



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:

Ray Groom, Chair
Anita Towslee, Vice Chair
James Clarkson, Commissioner
Stephanie Neumann, Commissioner
Martin Nichols, Commissioner

PLANNING COMMISSION AGENDA

6:00 PM – March 21, 2017

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 ext. 111 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, 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 February 21, 2017

2. COMMUNICATION

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

3. PUBLIC COMMUNICATION

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

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

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

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

4. CONTINUED PUBLIC HEARING - None

5. PUBLIC HEARING

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

HOMETECH CHARTER CONDITIONAL USE PERMIT (PL17-00028)
APPLICATION: Request for Town approval of a Conditional Use Permit application to establish an educational facility (Home Tech Charter School) for up to 150 students within an existing +/-9,565 square foot office space adjoining the Boys & Girls Club upon a +/-0.66 acre property located at 6249 Skyway in Paradise. (AP No. 052-130-043)

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	



TOWN OF PARADISE

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PLANNING COMMISSION MINUTES

February 21, 2017
6:00 PM

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

COMMISSIONERS PRESENT: James Clarkson, Stephanie Neumann, Martin Nichols, Anita Towslee and Ray Groom Chair.

1. APPROVAL OF MINUTES

- 1a. **MOTION by Nichols, seconded by Towslee**, approved the Regular Meeting Minutes of December 20, 2016. Roll call vote was unanimous.

2. COMMUNICATION

- 2a. Recent Council Actions - None.
- 2b. Staff Comments – None.

3. PUBLIC COMMUNICATION – None.

4. CONTINUED PUBLIC HEARING - None.

5. PUBLIC HEARING - None.

6. OTHER BUSINESS

- 6a. Consideration of a request to approve a time extension assigned to the conditionally approved Risley Tentative Parcel Map (PM-06-16) and Tree Felling Permit (PL10-00024) located at 5893 Kibler Road, APN 053-180-162.

Mr. Risley spoke in support of the extension, requested that the Planning Commission approve the request and estimated that it would take about two years to complete the project.

MOTION BY NICHOLS, seconded by Clarkson, approved, on behalf of the Town of Paradise, the granting of a six year time extension for assignment to the conditionally approved Risley Tentative Parcel Map (PM-06-16) located at 5893 Kibler Rd, APN 053-180-162, thereby creating a new tentative parcel map expiration date of **February 16, 2023**. Roll call vote was unanimous.

- 6b. Consideration of a request to approve a time extension assigned to the conditionally approved Sonntag Vesting Tentative Map (SD-5-2) Vacant land at the end of Merrill Road, APN 050-260-014 & 015.

Mr. Sonntag spoke in support of the extension, requested that the Planning Commission approve the request and estimated that it would take the full six years to complete the project.

MOTION BY NEUMANN, seconded by Towslee, approved, on behalf of the Town of Paradise, the granting of a six year time extension for assignment to the conditionally approved Sonntag Vesting Tentative Map (SD-05-2) Vacant land - Merrill Road, APNs 050-260-014 & 015, thereby creating a new tentative map expiration date of **January 14, 2023**. Roll call vote was unanimous.

7. COMMITTEE ACTIVITIES – None.

8. COMMISSION MEMBERS

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

Community Development Director Baker discussed the progress on the Safeway project, Carousel Motel and informed the Commissioners that a six-lot tentative subdivision map on the west end of Buschmann Rd would be coming to them for approval in the near future.

9. ADJOURNMENT

Chair Groom adjourned the meeting at 6:31 p.m.

Date Approved:

By: _____
Ray Groom, Chair

Attest:

Dina Volenski, CMC, Town Clerk

**TOWN OF PARADISE PLANNING COMMISSION
PLANNING STAFF REPORT
MEETING DATE: March 21, 2017**

FROM: Susan Hartman, Assistant Planner
SUBJECT: HomeTech Charter Conditional Use Permit Application (PL17-00028)
DATE: March 13, 2017

AGENDA NO. 5(a)
AP 052-130-043

GENERAL INFORMATION:

Applicant: HomeTech Charter School (Mike Ervin)
7126 Skyway
Paradise, CA 95969

Location: 6249 Skyway

Requested Action: Request for Town approval of a Conditional Use Permit application to establish an educational facility (HomeTech Charter School) for up to 150 students within an existing +/-9,565 square foot office space adjoining the Boys & Girls Club upon a +/-0.66 acre property located at 6249 Skyway in Paradise (AP No. 052-130-043).

