



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

---

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

**Planning Commission Staff:**

Susan Hartman, Community Development Director  
Melanie Elvis, Town Clerk

**Planning Commission Members:**

Charles Holman Chair  
Kim Morris, Vice Chair  
Carissa Garrard, Commissioner  
Shawn Shingler, Commissioner  
Zeb Reynolds, Commissioner

**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 May 20, 2025 Planning Commission meeting. (ROLL CALL VOTE)

**2. SWEARING IN OF NEWLY APPOINTED PLANNING COMMISSIONER**

**3. COMMUNICATION**

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

**4. 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."

## 5. CONTINUED PUBLIC HEARING - NONE

## 6. PUBLIC HEARING

6a. Item to be determined to be exempt from environmental review:

**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. The project site is a 3.94-acre property zoned Community Commercial (CC) and is located at 5720 Clark Road, further identified with Assessor's Parcel No 054-060-104. (ROLL CALL VOTE)

6b. Item to be determined to be exempt from environmental review under CEQA Guidelines section 15061(b)(3) (General rule exemption)

**PARADISE MUNICIPAL CODE:** Planning Commission consideration of a resolution that, if adopted, would recommend Town Council adoption of proposed text amendments to the zoning regulations in Paradise Municipal Code (PMC) Title 17 (Zoning Ordinance). If adopted by the Town Council, the amendments would 1) allow the long-term keeping of livestock on property zoned AR-3 and AR-5 (Agricultural Residential 3 & 5 acre minimum) without the presence of a residence through the issuance of a planning entitlement, 2) amend the definition of a private stable to include all livestock, not just horses, 3) allow the construction of an agricultural building on property zoned AR-3 and AR-5 through the issuance of a planning entitlement, and 4) adopt minimum livestock keeping standards through an Animal Management Plan. (ROLL CALL VOTE) (**Susan Hartman/Community Development Director**)

## 7. OTHER BUSINESS

7a. Resolution of Appreciation for Planning Commissioner Morris. (ROLL CALL VOTE)

## 8. COMMITTEE ACTIVITIES

## 9. COMMISSION MEMBERS

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

## 10. ADJOURNMENT

STATE OF CALIFORNIA )	SS.
COUNTY OF BUTTE )	
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:	
<hr/>	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	



# Town of Paradise

## Planning Commission Meeting Minutes

### 6:00 PM – May 20, 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:** Lynn Costa, Kim Morris, Zeb Reynolds (via Teams), Carissa Garrard (via Teams), and Chair Charles Holman

#### 1. APPROVAL OF MINUTES

- 1a. **MOTION by Morris, seconded by Costa**, approved the Regular Meeting Minutes of March 18, 2025, Planning Commission meeting. Roll call vote was unanimous.

#### 2. COMMUNICATION

- 2a. Community Development Director Susan Hartman provided an overview of recent Town Council actions including adoption of the Fire Hazard Severity Zone Map; adoption of the Butte County Wildfire Fire Preparedness Plan 2025; draft changes to the Municipal Code which would allow agricultural buildings in the AG 3/5 zones; and the appointment of Kate Anderson and Shawn Shingler as Planning Commissioners.

#### 3. PUBLIC COMMUNICATION- None

#### 4. CONTINUED PUBLIC HEARING- None

#### 5. PUBLIC HEARING

- 5a. Community Development Manager Anne Vierra presented the site plan review permit to allow the rebuild of a 2-bedroom single family residence on a 0.26-acre parcel zoned Neighborhood Commercial (N-C) and reminded Commission and the applicant that if approved, there would be a 7-day appeal period before permits could be issued.

Chair Holman opened the public hearing at 6:12 p.m.

1. Applicant Tim Price spoke in favor of the item.

Chair Holman closed the public hearing at 6:13 p.m.

**MOTION by Morris, seconded by Costa**, approved the site plan review permit to allow the rebuild of a 2-bedroom single family residence on a 0.26-acre parcel zoned Neighborhood Commercial (N-C) as conditioned. Roll call vote was unanimous.

**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 use permit's effective date, the permit may become subject to revocation by the Town of Paradise.
2. Pay any applicable development impact fees prior to issuance of building permits for project construction in accordance with Paradise Municipal Code requirements.
3. Development on the property shall comply with the site development regulations outlined in Paradise Municipal Code (PMC) Section 17.20.400.
4. All residential development, subject to a building permit, shall maintain a minimum 5-foot property line setback.

