18-00220
ASSESSOR PARCEL NO. 055-040-012		MEETING DATE: 05/21/2019

**NOTICE OF PUBLIC HEARING
PARADISE PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN by the Paradise Planning Commission that a public hearing will be held on Tuesday, May 21, 2019 at 6:00 p.m. in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following matters:

Items to be determined to be exempt from environmental review:

- a. **KANEY CONDITIONAL USE PERMIT APPLICATION (PL18-00220):** Consideration of a conditional use permit application requesting town approval to authorize the construction of a \pm 1,008 sq ft second residence on a \pm 2.0 acre property zoned Agricultural Residential 1-acre minimum (AR-1) located at 5201 Toyon Lane and further identified as Assessor Parcel Number 055-040-012.

- b. **ISAACS CONDITIONAL USE PERMIT APPLICATION (PL19-00009):** Planning Commission consideration of a request for conditional use permit approval to replace a previously existing nonconforming single family dwelling relative to yard setbacks that was 100% destroyed by the Camp Fire. Although slightly larger in size, the replacement dwelling is proposed to be established with a lessor amount of nonconforming building yard setback(s). The project site is a 0.37-acre property zoned Town Residential, 1/3 acre minimum (TR-1/3), located at 5568 Keith Road and further identified as Assessor Parcel Number 052-238-032.

The project file is available for public inspection at the Development Services Department located in Paradise Town Hall, 5555 Skyway, Paradise, CA. 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 Paradise Planning Commission at, or prior to, the public hearing. For further information please contact the Development Services Department at (530) 872-6291, extension 114.

SUSAN HARTMAN, Acting Planning Director



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055-040-012-000
TYLER BRYN A & KANEY-TYLER KARI L
13 NICOLE LN
CHICO CA 95926

055-020-126-000
WOODMAN REVOCABLE INT VIV TRUST
C/O WOODMAN KIRT R & ALISON E
TRUSTEES
3637 BRIDLE LN
CHICO CA 95973

055-040-062-000
PARADISE CEMETERY DISTRICT
980 ELLIOTT RD
PARADISE CA 95969

055-130-006-000
KIMBALL REV TRUST ETAL
KIMBALL NORTON F TRUSTEE ETAL
P O BOX 1377
COLFAX CA 95713

055-020-018-000
WOODMAN REVOCABLE INT VIV TRUST
C/O WOODMAN KIRT R & ALISON E
TRUSTEES
3637 BRIDLE LN
CHICO CA 95973
055-040-013-000
GEBBIA JOSEPH C & JULIA A
1692 MANGROVE AVE 2033
CHICO CA 95926

055-120-076-000
EDWARDS JOHN H & DEBORAH D
2920 CLARK RD 23C
OROVILLE CA 95965

055-130-144-000
BROWN FAMILY TRUST
C/O BROWN LEE EDWARD & VIRGINIA
GILMORE TRUSTEES
PO BOX 426
CHICO CA 95927

055-020-039-000
LEONARD FAMILY TRUST
C/O LEONARD WILLIAM E & NOLA R
TRUSTEES
5221 TOYON LN
PARADISE CA 95969
055-040-014-000
BUTTERS LOIS P TRUST ESTATE
C/O BUTTERS COMPTON BEVERLY
PO BOX 3355
LONG BEACH CA 90803

055-120-077-000
DOMENICHINI LAWRENCE & DANAE
LIVING TRUST
5220 TOYON LN
PARADISE CA 95969

Paradise Unified School District
6696 Clark Road
Paradise, CA 95969

Paradise Irrigation District
6332 Clark Road
Paradise, CA 95969

Paradise Recreation & Park Dist.
6626 Skyway
Paradise, CA 95969

Paradise Ridge Chamber of
Commerce
5550 Skyway
Paradise, CA 95969

Paradise Board of Realtors
6178 Center Street
Paradise, CA 95969

Butte County Planning
Courier

Paradise Cemetery District
980 Elliott Road
Paradise, CA 95969

Butte Co. Air Quality Mgmt. Dist.
629 Entler Ave., Suite 15
Chico, CA 95928

Butte Environmental Council
313 Walnut St., Ste. 140
Chico, CA 95928

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

TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT
5555 Skyway, Paradise, CA 95969

DEVELOPMENT REVIEW REQUEST

TO: Engineering, CSS, PID, Onsite, & Business & Housing

FROM: Susan Hartman, CDD Manager/Assistant Planner (872-6291 x 114)

REQUEST: Review and provide written comments

DESCRIPTION OF PROJECT: Request for town approval of a conditional use permit to authorize the construction of a $\pm 1,008$ sq ft second residence on a ± 2.0 acre property zoned Agricultural Residential 1-acre minimum (AR-1).

LOCATION: 5201 Toyon Ln

APPLICANT: Rick & Diane Kaney

AP NO.: 055-040-012

CONTACT PHONE: 530-864-8203

DATE DISTRIBUTED: October 24, 2018

WRITTEN COMMENTS DUE BY: November 6, 2018

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES

YES, WITH CONDITIONS

NO (EXPLAIN BELOW)

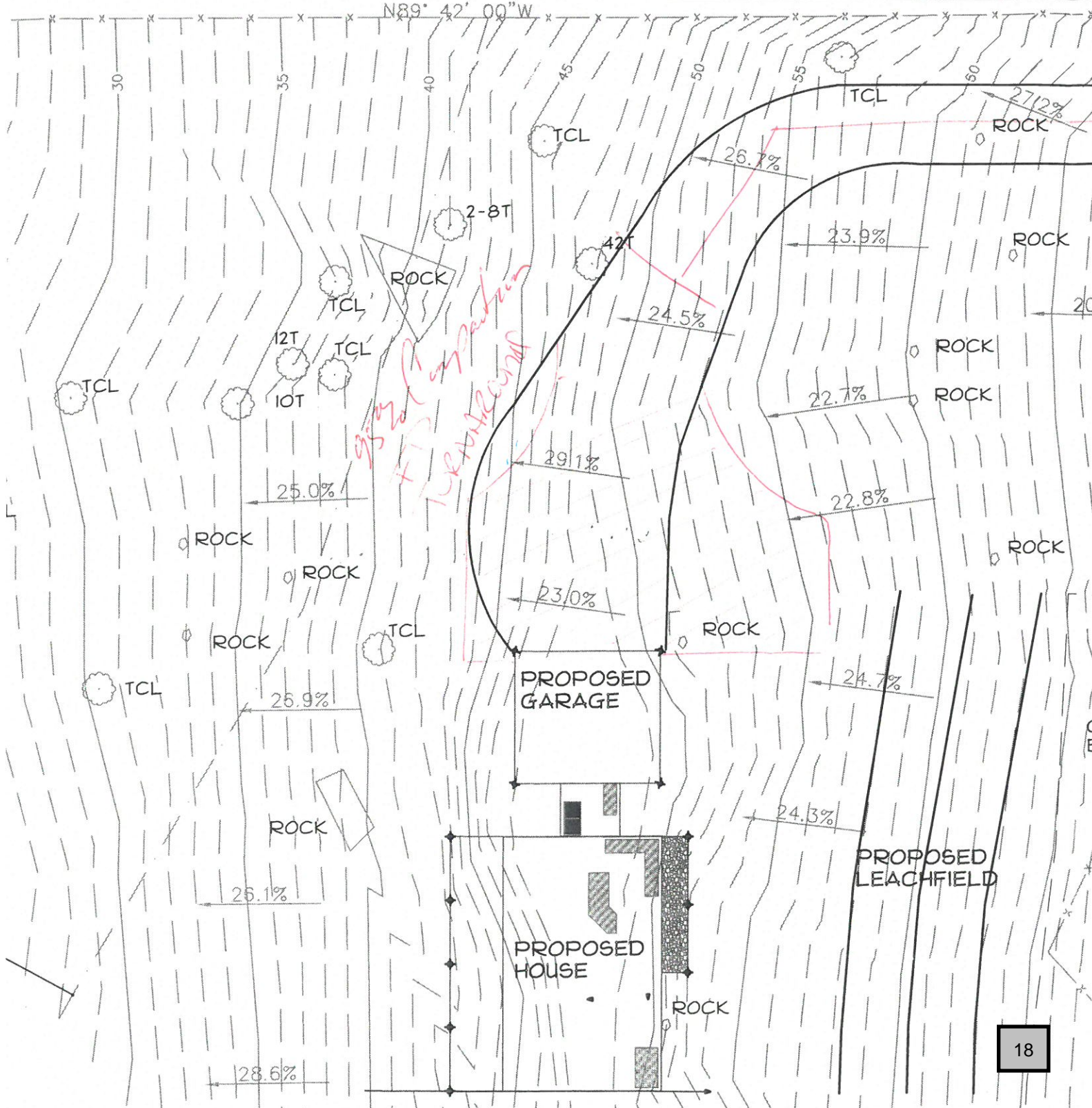
COMMENTS AND/OR RECOMMENDED CONDITIONS:

See map attached
[Signature]
11-5-18

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT. PLEASE MAKE A COPY FOR YOUR RECORDS.

480.76'

N89° 42' 00" W



TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT
5555 Skyway, Paradise, CA 95969

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LOCATION: 5201 Toyon Ln

APPLICANT: Rick & Diane Kaney

AP NO.: 055-040-012

CONTACT PHONE: 530-864-8203

DATE DISTRIBUTED: October 24, 2018

WRITTEN COMMENTS DUE BY: November 6, 2018

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

APPROVED ONSITE LAND USE REVIEW - 7/30/2018

_____ BOX 10/26/18

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT. PLEASE MAKE A COPY FOR YOUR RECORDS.

PROJECT NO. PL18-00220
PROJECT NAME: Kaney Conditional Use Permit

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT
5555 Skyway, Paradise, CA 95969**

DEVELOPMENT REVIEW REQUEST

TO: Engineering, CSS, PID, Onsite, & Business & Housing
FROM: Susan Hartman, CDD Manager/Assistant Planner (872-6291 x 114)
REQUEST: Review and provide written comments
DESCRIPTION OF PROJECT: Request for town approval of a conditional use permit to authorize the construction of a $\pm 1,008$ sq ft second residence on a ± 2.0 acre property zoned Agricultural Residential 1-acre minimum (AR-1).
LOCATION: 5201 Toyon Ln
APPLICANT: Rick & Diane Kaney
AP NO.: 055-040-012
CONTACT PHONE: 530-864-8203
DATE DISTRIBUTED: October 24, 2018
WRITTEN COMMENTS DUE BY: November 6, 2018

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

The water meter will need to be upgraded to a minimum Zenner PPD-03 3/4-inch meter to provide the necessary rated flow for fire suppression sprinklers in the new construction. A backflow prevention assembly will be required on the customer side of the water meter. Contact PID with questions regarding backflow prevention and to initiate the meter upgrade.

Neil Essila October 25, 2018

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT. PLEASE MAKE A COPY FOR YOUR RECORDS.

TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT
5555 Skyway, Paradise, CA 95969

DEVELOPMENT REVIEW REQUEST

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LOCATION: 5201 Toyon Ln

APPLICANT: Rick & Diane Kaney

AP NO.: 055-040-012

CONTACT PHONE: 530-864-8203

DATE DISTRIBUTED: October 24, 2018

WRITTEN COMMENTS DUE BY: November 6, 2018

Town of Paradise
Community Development Dept

NOV 06 2018

RECEIVED

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

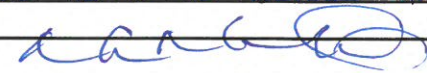
YES

YES, WITH CONDITIONS

NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

not enough information relating to driveway design, grades, construction material, retaining walls (if necessary).
Will need grading permit if 50 CY are disturbed.
Will need stormwater plan and temporary BMP worksheet
Will need elevation certificate to ensure BFE is below finish floor grade by 12"



NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT. PLEASE MAKE A COPY FOR YOUR RECORDS.

DEPARTMENTAL USE ONLY:

Receipt No. 35258 Fee 1559.84
Project No. PL18-06226

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

Applicant Rick & Diane Kaney Phone 530-864-8203

Applicant's Mailing Address 13 Nicole Lane Chico, CA 95926

Applicant's email address dkaney56@gmail.com Fax -

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

Owner's Name Bryn A. Tyler & Karil L. Kaney-Tyler Phone 530-513-3249/513-3250

Owner's Mailing Address 5201 Toyon Lane Paradise, CA 95969

Property Address (Same as above) Parcel Size 2 acres

Engineer (Name, Address) Russ Erickson, P.E. 888 Manzanita Ct, St 101, Chico, CA 95926

Engineer Phone 530-894-3500 Fax 530-894-8955 Email russ@robertsonerickson.com

AP Number(s) 055-040-012-000 Zone ARI Existing Use Residential

Detailed project description: (attach additional sheets if necessary) *See Attached (by Jim Crew and Sons - General Contracting)

Purpose of project: Second dwelling unit - personal private residence

Radial distance to the nearest billboard N/A

Sq. ft. of proposed structure/project 1,008 sq. ft. house / 484 sq. ft. garage Approx. no. yards of cut/fill 20

Percentage increase in area of structures on site (example: A 250 sq. ft. addition to a 1,000 sq. ft. building = 25%) 45%

Distance to nearest fire hydrant 50 FT Distance from centerline N/A

Days/hours of operation: Days N/A Hours N/A Proposed no. of employees N/A

Residential Density 1 UNIT / ACRE Max. occupancy N/A Max. height of proposed structure/project 19' 2 1/2"

Describe exterior design and exterior finish (Attach additional sheet(s) if necessary.): *see attached (by Sierra Log and Timber)

Method of sewage disposal? Septic System

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 10-22-18

Property Owner Signature [Signature] Date 10/20/18
(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.