Purpose: To provide alternative educational opportunities for K-12 students.

Present Zoning: Central Business (CB)

General Plan Designation: Central Commercial (CC)

Existing Land Use: Office space recently vacated by Youth for Change (Family Resource Center).

Surrounding Land Use:

North:	Commercial Retail
East:	Inez Way
South:	Park and ride facilities
West:	Skyway

Parcel size: +/-0.66 acres

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, HomeTech Charter School, is requesting Town of Paradise conditional use permit application approval for the establishment of an educational facility (HomeTech Charter School) to provide K-12 education for up to 150 students within an existing +/-9,565 square foot office space adjoining the Boys & Girls Club upon a +/-0.66 acre property located at 6249 Skyway in Paradise. The property is owned by the Boys & Girls Club. The building space was, until recently, occupied by Youth for Change's Family Resource Center. The use of the space as an educational facility, as defined by the Paradise Municipal Code (PMC), is potentially permitted in the Central Business (CB) zone with the issuance of a conditional use permit.

The project site is currently improved with the existing Boys & Girls Club, the vacant office space proposed to be occupied by HomeTech Charter School, a paved parking facility and an on-site wastewater disposal system. Access to the site is provided through the adjoining Town of Paradise Park & Ride Facility to the south, via a 'right to cross' easement recorded in 1999 between the Town of Paradise and Boys & Girls Club, which has a driveway encroachment connecting to Skyway.

The proposed services would include the operation of a public charter school operating from 8:00 a.m. to 4:00 p.m. Monday through Friday with typical school holidays and closures. Staffing will consist of a combination of full and part time employees totaling 7.2 FTE. Students of HomeTech Charter School are primarily home-schooled students who come to the campus for core, enrichment, and elective classes a few times a week with each session typically lasting 2-3 hours. Though total student enrollment is proposed to be up to 150 students, on average, only 50-65 students are on campus at any one time.

The existing vacant office space, proposed to be occupied by HomeTech Charter School, will require minor interior alterations for the creation of the five proposed classrooms. All construction will be interior with no proposed expansion to the footprint of the existing building. The front and rear entrances of the building are already equipped with ADA accessible ramps.

ANALYSIS:

The proposed educational facility land use is enumerated as a potentially permitted land use within the CB zoning district subject to town approval of a conditional use permit. Parking demand for the proposed use is expected to be minimal, mainly just for staff as students will be dropped off, and can easily be accommodated within the existing on-site parking facility, particularly since the Boys & Girls Club activities occur later in the day (3:00 p.m. to 6:00 p.m.) with only an hour of overlap between the two programs.

Wastewater division staff have granted land use review approval, indicating that the estimated wastewater flows generated by the proposed educational facility can be accommodated by the existing on-site wastewater disposal system.

The project has received favorable responses from other commenting agencies and, if conditioned prudently, appears to be a reasonable location for the establishment of the proposed educational facility, partly due to the proximity of other supportive services and facilities (bus stop, Boys & Girls Club Teen Center, etc.). In addition, the design and function of the project can be conditioned to be in compliance with all applicable zoning regulations and can be found to be consistent with applicable Paradise General Plan policies.

ENVIRONMENTAL REVIEW:

As a project involving only interior changes of an existing structure, 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 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 conditional use permit application is reasonable and appropriate. Staff has developed several recommended conditions of project approval to insure project compatibility with adjacent and nearby land uses. Therefore, staff endorses Planning Commission approval of the HomeTech Charter School conditional use permit application, based upon and subject to the following recommended findings and conditions of project approval:

FINDINGS REQUIRED FOR APPROVAL:

1. Certify the Planning Director's determination 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 land use on property that is conditionally zoned for such use and will provide a beneficial educational service within an existing structure suitable for such use.
3. Find that the project, **as conditioned**, is in compliance with all applicable regulations of

pg. 4

the Central Business 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 and residential land uses and public infrastructure;
 - 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 HomeTech Charter School conditional use permit application** (PL17-00028) authorizing the establishment of an educational facility (HomeTech Charter School) to provide educational services to approximately 150 or fewer enrolled students. Services would be provided within an existing +/-9,565 square foot office space on property located at 6249 Skyway in Paradise, subject to the following conditions:

GENERAL CONDITIONS OF CONDITIONAL USE PERMIT APPROVAL

1. If any land use for which a conditional use permit has been granted and issued is not established within three years of the conditional use permit's effective date, the conditional use permit may become subject to revocation by the Town of Paradise.
2. Secure Town of Paradise design review approval for any new business or identification signs prior to the establishment of such signs.
3. Secure annual fire prevention inspections from the Town Fire Marshal in accordance with the California Code of Regulations Title 19 Public Safety.
4. Minor changes to the nature or function of project-related activities may be approved administratively by the Town Planning Director upon submittal of a written request for such changes, if the requested changes are consistent with the overall intent of the project and its approval action. Any requested changes deemed by the Planning Director to be major or significant shall require a formal conditional use permit

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modification review and the payment of the appropriate processing fees. No changes affecting wastewater flow shall be considered without prior consultation with the Onsite Division.

CONDITIONS TO BE MET PRIOR TO OCCUPANCY AS AN EDUCATIONAL FACILITY

FIRE PROTECTION

5. Establish and maintain compliance with all requirements of the Town Building Official/Fire Marshal in accordance with the written comments dated March 10, 2017 for the HomeTech Charter conditional use permit application (copy on file with the Town Development Services Department).

SITE DEVELOPMENT

6. Meet the requirements of the Town Building Official/Fire Marshal regarding submittal of any plans, building permit applications, and all applicable Town adopted building code requirements.
7. Meet the requirements of Paradise Irrigation District with the installation of a backflow prevention assembly in accordance with the written comments dated March 3, 2017.