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

**Construction codes**

5. Complete the requirements of the Town Building Official & Fire Marshal regarding submittal of construction plans, building permit application, and all applicable town adopted construction code requirements.
6. Meet the requirements of PMC Section 8.58.060 including the use of noncombustible materials within 5 feet of the proposed structure.

**Grading and Drainage**

7. If disturbing more than 50 cubic yards of soil outside of the building footprint, secure a grading permit and meet the requirements of the Engineering Division and the attached grading guidelines.
8. Submit Erosion and Sediment control plan for review by the Engineering Division.

**Site Development**

9. Submit site plan to the Engineering Division for approval **prior to** building permit issuance (site plan must show all grading as required per Town Municipal Code Section 15.02.150.1 - Section J104.2, including, but not limited to: finished floor, finished grade, contours, slopes, limit of grading, cut/fill, grades, etc.). Show slopes and limits of grading near building (include flow direction arrows, slope percentage, what is existing, and delineate any cut/fill).

**Sanitation**

10. Complete the requirements of the Town Onsite Sanitary Official concerning evaluation of the wastewater system. If deemed failed, secure permits for the repair or replacement of the system.

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

**Utilities**

11. Meet the requirements of the Paradise Irrigation District (PID) regarding any required water meter upgrade and backflow prevention assembly, in accordance with the written comments from PID staff dated November 21, 2024 and on file with the Town Development Services Department.
12. Provide evidence that the Paradise Irrigation District water advisory has been lifted for the property.

**Site Development:**

13. Any work associated with repairing or replacing the driveway encroachment requires the issuance of an encroachment permit from the Town Public Works Department.
14. Approved numbers or addresses shall be placed on the building above the doorway, or in such a position as to be visible from the street or road fronting the property.
15. Meet the requirements of the Town Onsite Sanitary Official with regard to any issued permits to repair or replace the septic system, if any.

**6. OTHER BUSINESS**

- 6a. Chair Holman presented a Resolution of Appreciation recognizing Planning Commissioner Costa for her years of service.

**MOTION by Morris, seconded by Chair Holman**, adopted Resolution No. 2025-03 "A Resolution of the Paradise Planning Commending Lynn Costa for her Service to the Town of Paradise." Roll call vote was unanimous.

**7. COMMITTEE ACTIVITIES- None**

**8. COMMISSION MEMBERS**

- 8a. Community Development Director Susan Hartman reviewed future agenda items including zoning changes for livestock, laydown yard temporary use permits, and a use permit for the Children's Community Charter School.

**9. ADJOURNMENT**

Chair Holman adjourned the meeting at 6:21 p.m.

Date Approved:

By:

Attest:

\_\_\_\_\_  
Chair Holman

\_\_\_\_\_  
Melanie Elvis, Town Clerk/Elections Official



**Town of Paradise**  
**Planning Commission Agenda Summary**      **Agenda Item: 6(a)**  
**Date: June 17, 2025**

**ORIGINATED BY:** Amber DePaola, Senior Planner  
**REVIEWED BY:** Susan Hartman, CDD/Planning Director  
**SUBJECT:** ACE Hardware Conditional Use Permit Application (PL25-00054) – 5720 Clark Road, APN: 054-060-104

**COMMISSION ACTION REQUESTED:**

1. Conduct duly noticed public hearing; and,
2. Adopt findings and conditions of approval for the Conditional Use Permit application (PL25-00054) to establish an electronic changeable message sign.

**Background:**

Project applicant ACE Hardware is seeking Town of Paradise approval to utilize an existing electronic post sign, which is currently restricted to only displaying time and temperature, as a changeable message sign that will allow them to advertise on-site products and display community event messaging.

In November 2024, the Town Council adopted sign ordinance amendments that extended the use of changeable electronic message signs into the Community Commercial (CC) and Industrial Services (IS) zones for non-residential land uses subject to certain standards found within Paradise Municipal Code section 17.37.670.