10-19-18

DESCRIPTION OF PROJECT @ 5201 TOYON LANE, PARADISE, CALIFORNIA AS FOLLOWS:

1. Building a 1008 square foot single story second dwelling log home with a 484 square foot attached garage.
2. Build a road to residence following applicable codes.
3. Install a Town Of Paradise Environmental Health approved septic system with a 1500 gallon tank & 225 + lineal feet of leach line.
4. Trench & connect to PID water.
5. Trench & connect to PG&E for electrical.
6. Trench & connect to new propane tank for gas.

NOTE: TO WHOM IT MAY CONCERN: I am the general contractor for this project & would like you to feel free to contract me on my cell phone (530-570-5453) if you have any questions or need further clarification.

Jim Crew
General Contractor

TOWN OF PARADISE

Town of Paradise
Community Development Dept

TO: Susan Hartman, CDD Manager/Assistant Planner

MAY 03 2019

RECEIVED

FROM: Rick & Diane Kaney

13 Nicole Ln

Chico, CA 95926

SUBJECT: Kaney Conditional Use Permit (PL18-00220), AP No. 055-040-012

Revised

ENCLOSED: 10 copies of revised site plan map including requested information.

Requested application information:

1.a/b Jim Crew, building contractor, met with Marcus Johnson at site (5201 Toyon Lane) on 4/17/2019, and he approved driveway, per attached drawing (revised site plan map), with traction textured 4" deep concrete, over 4" compacted road base, 12' wide.

1c. Fire Department turnaround was approved by Tony Lindsey on 11/2/2018 and drawn per his approved conditions on the revised site plan map.

1d. The revised yards of grading was < 50 cubic yards.

1e. No retaining wall was necessary.

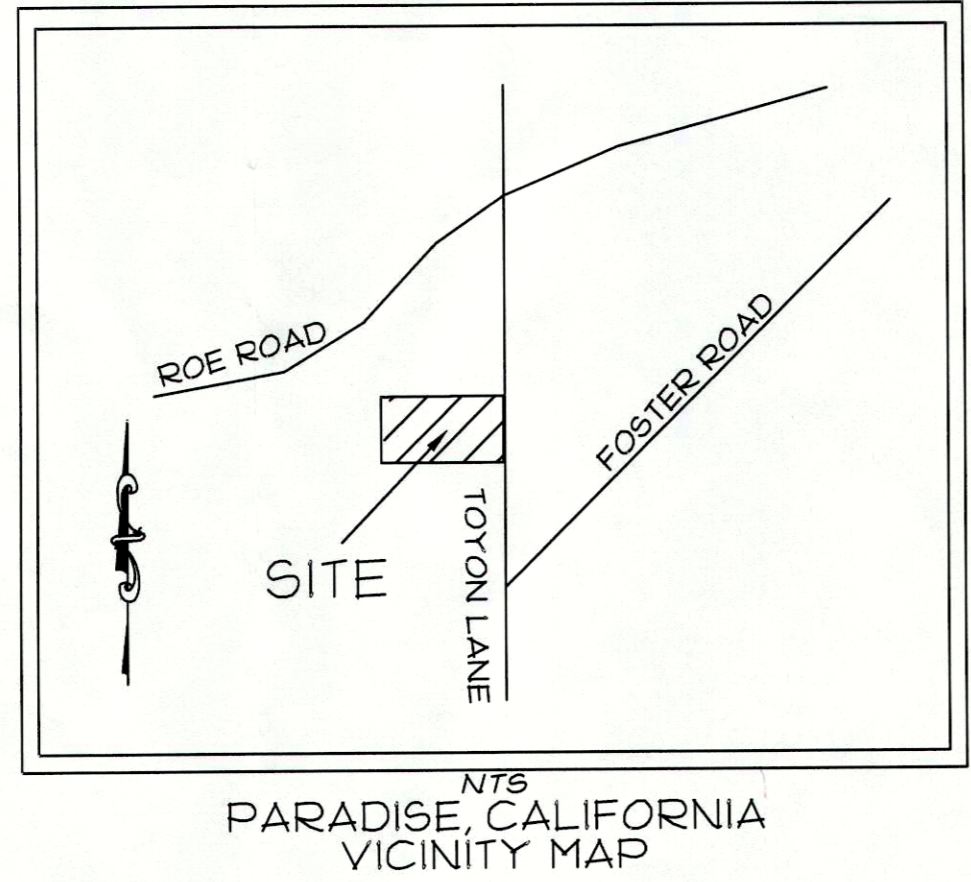
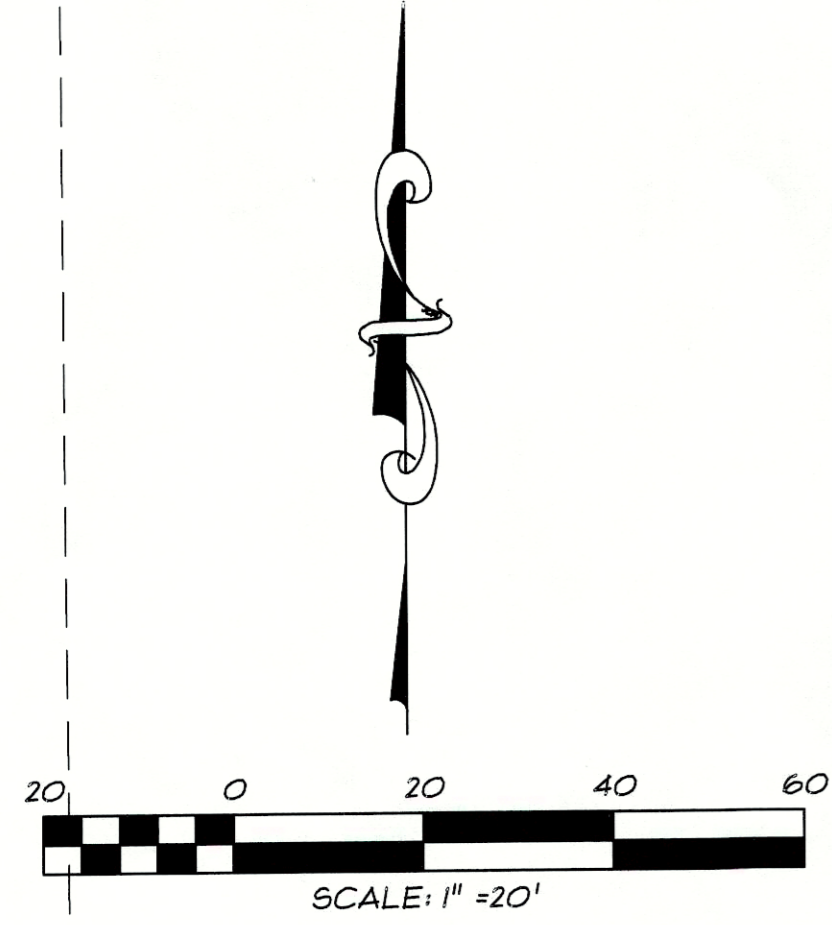
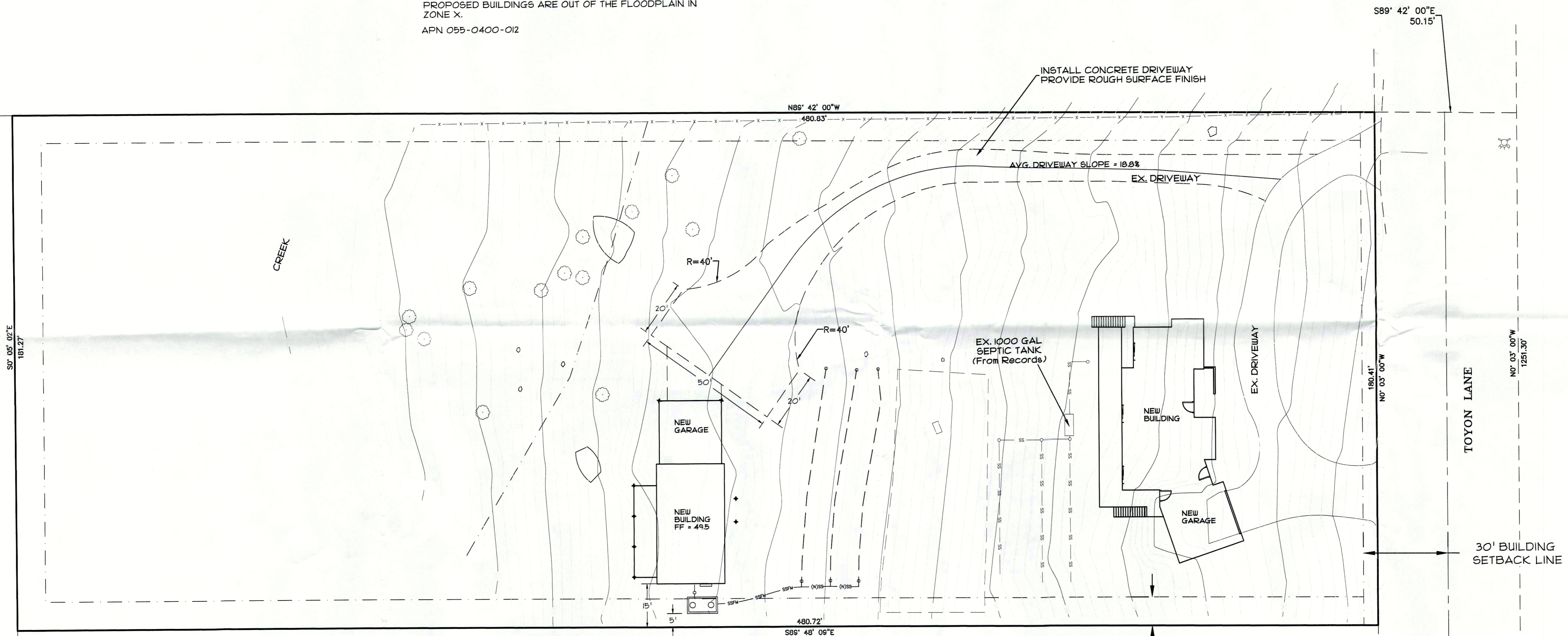
2. See last note on site map, under notes, from Russ Erickson P.E., Civil Engineer. He states that proposed building is out of floodplain in Zone X.