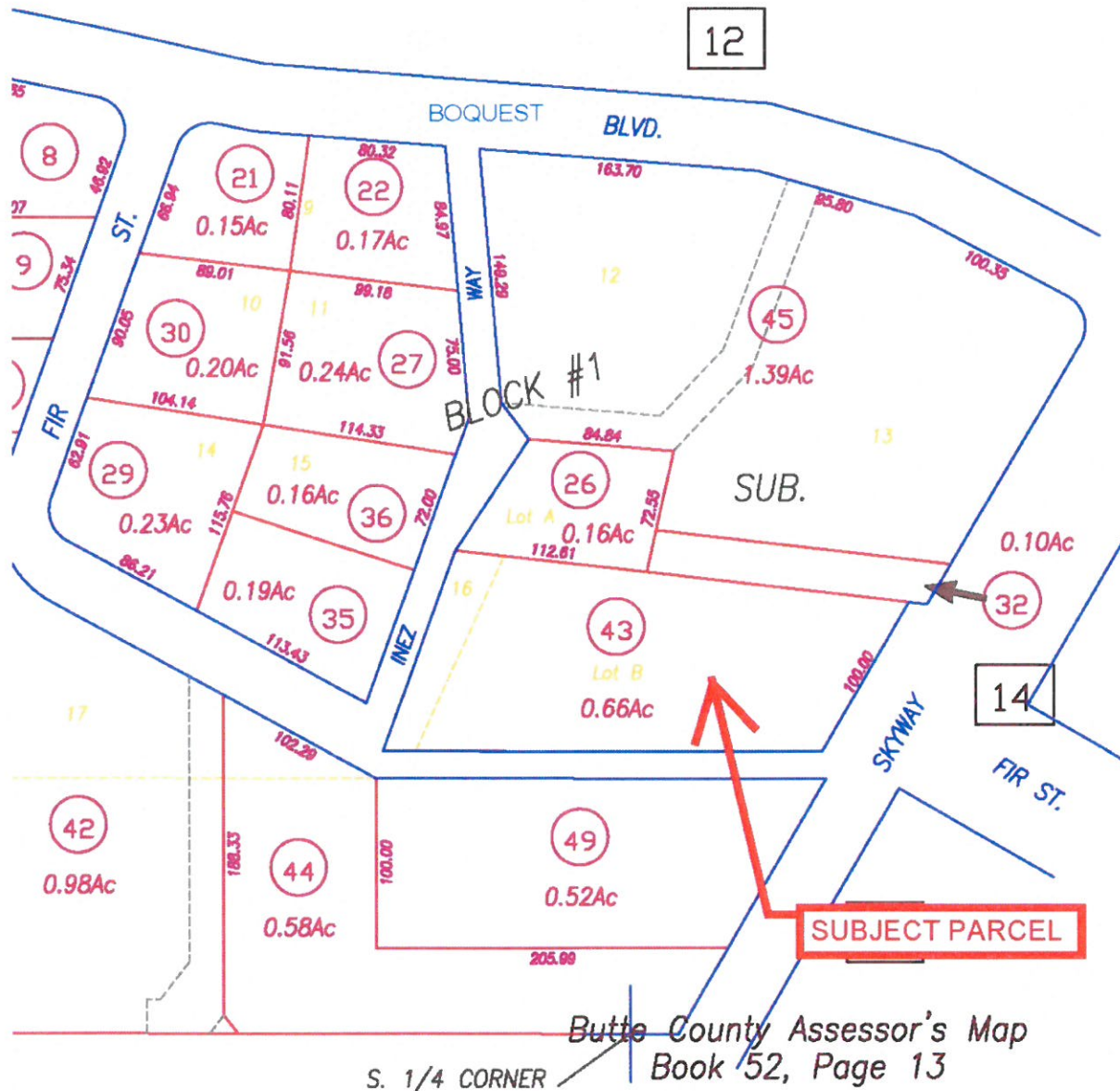
CONDITIONS OF LAND USE OPERATION

8. Hours and days of operation for the educational facility shall be limited to from 8:00 a.m. to 4:00 p.m., Monday through Friday.
9. Maintain the project site in an orderly manner free of debris and litter.
10. Services provided by HomeTech Charter School on the project site shall be limited to K-12 students.
11. All activities associated with operation of the educational facility shall be conducted in compliance with the Town of Paradise Noise Ordinance regulations.

LIST OF ATTACHMENTS FOR HOMETECH CHARTER USE PERMIT APPLICATION (PL17-00028)

1. Project site vicinity map
2. Notice sent to surrounding property owners and the Paradise Post for the March 21, 2017 public hearing
3. Mailing list of property owners and agencies notified of the March 21, 2017 public hearing
4. Comments received from Building Official/Fire Marshal Tony Lindsey dated March 10, 2017
5. Comments received from Assistant Onsite Official Bob Larson dated December 5, 2016
6. Comments received from Paradise Irrigation District representative Neil Essila dated March 3, 2017
7. Comments received from Town Engineer Marc Mattox on March 10, 2017
8. Comments received from Paradise Police Lieutenant Eric Reinbold on February 28, 2017
9. Completed conditional use permit application submitted by HomeTech Charter School on February 23, 2017
10. Project description submitted by the project engineer, NorthStar Engineering
11. Site plan for the HomeTech Charter School project (24" X 36")
12. CEQA Notice of Exemption document for the HomeTech Charter School project

1"=100'



Butte County Assessor's Map
Book 52, Page 13

APPLICANT: HomeTech Charter School		ADDRESS: 6249 Skyway
OWNER: Boys & Girls Club		
PROJECT DESCRIPTION:		
<p>Conditional Use Permit application proposing to establish an education facility (Home Tech Charter School) for up to 150 students within an existing +/-9,565 square foot office space adjoining the Boys & Girls Club in the Central Business zoning district (downtown).</p>		
Zoning: CB	GENERAL PLAN: CC	FILE NO. PL17-00028
ASSESSOR PARCEL NO. 052-130-043		MEETING DATE: 03/21/2017

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, March 21, 2017 at 6:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following project:

- a. Item determined to be exempt from environmental review

HOMETECH CHARTER CONDITIONAL USE PERMIT (PL17-00028) APPLICATION: Request for Town approval of a Conditional Use Permit application to establish an education facility (Home Tech Charter School) for up to 150 students within an existing +/-9,565 square foot office space adjoining the Boys & Girls Club upon a +/-0.66 acre property located at 6249 Skyway in Paradise. (AP No. 052-130-043)

The project file is available for public inspection at the Development Services Department, Town of Paradise, Town Hall. 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 Commission at, or prior to, the public hearing. For further information please contact the Development Services Department at (530) 872-6291 x111.