**Analysis:**

ACE Hardware is located at the SE corner of the Pearson and Clark Road intersection. The surrounding land use is characterized by a mix of commercial and residential developments. The properties immediately south of the project site are (temporarily) developed as a PG&E laydown yard while the site is bound to the north and west by public streets. To the east is a residential subdivision known as Gramercy Place which is currently a mix of rebuilt and vacant residential lots.

The new electronic message sign ordinance set the same size sign limits for the expanded CC & IS zones as previously existed for the Community Services (CS) & Community Facilities (CF) zones – a maximum electronic sign face of forty (40) square feet with a maximum height of six (6) feet. However, understanding that there may be existing signs in the CC & IS zones that could be retrofitted into electronic signs, but would potentially exceed these allowances, the ordinance also allowed for a conditional use permit application process for those signs which were too tall or had a larger sign face. Additionally, if the CC or IS zoned property was adjacent to a residentially zoned property, it would also be subject to a conditional use permit, even if the size and height were compliant.

The existing ACE Hardware sign is both over height (exceeds six (6) feet) for an electronic message sign and adjacent to residentially zoned property so it is subject to a conditional use permit from the Planning Commission. As required by the Paradise Municipal Code (PMC), a 10-day hearing notice was sent to the surrounding landowners and as of the date of this staff report, no comments or concerns about the use of the electronic sign have been filed by the public.

### **Environmental Review:**

The proposed project application has been evaluated in accordance with the requirements of the California Environmental Quality Act (CEQA) and it was determined that there is no possibility approval of the conditional use permit would result in a direct and significantly adverse effect on the environment. Therefore, the proposed general plan amendment and rezone can be found to be exempt from the requirements of CEQA, pursuant to CEQA Guidelines section 15061 (b)(3) [General Rule Exemption].

### **Recommendation:**

Adopt the required findings for approval as provided by staff and approve the ACE Hardware Conditional Use Permit application (PL25-00054) to allow the establishment of an electronic changeable message sign subject to the following conditions:

### **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 15061(b)(3) of the CEQA guidelines.
- b. Find that, **as conditioned**, is consistent with Title 17 of the Paradise Municipal Code (PMC) Town Commercial General Plan designation as shown on the Paradise General Plan land use map and is consistent with the development goals, objectives and policies of all applicable General Plan elements.
- c. Find that, **as conditioned**, is compatible with surrounding land uses and would not be detrimental to the health, safety and general welfare of the residents of the Town of Paradise.