INFORMATION TABLE

Owner- Karl L. Kaney-Tyler & Bryn Tyler
 Location- 5201 Toyon Lane Paradise, CA.
 Prepared By- Robertson Erickson Civil Engineers September, 2018
 Parcel- APN-055-040-012
 Area- 2.00 Acres
 Zoning- AR-1

NOTES:

BASIS OF BEARINGS CALCULATED BETWEEN FOUND MONUMENTS ON THE EAST LINE OF I27-MAPS-39 AS N 0° 03' 00" W
 ELEVATIONS ARE ASSUMED ELV = 100.00'
 CONTOUR INTERVAL IS 1.0'
 ITEMS DISPLAYED ARE BASED ON SURFACE EVIDENCE. SUB-SURFACE STRUCTURES ARE NOT SHOWN.
 UTILITY INFORMATION IS BASED ON RECORD INFORMATION WHICH MAY OR MAY NOT BE CONSIDERED RELIABLE. THIS INFORMATION WAS COMPARED TO SURFACE EVIDENCE IN AN ATTEMPT TO REFLECT REALISTIC UTILITY CONDITIONS. ROBERTSON ERICKSON DOES NOT ASSUME ANY LIABILITY FOR THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES.
 PROPERTY AND EASEMENT LINES ARE BASED ON RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. EXACT LOCATION OF PROPERTY LINES, RIGHT OF WAYS, AND EASEMENTS, CAN ONLY BE DETERMINED WITH A RECORD OF SURVEY.
 PROPOSED BUILDINGS ARE OUT OF THE FLOODPLAIN IN ZONE X.
 APN 055-0400-012



Robertson Erickson
 CIVIL ENGINEERS & SURVEYORS
 888 Marzanita Court
 Suite 101
 Chico, California 95926
 530-894-3500 FAX 530-894-8955
 robertsonerickson.com



PROFESSIONAL ENGINEER
 No. 56460
 CIVIL ENGINEER
 STATE OF CALIFORNIA
 04-28-19

SITE PLAN
 5201 Toyon Lane Paradise, CA.
 KANEY RESIDENCE WASTEWATER SYSTEM

Town of Paradise
 Community Development Dept
 MAY 03 2019
 RECEIVED

C1.0

NOTICE OF EXEMPTION

To: File: AP No: 055-040-012; [PL18-00220]

From: Town of Paradise, Development Services Department,
Planning Division, 5555 Skyway, Paradise, CA 95969

Project Title: Kaney Conditional Use Permit

Project Applicant: Rick & Diane Kaney

Project Location: 5201 Toyon Lane

Project Description: CUP Permit application to replace a previously existing nonconforming single family dwelling relative to yard setbacks that was 100% destroyed by the Camp Fire.


Approving Public Agency: Town of Paradise

Person or Agency Carrying Out Project: Jim Crew & Sons General Contracting

Exempt Status: _____ Ministerial (Section 15268)
_____ Emergency Project (Section 15269)
_____ General Rule Exemption (Section 15061)
 X Categorical Exemption
Section 15303 Class 3

Reason for Exemption: New construction of small second dwelling in a residential zone

Contact Person: Susan Hartman, Acting CDD Director
(530) 872-6291 ext. 114

Signature: 

Acting Planning Director

Date: _____
May 8, 2019

**TOWN OF PARADISE PLANNING COMMISSION
PLANNING STAFF REPORT
MEETING DATE: May 21, 2019**

FROM: Susan Hartman, Acting Community Development Dir. **AGENDA NO. 6(b)**
SUBJECT: Isaacs Conditional Use Permit Application (PL19-00009)
DATE: May 8, 2019 **AP 052-238-032**

GENERAL INFORMATION:

Applicant: Noah Isaacs (Property Owner)
123 Henshaw #613
Chico, CA. 95973

Location: 5568 Keith Road, Paradise

Requested Action: Use permit approval to replace a prior existing nonconforming single family dwelling relative to yard setbacks that was 100% destroyed by the Camp Fire.