CRAIG BAKER
Planning Director

052-130-043-000
BOYS & GIRLS CLUBS OF THE NORTH
VALLEY
601 WALL ST
CHICO CA 95928

052-191-002-000
DUNCAN LARRY R & SHIRLEY
1706 BILLE RD
PARADISE CA 95969

052-201-001-000
PERRY LANCE DOUGLAS
5570 VISTA WAY
PARADISE CA 95969

052-191-005-000
LUCAS BENJAMIN
319 MAIN ST SUITE 200
CHICO CA 95928

052-121-028-000
HUGGINS TERRY G & DEVVY K
6311 SKYWAY
PARADISE CA 95969

052-130-030-000
NIELSEN THOMAS & SALAMON
GENESEE
501 FIR ST
PARADISE CA 95969

052-141-020-000
BURTON CHRISTINA U & CHARLES M
1327 BRILL RD
PARADISE CA 95969

052-130-035-000
MALLOY MICHAEL T & DENISE ETAL
MALLOY MARK J
113 POINT WEST DR
PARADISE CA 95969

052-130-032-000
BROSHEARS JAMES A & CYDNEY L
7271 PENTZ RD
PARADISE CA 95969

052-141-015-000
GITMAN JACQUELINE S REV INT VIVOS
TRUST C/O GITMAN JACQUELINE S
TRUSTEE
13671 ENDICOT CIR
MAGALIA CA 95954

052-201-002-000
WANEE EMERY JEFFREYS & LUCILLE B
TRUST
851 KAREN DR
CHICO CA 95926

052-191-003-000
JONES ROBERT B & NIKKI G REVOCABLE IV
TRUST C/O JONES ROBERT B & NIKKI G
TRUSTEES
1920 LOWRY LANE
PARADISE CA 95969

052-191-004-000
MARCUS STEVEN REVOCABLE TRUST
C/O MARCUS STEVEN TRUSTEE
6349 SKYWAY
PARADISE CA 95969

052-141-006-000
TUFTIN LESLIE DENTON ETAL
C/O LES SCHWAB TIRE CENTERS
PO BOX 5350
BEND OR 97708

052-130-022-000
WILSON SANDRA L
618 BOQUEST BLVD
PARADISE CA 95969

052-130-027-000
BANNING DAVID ETAL
BALDRIDGE CHRISTINA
5797 INEZ WAY
PARADISE CA 95969

052-130-026-000
BOYS & GIRLS CLUB OF PARADISE RIDGE
C/O B OF AM CORP REAL ESTATE ASSESS
NC10010381
101 N TRYON ST
CHARLOTTE NC 28255

052-130-036-000
ANDERSON SANDRA K REVOCABLE TRUST
C/O ANDERSON SANDRA K TRUSTEE
400 SURMONT DR
LOS GATOS CA 95032

052-141-017-000
LOVE VARLINSKY TRUST
C/O VARLINSKY RAYMOND A & LOVE
MARIANNA R TRUSTEES
3691 HONEY RUN RD
PARADISE CA 95969

052-130-044-000
TRZASKALSKI JENNIFER
6616 CLARK RD #205
PARADISE CA 95969

052-191-001-000
DUNCAN LARRY R & SHIRLEY
1706 BILLE RD
PARADISE CA 95969

052-201-038-000
ELY MARSHALL & BARBARA FAMILY TRUST
C/O ELY MARSHALL M & BARBARA C
TRUSTEES

5021 CIRCLE LN
PARADISE CA 95969
052-191-006-000
PAVIS MICHAEL A JR & CARRIE L REV TR
FBO PAVIS MIC C/O PAVIS MICHAEL A JR &
CARRIE L
954 MANGROVE AVE
CHICO CA 95926
052-130-021-000
SANCHEZ GREG A
614 BOQUEST BLVD
PARADISE CA 95969

052-130-045-000
BANK OF AMERICA NT&SA
ATTN: PERSONAL PROPERTY TAX NC1-001-
03-81
101 N. TRYON STREET
CHARLOTTE NC 28255
052-130-029-000
WILLIS DONALD C LIVING TRUST
C/O WILLIS DONALD C TRUSTEE
509 FIR ST
PARADISE CA 95969

052-141-032-000
HAWK BILL & MAVIS FAMILY TRUST
C/O HAWK WILLIAM & HAWK MARLENE
TRUSTEES
599 CIRCLEWOOD DR
PARADISE CA 96969
052-141-016-000
FUNK HAROLD A & PAMELA A
3849 SILVERA CT
PARADISE CA 95969

052-141-026-000
BELLER VICTOR
P O BOX 1799
PARADISE CA 95967

052-130-042-000
ROSEN, GOBIN & CONNOLLY FAMILY REV
TRUST C/O ROSEN SHERRIE & CONNOLLY
THOMAS CO-TRUSTEES
5490 ALPINE CT
PARADISE CA 95969