### **GENERAL CONDITIONS**

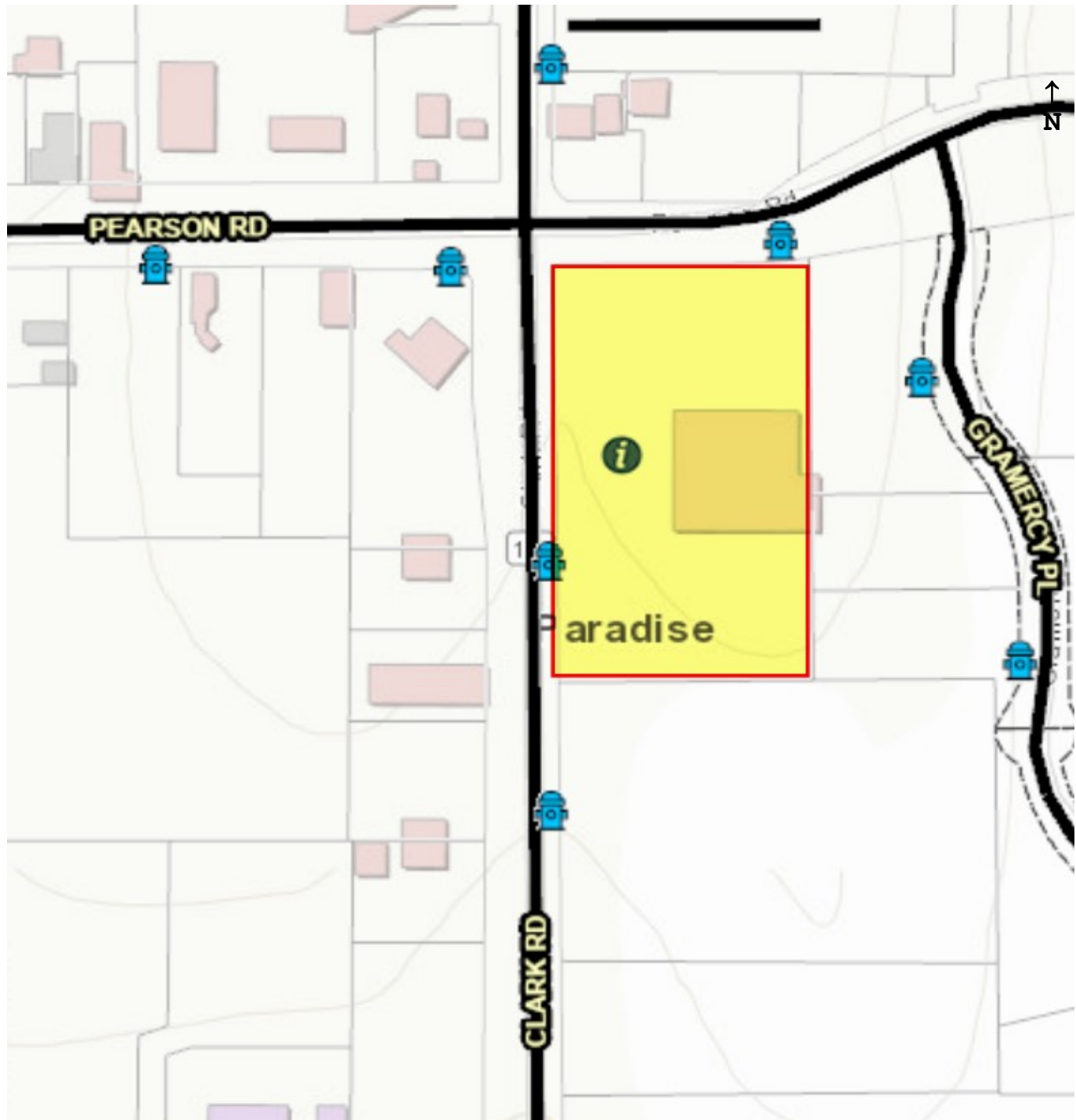
1. Meet the requirements of Paradise Municipal Code 17.37.670 for Electronic Changeable Message Signs to include:
  - Messages shall be static and unanimated for a minimum of 8 seconds
  - Transition during messages shall be 2 seconds or less and shall either be instantaneous or fade in/out. Flashing 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.
3. Any proposed changes to the sign face or pole structure shall require modification of this conditional use permit.

**ATTACHMENTS FOR  
ACE HARDWARE CONDITIONAL USE PERMIT**

1. Project vicinity map.
2. Notice sent to surrounding property owners and Paradise Post for the June 17, 2025 public hearing regarding the ACE Hardware project application.
3. Mailing list of property owners and agencies notified of the public hearing regarding the ACE Hardware project.
4. Notice of Exemption prepared for the ACE Hardware project.
5. Conditional Use Permit application packet submitted by ACE Hardware.



**APPLICANT:** ACE Hardware – Jimmy Smith

**OWNER:** Maurice Couchot

**PROJECT DESCRIPTION:** Conditional use permit to use upgrade an existing pole sign to an electronic message board with advertisement.

**ZONING:** CC

**GENERAL PLAN:** TC

**FILE NO.** PL25-00054

**ASSESSOR PARCEL NOS.** 054-060-104

**MEETING DATE:** 6/17/25

## **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, June 17, 2025, at 6:00 p.m.** in the Town Hall Council Chambers, 5555 Skyway, Paradise, California, regarding the following project:

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

**ACE Hardware electronic message board Conditional Use Permit Application (PL25-00054):** Planning Commission consideration of a request for an electronic message board to be used for advertising to include off-site business such as community events, public service announcements and emergency alerts. The project site is a 3.94-acre property zoned Community Commercial (CC) and is located at 5720 Clark Road, further identified with Assessor's Parcel No 054-060-104.

The project file is available for public inspection at the Building Resiliency Center, 6295 Skyway, Paradise, CA 95969. 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 of Paradise Planning Director at, or prior to, the public hearing. For further information please contact the Community Development Department at (530) 872-6291, extension 435.