Purpose: To replace the destroyed nonconforming single-family dwelling structures with a new dwelling with a lessor amount of nonconforming building yard setback(s).

Present Zoning: Town Residential – 1/3 acre minimum (TR-1/3)

General Plan Designation: Town Residential (TR)

Existing Land Use: Fire damaged vacant property

Surrounding Land Use: North: Vacant residential parcels
East: Vacant residential parcels
South: Vacant residential parcels
West: Keith Road (public)

Parcel Size: ±0.37 acre

CEQA Determination: Categorically Exempt - CEQA Section 15302 (Class 2 exemption)

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

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

PROJECT INFORMATION:

The project applicant is seeking authorization from the Town of Paradise, via use permit approval, to restore a prior existing, legal nonconforming single-family dwelling land use. The ±0.37 acre property is located at 5568 Keith Road, a town maintained public street.

Butte County Assessor records indicate that the prior existing nonconforming dwelling structure(s) were constructed prior to the Town's incorporation.

The proposed project includes construction of a new replacement dwelling [approximate 1,600 sq. ft.] sited with a lesser amount of nonconforming building yard setback(s).

ANALYSIS:

Section 17.39.300 (*Restoration of damaged nonconforming use*) of the Paradise Municipal Code provides that a lawful nonconforming building destroyed by any means to the extent of more than 50% of its assessed value preceding its destruction may be restored upon town approval and issuance of a conditional use permit. Hence, submittal of the Isaacs conditional use permit application is consistent with zoning regulations assigned to the project site.

As a replacement 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 (Section 15302 Class 2).

Comments received from reviewing agencies regarding the Isaacs conditional use permit project had no and/or minimal concerns or project conditions. Accordingly, 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 residential neighborhood, staff submits that town authorization to establish use of this property with a replacement nonconforming dwelling with a lesser amount of nonconforming building yard setback(s) is reasonable. Therefore, staff recommends Planning Commission approval of the Isaacs use permit, based upon the following findings:

REQUIRED FINDINGS FOR APPROVAL:

- a. The proposed project is categorically exempt from environmental review under the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15302, (Class 2) of the CEQA guidelines

- b. Find that, as conditioned, approval of the Isaacs use permit can be found to be consistent with the provisions of Title 9 (zoning) of the Paradise Municipal Code as well as the goals and land use policies of the current 1994 Paradise General Plan.
- c. The proposed project, as conditioned by the Town of Paradise, will not be detrimental to the public health, safety and general welfare.

RECOMMENDATION:

Adopt the required findings for approval as provided by staff, and approve the Isaacs use permit application (PL19-00009) for property located at 5568 Keith Road (AP 052-238-032), requesting authorization to replace a prior existing nonconforming single-family dwelling subject to the following conditions of approval:

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

SITE DEVELOPMENT

- 1. Submit construction documents and meet the requirements of the Town Building Official regarding building permits and all applicable town-adopted construction code regulations including Wildland Urban Interface construction requirements.
- 2. Complete the requirements of the Town Onsite Sanitary Official concerning application and issuance of a repair permit for the required repairs to the existing septic system to serve the proposed project. Provide evidence thereof to the Town Development Services Department (building division).
- 3. Apply for and secure town issuance of an encroachment permit authorizing the proposed new dwelling driveway access/egress encroachment onto Keith Road.
- 4. If creating or replacing 2,500 sq ft or more of impervious surface, submit a Post-Construction Standards Plan, for a small project, for approval by the Town Engineer. The plan must address how the additional storm water drainage from new impervious surfaces will be mitigated to prevent adverse impacts to any neighboring properties. Pay applicable plan review fees per current fee schedule.
- 5. Submit an Erosion and Sediment Control Plan worksheet for approval by the Town Engineer.

UTILITIES

6. Any relocation or rearrangement of existing utility facilities to accommodate this project will be at the developer/applicant expense. There shall be no building construction allowed over or under any existing PG&E facilities or inside any PG&E or PID easements affecting this property.
7. Submit evidence to the Town Community Development Department verifying that the project applicant has satisfactorily met the requirements and comments of the Paradise Irrigation District in accordance with project review response to the Town of Paradise dated May 3, 2019.

OTHERS

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

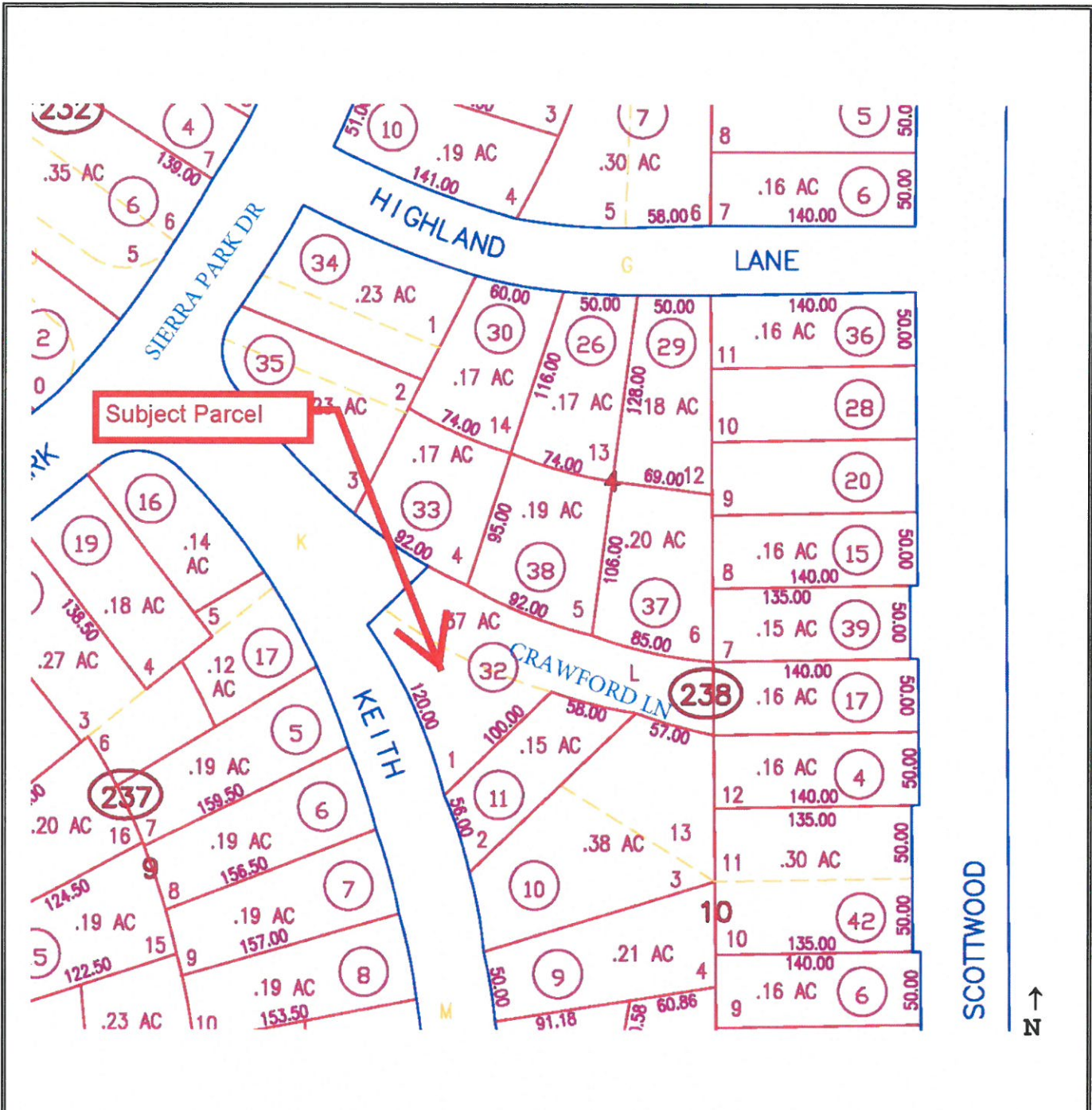
CONDITIONS TO BE MET PRIOR TO FINAL BUILDING INSPECTION AND CERTIFICATE OF OCCUPANCY

