



Town of Paradise

Planning Commission Meeting Minutes

6:00 PM – June 16, 2026

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

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

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

PLANNING COMMISSIONERS ABSTENT: Kate Anderson

1. APPROVAL OF MINUTES

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

2. COMMUNICATION

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

3. PUBLIC COMMUNICATION

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

4. CONTINUED PUBLIC HEARING – None

5. PUBLIC HEARING

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

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

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

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

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

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

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

GENERAL CONDITIONS

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

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

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

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

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

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

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

CONDITIONS TO BE MET PRIOR TO COMMENCEMENT OF BUSINESS OPERATIONS

GENERAL

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

SITE DEVELOPMENT

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

SANITATION

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

FIRE PROTECTION

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

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

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

CONDITIONS OF LAND USE

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

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

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

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

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

6. OTHER BUSINESS

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

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

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

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

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

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

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

7. COMMITTEE ACTIVITIES – None

8. COMMISSION MEMBERS

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

9. ADJOURNMENT

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

Date Approved: July 21, 2026

By:

Attest:

_____/s/_____
Charles Holman, Chair

_____/s/_____
Jacquelyn Perazzo, Deputy Town Clerk