052-130-049-000
TOWN OF PARADISE
5555 SKYWAY
PARADISE CA 95969

052-201-037-000
JAMES CHARLES A FAMILY TRUST
C/O JAMES CHARLES A TRUSTEE
1154 TRUCHARD LANE
LINCOLN CA 95648

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

Paradise Downtown Business Ass.
c/o Fir Street Gallery/Pam Funk
6256 Skyway
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
116 W. 2nd Street #3
Chico, CA 95928

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

052-191-006-000
PAVIS MICHAEL A JR & CARRIE L REV TR
FBO PAVIS MIC C/O PAVIS MICHAEL A JR &
CARRIE L
954 MANGROVE AVE
CHICO CA 95926

NORTHSTAR ENGINEERING
MARK ADAMS
111 MISSION RANCH BLVD, STE 100
CHICO, CA 95926

HOMETECH CHARTER SCHOOL
MIKE ERVIN
7126 SKYWAY
PARADISE, CA 95969

M E M O R A N D U M

TO: Susan Hartman, Assistant Planner

FROM: Tony Lindsey Building Official/Fire Marshal

SUBJECT: 6249 Skyway, 052-130-043

DATE: March 10, 2017

Development Review for Conditional Use Permit application proposing to establish an education facility (Home Tech Charter School) for up to 150 students within an existing +/-9,565 square foot office space adjoining the Boys & Girls Club in the Central Business zoning district (downtown).

1. The proposed educational facility would require change of occupancy. The existing occupancy an A-3 would be changed to an E occupancy. This change in occupancy requires the building to be made to comply with the requirements of the California Building Standards for E occupancies.
2. A new certificate of occupancy shall be issued where it has been determined that the requirements for the new occupancy classification have been met.
3. E occupancies are subject to annual fire prevention inspection and fee of \$134.40. California Code of Regulations Title 19 Public Safety.



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www.townofparadise.com

BOYS & GIRLS CLUBS OF THE NORTH VALLEY
601 WALL ST
CHICO, CA 95928

12/5/2016

LAND USE REVIEW

Permit Number: OS16-07633
Property Address: 6241 SKYWAY
AP Number: 052-130-043-000

We have completed our review of the above referenced application. Please be advised that the subject parcel meets the minimum requirements of the Town of Paradise Onsite Wastewater Management Zone for a Hometech Charter School with a maximum daily flow of 375 gallons per day.

This review is for sanitation purposes only. Please contact the other departments in Community Development and Public Works for additional requirements and regulations.

Thank you for your participation in this effort to protect and enhance the public health of the Town of Paradise.

Sincerely,

Bob Larson
Assistant Onsite Official
blarson@townofparadise.com
530-872-6291 EXT 109

cc: MARK ADAMS [Applicant]
111 MISSION RANCH BLVD, STE 100
CHICO, CA95926

MARK ADAMS [Engineer]
NORTHSTAR ENGINEERING
111 MISSION RANCH BLVD, STE 100
CHICO, CA95926

PROJECT: PL17-00028
PROJECT NAME: HOME TECH CHARTER USE PERMIT

**TOWN OF PARADISE
COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW REQUEST**

TO: ENGINEERING, ONSITE, CSS, POLICE, PID, &
BUSINESS & HOUSING

FROM: SUSAN HARTMAN, ASST PLANNER (872-6291 x114)

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Conditional Use Permit application proposing to establish an education facility (Home Tech Charter School) for up to 150 students within an existing +/-9,565 square foot office space adjoining the Boys & Girls Club in the Central Business zoning district (downtown).

LOCATION: 6249 Skyway

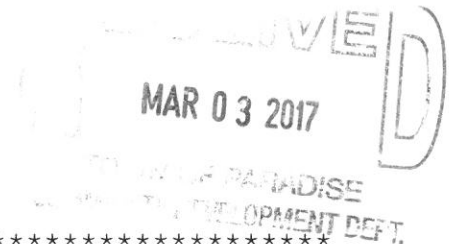
ASSESSOR PARCEL NO.: 052-130-043

APPLICANT: Mark Adams (NorthStar Engineering)

CONTACT PHONE: (530) 893-1600

DATE DISTRIBUTED: 02/27/2017

RETURN DATE REQUESTED: 03/07/2017



DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS IF NECESSARY:

This property is served by an existing 1-inch water meter. A backflow prevention assembly will be required at the meter because septic pumping equipment is present on the premises. An RP device will provide the appropriate level of protection. Contact John LaBonte at 513-2274 or Jim Ladrini at 514-9912 with questions on backflow prevention. Neil Essila March 3, 2017