SITE DEVELOPMENT

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

LIST OF ATTACHMENTS FOR ISAACS USE PERMIT APPLICATION (PL19-00009)

1. Project site vicinity map.
2. Notice sent to surrounding property owners and the Paradise Post for the May 21, 2019 public hearing.
3. Mailing list of property owners notified of the public hearing.
4. Comments received from Onsite Official Bob Larson dated May 2, 2019.
5. Comments received from Paradise Irrigation District representative Jim Ladrini dated May 3, 2019.
6. Comments received from Fire Chief John Messina dated May 6, 2019.
7. Comments received from Town Engineer Marc Mattox dated May 6, 2019.
8. CEQA Notice of Exemption document for the Isaacs project.
9. Completed use permit application submitted by Noah Isaacs on April 30, 2019.
10. Site plan for the Isaacs use permit project.



APPLICANT: Johnny Grivette (Grivette Construction)		5568 Keith Rd
OWNER: Noah Isaacs		
PROJECT DESCRIPTION:		
<p>Proposed replacement of previously existing nonconforming single family dwelling relative to yard setbacks that was 100% destroyed by the Camp Fire. Newer dwelling although slightly larger in size is proposed to be established with less amount of nonconforming building yard setback(s).</p>		
ZONING: TR 1/3	GENERAL PLAN: TR	FILE NO. PL19-00009
ASSESSOR PARCEL NO. 052-238-032	MEETING DATE: 05/21/2019	

**NOTICE OF PUBLIC HEARING
PARADISE PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN by the Paradise Planning Commission that a public hearing will be held on Tuesday, May 21, 2019 at 6:00 p.m. in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following matters:

Items to be determined to be exempt from environmental review:

- a. **KANEY CONDITIONAL USE PERMIT APPLICATION (PL18-00220):** Consideration of a conditional use permit application requesting town approval to authorize the construction of a $\pm 1,008$ sq ft second residence on a ± 2.0 acre property zoned Agricultural Residential 1-acre minimum (AR-1) located at 5201 Toyon Lane and further identified as Assessor Parcel Number 055-040-012.

- b. **ISAACS CONDITIONAL USE PERMIT APPLICATION (PL19-00009):** Planning Commission consideration of a request for conditional use permit approval to replace a previously existing nonconforming single family dwelling relative to yard setbacks that was 100% destroyed by the Camp Fire. Although slightly larger in size, the replacement dwelling is proposed to be established with a lessor amount of nonconforming building yard setback(s). The project site is a 0.37-acre property zoned Town Residential, 1/3 acre minimum (TR-1/3), located at 5568 Keith Road and further identified as Assessor Parcel Number 052-238-032.

The project file is available for public inspection at the Development Services Department located in Paradise Town Hall, 5555 Skyway, Paradise, CA. 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 Paradise Planning Commission at, or prior to, the public hearing. For further information please contact the Development Services Department at (530) 872-6291, extension 114.

SUSAN HARTMAN, Acting Planning Director



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ISAACS NOAH B
5568 KEITH RD
PARADISE CA 95969

052-237-006-000
HUMMER SEAN E & ASHLEE B
368 E 1ST AVE
CHICO CA 95926

052-237-009-000
BAPTIST REV I V TRUST ETAL
BAPTIST LEON E & JO ANN TRUSTEES ETAL
32 S ASH ST
REDLANDS CA 92373

052-237-014-000
SHEARER JACQUELINE
17 VIA LA PAZ
CHICO CA 95928

052-237-017-000
MONTROYA TAWNIA
5575 KEITH ROAD
PARADISE CA 95969

052-238-004-000
CHARVEL WAYNE & SUSAN REVOCABLE
LIVING TRUST
C/O CHARVEL WAYNE & SUSAN TRUSTEES
1692 MANGROVE AVE BOX 229
CHICO CA 95926

