



Town of Paradise Planning Commission Meeting Minutes 6:00 PM – June 17, 2025

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: Kim Morris, Zeb Reynolds and Chair Charles Holman

PLANNING COMMISSIONERS ABSTENT: Carissa Garrard

1. APPROVAL OF MINUTES

- 1a. **MOTION by Morris, seconded by Holman**, approved the Regular Meeting Minutes of May 20, 2025, Planning Commission meeting. Roll call vote was unanimous with Commissioner Garrard absent and not voting.

2. SWEARING IN OF NEWLY APPOINTED PLANNING COMMISSIONER

- 2a. Town Clerk Melanie Elvis swore in the newly appointed Commissioner, Shawn Shingler, and took a new roll call vote with the seated members. The following is a list of Commissioners who were present:

PRESENT: Kim Morris, Shawn Shingler, Zeb Reynolds, and Chair Charles Holman

ABSENT: Carissa Garrard

3. COMMUNICATION

- 3a. Community Development Director Susan Hartman provided an overview of recent Town Council actions including the introduction of a Broadcast Burning Ordinance, and the renewal of the CAL FIRE Cooperative Fire Protection Agreement through June 2029.

4. PUBLIC COMMUNICATION - None

5. CONTINUED PUBLIC HEARING - None

6. PUBLIC HEARING

- 6a. Senior Planner Amber DePaola presented the proposed conditional use permit application for ACE Hardware's existing electronic message sign and reminded Commission that if approved, it would be subject to a 7-day appeal period before permits could be issued.

Chair Holman opened the public hearing at 6:07 p.m.

There were no public comments.

Chair Holman closed the public hearing at 6:08 p.m.

MOTION by Reynolds, seconded by Morris, 1. Determined the item to be exempt from environmental review; and, 2. Approved ACE Hardware Conditional Use Permit Application (PL25-00054): Planning Commission consideration of a request for an existing electronic message sign to be used for business advertising and to include off-site community events, public service announcements and emergency alerts with the following conditions. Roll call vote was unanimous with Commissioner Garrard absent and not voting.

GENERAL CONDITIONS

1. Meet the requirements of Paradise Municipal Code 17.37.670 for Electronic Changeable Message Signs to include:
 - Messages shall be static and unanimated for a minimum of 8 seconds
 - Transition during messages shall be 2 seconds or less and shall either be instantaneous or fade in/out. Flashing is prohibited.
 - Signs shall be equipped with a photocell, timer or other similar device which automatically dims display during nighttime hours to prevent glare impacts.
 - Illumination limit not to exceed the International Sign Association's (ISA) recommendations for electronic message center signs, or 0.3 footcandles above ambient light when measured at the recommended distance set forth by the ISA.
2. Meet the requirements of the Town Building Official regarding the submittal of any construction plans, building permit applications, and all applicable Town adopted construction code requirements.

Any proposed changes to the sign face or pole structure shall require modification of this conditional use permit.

- 6b. Community Development Director Susan Hartman presented the proposed text amendments to the zoning regulations in Paradise Municipal Code Title 17 regarding Animal Keeping in the AR 3 & 5 zones.

Chair Holman opened the public hearing at 6:30 p.m.

Jon Remalia expressed concerns about the proposed conditions that they would be changing what should be permitted by right.

Ms. Hartman clarified that the proposed ordinance presents a new opportunity and does not take away any animal keeping that has already been permitted by right.

Chair Holman closed the public hearing at 6:34 p.m.

MOTION by Morris, seconded by Shingler, adopted Planning Commission Resolution No. 2025-04, "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 Agricultural Residential Zoning District; General Definitions; and the Animal Regulations". Roll call vote was unanimous with Commissioner Garrard absent and not voting.

7. OTHER BUSINESS

- 7a. Chair Holman presented a Resolution of Appreciation recognizing Planning Commissioner Morris for her years of service.

MOTION by Holman, seconded by Reynolds, adopted Resolution No. 2025-05 "A Resolution of the Paradise Planning Commending Kim Morris for her Service to the Town of Paradise." Roll call vote was unanimous with Commissioner Garrard absent and not voting.

8. COMMITTEE ACTIVITIES - None

9. COMMISSION MEMBERS

- 9a. Community Development Director Susan Hartman reviewed future agenda items including two use permits for an RV Park on Skyway and Pentz and a Multi-Family Housing (MFH) Rezone project. Ms. Hartman updated Commission on three MFH projects that received tax credits and will start construction within the next few months.

10. ADJOURNMENT

Chair Holman adjourned the meeting at 6:44 p.m.

Date Approved: July 15, 2025

By:

Attest:

_____/s/_____
Charles Holman, Chair

_____/s/_____
Melanie Elvis, Town Clerk