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

j:\cdd\planning\shartman\drss\PL17-00028 HOMETECH CUP

PROJECT: PL17-00028
PROJECT NAME: HOME TECH CHARTER USE PERMIT

**TOWN OF PARADISE
COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW REQUEST**

TO: ENGINEERING, ONSITE, CSS, POLICE, PID, &
BUSINESS & HOUSING

FROM: SUSAN HARTMAN, ASST PLANNER (872-6291 x114)

REQUEST: Review and Comment

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LOCATION: 6249 Skyway

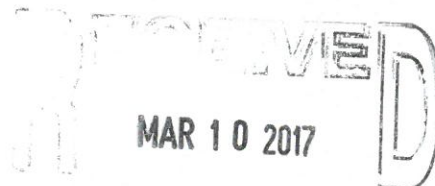
ASSESSOR PARCEL NO.: 052-130-043

APPLICANT: Mark Adams (NorthStar Engineering)

CONTACT PHONE: (530) 893-1600

DATE DISTRIBUTED: 02/27/2017

RETURN DATE REQUESTED: 03/07/2017



*****TOWN OF PARADISE COMMUNITY DEVELOPMENT DEPT.
DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS IF NECESSARY:

[Handwritten signature]

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

j:\cdd\planning\shartman\drss\PL17-00028 HOMETECH CUP

**TOWN OF PARADISE
COMMUNITY DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW REQUEST**

TO: ENGINEERING, ONSITE, CSS, POLICE, PID, &
BUSINESS & HOUSING

FROM: SUSAN HARTMAN, ASST PLANNER (872-6291 x114)

REQUEST: Review and Comment

DESCRIPTION OF PROJECT: Conditional Use Permit application proposing to establish an education facility (Home Tech Charter School) for up to 150 students within an existing +/-9,565 square foot office space adjoining the Boys & Girls Club in the Central Business zoning district (downtown).

LOCATION: 6249 Skyway

ASSESSOR PARCEL NO.: 052-130-043

APPLICANT: Mark Adams (NorthStar Engineering)

CONTACT PHONE: (530) 893-1600

DATE DISTRIBUTED: 02/27/2017

RETURN DATE REQUESTED: 03/07/2017

RECEIVED
FEB 28 2017
TOWN OF PARADISE
COMMUNITY DEVELOPMENT DEPT.

DOES YOUR AGENCY HAVE THE CAPACITY TO SERVE THIS PROJECT?

YES YES, WITH CONDITIONS NO (EXPLAIN BELOW)

COMMENTS AND/OR RECOMMENDED CONDITIONS IF NECESSARY:

NO COMMENTS AT THIS TIME
[Signature]
A-3, For: COP G. TAZZARI-DINSON
Eric Reinbold
Lieutenant

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

DEPARTMENTAL USE ONLY:

Receipt No. 26309 Fee 741.69
Project No. PL17-00028

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

Applicant Home Tech Charter School (Mike Ervin) Phone (530) 872-1171

Applicant's Mailing Address 7126 Skyway Paradise, CA 95969

Applicant's email address mervin@hometech.org Fax _____

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

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

Owner's Name Boys and Girls Club of the North Valley (Rashell Brobst) Phone 530 899-0335

Owner's Mailing Address 601 Wall Street Chico, CA 95928

Property Address 6241 Skyway Parcel Size 0.66 acres

Engineer (Name, Address) NorthStar (Mark Adams)

Engineer Phone 530 893-1600 Fax _____ Email madams@northstareng.com

AP Number(s) 052-130-043 Zone CB Existing Use Boys and Girls Club

Detailed project description: (attach additional sheets if necessary)
The Home Tech. Charter is proposing to use the existing facility for educational purposes.

Purpose of project: Use Permit for educational facility in a .

Radial distance to the nearest billboard N/A

Sq. ft. of proposed structure/project 9,565 sf Remodel Approx. no. yards of cut/fill N/A

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 100 ft Distance from centerline _____

Days/hours of operation: Days Mon - Fri Hours 8 am - 4 pm Proposed no. of employees 7.2 FTE

Residential Density N/A Max. occupancy _____ Max. height of proposed structure/project _____

Describe exterior design and exterior finish (Attach additional sheet(s) if necessary.): Existing structure of wood and brick.
Existing Facility _____

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 2/15/17

Property Owner Signature [Signature] Date 2-14-17
(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.