Susan Hartman  
Planning Director

054-060-103-000

PARADISE LAND PROJECT LLC LESSOR  
1090 VALLOMBROSA, CHICO CA 95926

054-010-126-000

MCGREGOR RICKY S  
126 W GOFORTH RD, SEQUIM WA 98382

054-060-113-000

NEWELL TAMERA J TRUST  
8690 EAST RD, REDWOOD VALLEY CA  
95470

054-060-116-000

GAO WEI & ZHANG BING  
1266 CANOPY LN, MORGAN HILL CA  
95037

054-060-117-000

TELLERIA PEDRO PABLO IV  
5623 GRAMERCY PL, PARADISE CA  
95969

054-040-089-000

HASS TRUST  
622 EASTWOOD DR, OXNARD CA 93030

054-060-115-000

CASTRO JOSEPH L  
1782 MAJORGA DR, YUBA CITY CA 95993

054-040-062-000

HALL PETROLEUM COMPANY  
PO BOX 5176, CHICO CA 95927

054-050-040-000

DEOL HITPAL S & DAVINDER K  
3073 NUESTRO RD, YUBA CITY CA 95993

054-010-099-000

NORTHSTATE AGGREGATE INC  
PO BOX 6639, CHICO CA 95927

054-060-104-000

COUCHOT LESLIE & MAURICE JR  
5720 CLARK RD, PARADISE CA 95969

054-050-035-000

PARADISE UNIFIED SCHOOL DISTRICT  
6696 CLARK RD, PARADISE CA 95969

054-060-114-000

NOR CAL CONFERENCE OF SEVENTH  
DAY ADVENTISTS  
5620 GRAMERY PLACE, PARADISE CA  
95969

054-010-084-000

NORTHSTATE AGGREGATE INC  
PO BOX 6639, CHICO CA 95927

054-050-089-000

MADARE JAGTAR SINGH & KAUR  
HARPREET  
9701 POPLAR CT, LIVE OAK CA 95953

054-010-098-000

TRMC RETAIL LLC  
539 SOUTH MAIN ST, FINDLAY OH 45323

054-050-029-000

WILLIAM DERBY LLC ETAL  
PO BOX 1733, PARADISE CA 95967

054-010-097-000

NEADE MICHAEL L AND EMERLINE R  
FAMILY TRUST  
4440 CLARK RD, OROVILLE CA 95965

054-050-027-000

DOUGH CAPITAL INC  
PO BOX 1646, RANCHO CORDOVA CA  
95741

054-060-109-000

WHITE FAMILY TRUST  
2360 PETRUCHIO WAY, ROSEVILLE CA  
95661

054-050-103-000

SHELL DAVID W & TERI J REV TRUST  
2599 WIDGEON LN, DURHAM OR 95938

054-060-118-000

DILLON CALVIN E & ROBIN L  
5613 GRAMERCY PLACE, PARADISE CA  
95969

054-050-030-000

BANNISTER STUART L & TERRIE L  
5837 PENTZ RD, PARADISE CA 95969

054-060-104-000

COUCHOT LESLIE & MAURICE JR  
5720 CLARK RD, 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**  
6161 Clark Road Ste. 1  
Paradise, CA 95969

**Paradise Board of Realtors**  
6161 Clark Road Ste. 2  
Paradise, CA 95969

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

**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

# NOTICE OF EXEMPTION

**TO:** File – [PL25-00054]; AP No. 054-060-104-000  
**FROM:** Town of Paradise, Community Development Department,  
Planning Division, 5555 Skyway, Paradise CA 95969

**PROJECT TITLE:** ACE Hardware Conditional Use Permit

**PROJECT APPLICANT:** ACE Hardware – Jimmy Smith

**PROJECT LOCATION:** 5720 Clark Road, Paradise CA 95969

**PROJECT DESCRIPTION:** Use of existing pole sign as an electronic message sign in the Community Commercial zoning designation.