052-238-010-000
WILSON KELLE K
PO BOX 2232
CHICO CA 95927

052-238-017-000
LONGMIRE ROBERT JEFFERY
5710 HILLSDALE BLVD
SACRAMENTO CA 95842

052-238-024-000
HOWELL SQUIRE
702 MANGROVE AVE BOX 23
CHICO CA 95926

052-238-029-000
ASHDOWN FAMILY LIVING TRUST
ESTATE C/O WHITESIDE SARA TRUSTEE
742 HIGHLAND LN
PARADISE CA 95969

052-237-001-000
AFLAGUE GARY FAMILY TRUST
C/O AFLAGUE THERESA ANN TRUSTEE
1629 MANGROVE AVE #1054
CHICO CA 95926

052-237-007-000
FITZGERALD MICHAEL P & JENNIFER R
PO BOX 1798
PARADISE CA 95967

052-237-010-000
MURRAY KAREN L
6483 FIR HAVEN DR
MAGALIA CA 95954

052-237-015-000
MANWILL GARALD R II & SHAUNA L
PO BOX 1733
PARADISE CA 95967

052-237-018-000
JONES CHRISTOPHER L
PO BOX 2283
PARADISE CA 95967

052-238-006-000
HOWELL THOMAS SQUIRE
702 MANGROVE BOX 23
CHICO CA 95926

052-238-011-000
TILLERY GREGORY
5564 KEITH RD
PARADISE CA 95969

052-238-020-000
PAGE SHAWN & THERESA
5585 SCOTTWOOD RD
PARADISE CA 95969

052-238-026-000
BALDRIDGE MICHAEL A
2709 RED BUD LANE
YUBA CITY CA 95993

052-238-030-000
WATT KATHY L
1380 EAST AVE STE 124-122
CHICO CA 95926

052-237-005-000
MURRAY DAVID W
1247 BRUCE ST
CHICO CA 95928

052-237-008-000
LAU YAU
3228 GRAYEAGLE CT
CHICO CA 95973

052-237-011-000
NORTH CARLYSE L SS
3509 DEER RIDGE LN
YANKEE HILL CA 95965

052-237-016-000
COUCHOT JUSTIN J
3930 SAN JUAN CT
CHICO CA 95973

052-237-019-000
DONATI RONALD C & HAIDEE A
1530 NADEAN DR
YUBA CITY CA 95993

052-238-009-000
OLEXIEWICZ JAMES & DEBRAH
4212 TULIYANI DR
CHICO CA 95973

052-238-015-000
CASEY RICHARD D & VALERIE J CB DVA
2882 SANDSTONE DR
ANDERSON CA 96007

052-238-023-000
HOWELL SQUIRE SS
702 MANGROVE AVE BOX 23
CHICO CA 95926

052-238-028-000
PARADISE GENEALOGICAL SOCIETY INC
P O BOX 460
PARADISE CA 95969

052-238-033-000
BANNING SUSAN LORI
331 KEITH LN
CHICO CA 95973



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CHICO CA 95973

052-238-035-000
KLING DANIEL ETAL
GRIFFIN LINDA
5590 KEITH RD
PARADISE CA 95969

052-238-038-000
BURDICK DAVID PAUL
PO BOX 1641
YUBA CITY CA 95992

052-238-039-000
GEREVICH STEVE & KATHLEEN
1926 JUANITA AVE
PASADENA CA 91104

052-238-041-000
HOWELL THOMAS SQUIRE
702 MANGROVE AVE BOX 23
CHICO CA 95926

052-238-042-000
MACKAY BRENT CALVIN & JEANNINE
LOUISE TRUST, MACKAY BRENT CALVIN &
JEANNINE LOUISE TRS
1862 VINEYARD DR
PARADISE CA 95969

052-244-042-000
HORNING MC JR
4425 JAMBOREE RD #250
NEWPORT BEACH CA 92660

052-238-036-000
ANDERSON REX
PO BOX 1226
HAWTHORNE NV 89415

052-238-037-000
DENISON JAMES W SS
PO BOX 1484
PARADISE CA 95967

052-244-019-000
SERENO GILBERT A REVOCABLE INTER
VIVOS TRUST
C/O SERENO GILBERT A TRUSTEE
282 CAMINO NORTE ST
CHICO CA 95973

Paradise Unified School District
6696 Clark Road
Paradise, CA 95969

Paradise Irrigation District
6332 Clark Road
Paradise, CA 95969

Paradise Recreation & Park Dist.
6626 Skyway
Paradise, CA 95969

Paradise Ridge Chamber of
Commerce
5550 Skyway
Paradise, CA 95969

Paradise Board of Realtors
6178 Center Street
Paradise, CA 95969

Butte County Planning
Courier

Paradise Cemetery District
980 Elliott Road
Paradise, CA 95969

Butte Co. Air Quality Mgmt. Dist.
629 Entler Ave., Suite 15
Chico, CA 95928

Butte Environmental Council
313 Walnut St., Ste. 140
Chico, CA 95928

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

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

DEVELOPMENT REVIEW REQUEST

TO: Onsite, Engineering, Fire, PID, Bus./Housing

FROM: Susan Hartman, Acting CDD Director *SH*

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Proposed replacement of previously existing nonconforming single family dwelling relative to yard setbacks that was 100% destroyed by the Camp Fire. Newer dwelling although slightly larger in size is proposed to be established with less amount of nonconforming building yard setback(s).

LOCATION: 5568 Keith Road

AP NOS.: 052-238-032

APPLICANT: Johnny Grivette (B & B Builders) for Noah Isaacs (Owner)

CONTACT PHONE: (530) 518-5257

RETURN DATE REQUESTED: **May 6, 2019**

DATE DISTRIBUTED: May 1, 2019

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

No CONDITIONS

SH 5/2/19

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT.

TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT

DEVELOPMENT REVIEW REQUEST

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DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:


APN 052-238-032 is currently served by a 5/8" x 3/4" water meter connected to a 3" steel water main. Residential Fire Flow Testing is required for design of fire sprinkler system. Backflow prevention is required per PID policy. Customer may be responsible for costs to upgrade service line and/or meter as required by PID policy, rates and fees. At this time, PID does not anticipate restoring potable water to this area earlier than mid-year 2020. Jim Ladrini May 3, 2019

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT.

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

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Town of Paradise
Community Development Dept

MAY 06 2019

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 YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT.

**TOWN OF PARADISE
DEVELOPMENT SERVICES DEPARTMENT**

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Town of Paradise
Community Development Dept

RETURN DATE REQUESTED: **May 6, 2019**

MAY 06 2019

DATE DISTRIBUTED: May 1, 2019

RECEIVED

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS:

1) NEEDS DRIVEWAY ENCROACHMENT
2) EROSION SEDIMENT CONTROL PLAN W/ BLDG PMT
3) POST-CNST STANDARDS W/ BLDG PMT IF APPLICABLE

NO RESPONSE FROM YOUR AGENCY MAY BE CONSTRUED THAT YOUR AGENCY HAS THE ABILITY TO SERVE THIS PROJECT.

NOTICE OF EXEMPTION

To: File: AP No: 052-238-032; [PL19-00009]

From: Town of Paradise, Development Services Department,
Planning Division, 5555 Skyway, Paradise, CA 95969

Project Title: Isaacs Conditional Use Permit

Project Applicant: Noah Isaacs

Project Location: 5568 Keith Road

Project Description: CUP Permit application to replace a previously existing nonconforming single family dwelling relative to yard setbacks that was 100% destroyed by the Camp Fire.

Approving Public Agency: Town of Paradise

Person or Agency Carrying Out Project: Johnny Grivette (B & B Builders)

Exempt Status: _____ Ministerial (Section 15268)
_____ Emergency Project (Section 15269)
_____ General Rule Exemption (Section 15061)
 X Categorical Exemption
Section 15302 Class 2

Reason for Exemption: Replacement of structures where the new structure will be located on the same site as the structures replaced and will have substantially the same purpose.

Contact Person: Susan Hartman, Acting CDD Director
(530) 872-6291 ext. 114

Signature: 

Acting Planning Director

Date: 5/6/19

DEPARTMENTAL USE ONLY:

Receipt No. 36698 Fee \$880.34

Project No. PL19-00009

TOWN OF PARADISE
APPLICATION FOR CONDITIONAL USE PERMIT

Applicant Johnny Grivette Phone 530-518-5257

Applicant's Mailing Address 5 Saint Helens Lane, Chico, CA 95973

Applicant's email address JGRIVETTE@YAHOO.COM Fax ---

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

Owner's Name Noah Isaacs Phone 530-828-0188

Owner's Mailing Address 123 Henshaw #613, Chico, CA 95973

Property Address 5568 Keith Road Parcel Size .37 AC / 16,117 SF

Engineer (Name, Address) N/A

Engineer Phone N/A Fax N/A Email N/A

AP Number(s) 052-238-032 Zone --- Existing Use SFR

Detailed project description: (attach additional sheets if necessary) See ATTACHED PROJECT DESCRIPTION

Purpose of project: REPLACE Family Home destroyed By fire.