**BOYS AND GIRLS CLUBS OF THE NORTH VALLEY
PARADISE TEEN CENTER BUILDING
6241 SKYWAY
APN 052-130-043**

PROJECT DISCRPTION

The building located at 6241 Skyway has approximately 15,341 square feet of finished interior floor area. The Boys and Girls Clubs of the North Valley currently occupy approximately 6,856 square feet of the building for their Paradise Teen Center. The Teen Center is defined as a community recreational facility. The club is typically only open on weekdays for three hours per day, from 3:00 to 6:00 in the afternoon. Daily youth attendance is less than 40 with one full time staff and four part time staff. The children either arrive at the club by walking or biking, or they are delivered by their parents. The typical age of the children is approximately 12 to 13 years.

The Boys and Girls Clubs Paradise Teen Center will remain with no changes to hours of operation, staffing, etc. The remainder of the building will be occupied by the HomeTech Charter School. HomeTech Charter School is a personalized learning public charter school. While the students are primarily “home-schooled” they do come to campus for core, enrichment, and elective classes, and to interact with other students. They also meet individually with teachers as needed to receive extra help and to receive additional assignments to be completed during the week.

HomeTech is a K-12 school with a maximum of 150 students. They have a combination of full time and part time staff totaling 7.2 full-time-equivalents. Their normal hours of operation are 8am to 4pm Monday through Friday, following a typical school schedule of holidays and closures. Students typically come to campus two or three times per week. There are typically no more than 50 to 65 students on campus at any one time. Student visits generally last no more than two to three hours. Student attendance during all normal hours of operation averages less than 50 students.

At their current location HomeTech operates with five classrooms, two student work areas and nine offices. The remodel at 6241 Skyway, as proposed, will allow HomeTech the use of similar facilities in a total area of 2,552 sf.



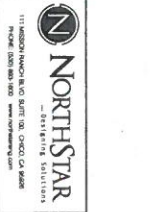
- NOTES**
1. ZONING - C-18 (GENERAL-BUSINESS)
 2. GENERAL PLAN - CE (GENERAL COMMERCIAL)
 3. LAND USE - EXISTING - YOUTH SERVICES / EDUCATIONAL, FACILITY
 4. SEWER SERVICE SYSTEM
 5. WATER PAVEMENT IRRIGATION SYSTEM
 6. POWER POLE
 7. UTILITIES - GAS
 8. SERVICE - 80' WIDE STREET CORNER OF THE NORTH-SOUTH
 9. SERVICE - 80' WIDE STREET CORNER ON BOONE
 10. DEVELOPER - HOME TECH CHARTER, 1200 NORTH STAR BLVD, CHICO, CALIFORNIA, CA 95929

LEGEND

	EXISTING LOT OF PARKING
	EXISTING EASEMENT
	EXISTING UTILITY EASEMENT
	PROPERTY BOUNDARY
	100' TO EXISTING VEE HIGHWAY
	EXISTING SERVICE TANK
	EXISTING POWER POLE



Designed By	MANI	Revision		Drawn By	
Checked By	MANI				
Approved By	MANI				
Date	NOVEMBER 2016				



BOYS AND GIRLS CLUB OF NW
6241 SKYWAY
CHICO, CALIFORNIA

USE PERMIT

APR Number	15-280	Job Number	N/A	Sheet	1 of 1
DATE	1/27/17	SCALE	N/A		

NOTICE OF EXEMPTION

To: File: AP No: 052-130-043; [PL17-00028]

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

Project Title: HomeTech Charter Conditional Use Permit

Project Applicant: HomeTech Charter School

Project Location: 6249 Skyway

Project Description: Conditional Use Permit application proposing to establish an education facility (HomeTech Charter School) for up to 150 students within an existing +9,565 sq ft office space adjoining the Boys & Girls Club in the Central Business zoning district.

Approving Public Agency: Town of Paradise

**Person or Agency
Carrying Out Project:** HomeTech Charter School

Exempt Status: _____ Ministerial (Section 15268)
_____ Emergency Project (Section 15269)
 X Categorical Exemption
Section 15301 Class 1

Reason for Exemption: Leasing of an existing commercial space with minor interior alterations (wall partitions).

Contact Person: Susan Hartman, Assistant Planner
(530) 872-6291 ext. 114

Signature:



Town Planning Director

Date:

3/10/17