Radial distance to the nearest billboard N/A

Sq. ft. of proposed structure/project 1541 SF (Living Space) Approx. no. yards of cut/fill none

Percentage increase in area of structures on site (example: A 250 sq. ft. addition to a 1,000 sq. ft. building = 25%) ADD 9.9%

Distance to nearest fire hydrant 60 Feet Distance from centerline 45 feet +/-

Days/hours of operation: Days N/A Hours N/A Proposed no. of employees N/A

Residential Density SFR Max. occupancy N/A Max. height of proposed structure/project Less than 25'

Describe exterior design and exterior finish (Attach additional sheet(s) if necessary.): Siding/stucco Per code

Method of sewage disposal? Existing Septic

Is the proposed project site considered sensitive for archaeological resources? Yes --- No X (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 4-25-19

Property Owner Signature [Signature] Date 4-25-19
(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 hazardous waste sites compiled pursuant to California Government Code Section 65962.5, effective July 1, 1987.

5568 KEITH RD, PARADISE

DEAR COMMITTEE,

General description of Use permit application project parameters:

- The current status of our house rebuild project is:
 1. Lot cleaned up with all clearances needed from Health department to rebuild.
 2. Septic inspected and cleared for use.
 3. All trees have been cut down and removed.
 4. Lot surveyed and property corners set.
 5. Full building plan set ready to turn into building department for review upon conditional use permit approval.
 6. Construction costs fully funded and available.

This lot was formed in 1908, house built in 1946, Town of Paradise incorporated 1979, not sure when road setbacks increased. We live at an odd angled corner of Keith Road (paved) and Crawford Road (unpaved dead-end road essentially a shared driveway at the rear of property). The road setbacks established after house was built have created a small triangle of “buildable” area that our original house that burnt down almost totally encompassed and overlapped on all sides in the rear, side and several feet in the front house along Keith Road.

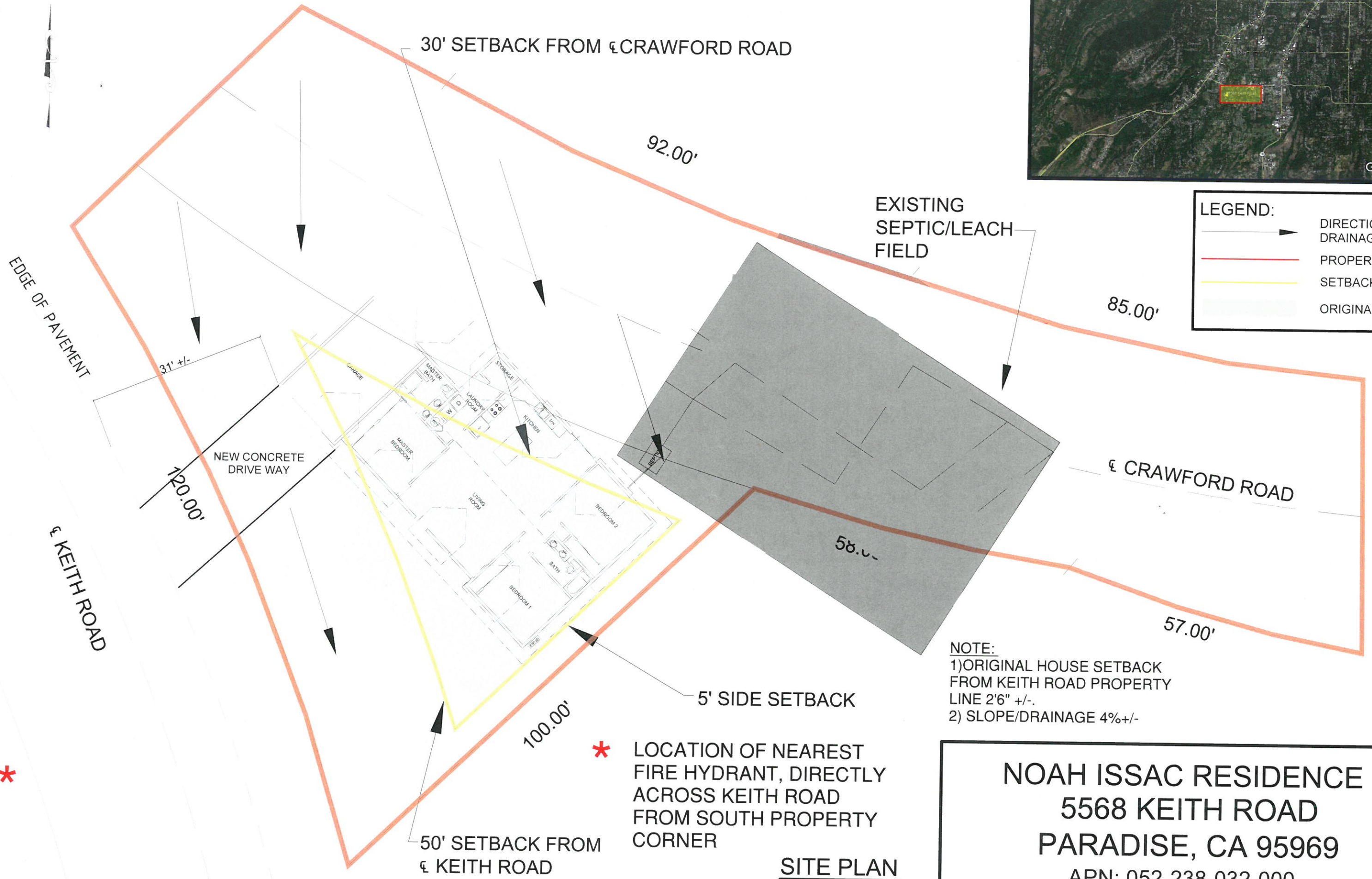
We had a 3 bedroom, 2 bath home with single car garage that burnt down. We want to replace it with a 3 bedroom, 2 bath with a single car garage. The replacement house is a similar foot print 9.9% larger in square footage than original house and garage. This increase in living square footage is minor and due to squaring out a few corners of the house to achieve simple “conventional construction” shear walls.

My Wife and I are currently living in a 5th wheel with twin girls under 2 years old. my wife is 6 months pregnant with twin boys. We are a hard working young family and frankly if this use permit is not approved at the committee meeting held in May of 2019 so the building permitting process can be started immediately, we will be forced to abandon rebuilding our home in Paradise and buy an existing home in another city. This would be terrible for our family as we feel our home is at 5568 Keith Road in Paradise.

Noah Isaacs



Google Earth



LEGEND:

	DIRECTION OF DRAINAGE
	PROPERTY LINE
	SETBACKS
	ORIGINAL HOUSE

NOTE:
 1) ORIGINAL HOUSE SETBACK FROM KEITH ROAD PROPERTY LINE 2'6" +/-
 2) SLOPE/DRAINAGE 4%+/-

* LOCATION OF NEAREST FIRE HYDRANT, DIRECTLY ACROSS KEITH ROAD FROM SOUTH PROPERTY CORNER

SITE PLAN
 SCALE: 1/16" = 1'

NOAH ISSAC RESIDENCE
5568 KEITH ROAD
PARADISE, CA 95969
 APN: 052-238-032-000