**APPROVING PUBLIC AGENCY:** Town of Paradise

**PERSON OR AGENCY CARRYING OUT PROJECT:** Applicant & Owner: Jimmy Smith for ACE Hardware

**EXEMPT STATUS:** ☒ General Rule Exemption (Section 15061)  
☐ Ministerial (Section 15268)  
☐ Emergency Project (Section 15269)  
☐ Categorical Exemption  
Section 15303; Class 3

**REASON FOR EXEMPTION:** Minor alteration of a private structure.

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

**SIGNATURE:**



---

Planning Director

Date: June 10, 2025



## TOWN OF PARADISE APPLICATION FOR CONDITIONAL USE PERMIT

[Project Number (to be filled by town staff): PL 25-00054]

Applicant Jimmy Smith Email TAHJIMMY@HOTMAIL.COM

Phone 530-877-4442 Mailing Address 5720 CLARK RD, PARADISE, CA 95969

Applicant 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 MAURICE COUCHOT Phone 530-877-4442

Owner mailing address 5720 CLARK RD, PARADISE, CA 95969

Property Address 5720 CLARK RD, PARADISE, CA Parcel Acreage 3.94

Engineer (Name, Address) \_\_\_\_\_ Phone \_\_\_\_\_

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

AP Number(S) 054-060-104 Zone \_\_\_\_\_ Existing Use \_\_\_\_\_

Detailed project description (Attach additional sheets if necessary) EXISTING DOUBLE-SIDED, ILLUMINATED GROUND SIGN AND READER BOARD FOR STORE ADVERTISING AND COMMUNITY EVENTS AND EMERGENCIES.

Approximate no. yards cut and fill \_\_\_\_\_

Radial distance to nearest billboard \_\_\_\_\_ Sq. ft. of proposed structure/project \_\_\_\_\_

Percent increase in area of structures on site (i.e., a 250 Sq. Ft. addition to a 1,000 sq. ft. building = 25%) \_\_\_\_\_

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

Days of operation \_\_\_\_\_ Hours of operation \_\_\_\_\_ Proposed no. of employees \_\_\_\_\_

Residential Density \_\_\_\_\_ Max. Occupancy \_\_\_\_\_ Max. height of proposed structure \_\_\_\_\_

Describe exterior design and finish (attach additional sheets if necessary) \_\_\_\_\_

Method of sewage disposal \_\_\_\_\_

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

(Note: If yes, please submit payment of fees to the Northeastern Information Center for an 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 Jimmy Smith Date 4-24-05

Property Owner's Signature Maurice Couchot Date 4-29-25  
(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.

Town of Paradise Building Resiliency Center (BRC)  
6295 Skyway Paradise Ca, 95969

MAY 21 2025

RECEIVED



\$ 880.34



**Town of Paradise**  
Community Development Department  
Building Resiliency Center  
6295 Skyway  
Paradise, CA 95969  
(530) 872-6291 x411

September 8, 2023

JBL Signs  
Jason Long  
5355 Miners Ranch Rd  
Oroville, CA 95966

Subject: Design Review for Signage for Ace Hardware; 5720 Clark Rd, AP No. 054-060-104

Dear Mr. Long,

Thank you for the opportunity to review your plans for the above-noted commercial building. Town staff has reviewed your application and compared it with the requirements of the Paradise Municipal Code and the Town of Paradise Sign Design Standards for the Clark Road/Community Commercial Development Area. Based on staff's review, your proposed sign design **is approved as submitted on 8/17/2023** subject to the following conditions:

1. An over-the-counter electrical permit is to be secured by the sign company for the proposed flush-mount channel letters, four flush-mount cabinet signs, and free-standing post sign if required. Size and location approved as shown.
2. The Flush mount signs meet the allowed size regulations per the Town Municipal Code.
3. Post sign is approved to exceed the 16' maximum height as it is proposed to be 2 inches shorter than the previous Ace sign. (Pylon of 13'6", proposed cabinet 10'4", previous cabinets total 10' 6")
4. There shall be a black metal border to seal around the cabinet signs and post sign.

When all work is complete, please contact the Planning Division office at (530) 872-6291 ext. 411 to schedule an inspection.

Thank you for your efforts to rebuild our Town. If you have any questions, please do not hesitate to contact me at (530) 872-6291 ext. 412 or [avierra@townofparadise.com](mailto:avierra@townofparadise.com)

Sincerely,

Susan Hartman



**Town of Paradise**  
Community Development Department  
Building Resiliency Center  
6295 Skyway  
Paradise, CA 95969  
(530) 872-6291 x411

---

Community Development Director

Encl: Approved sign detail

ACE Hardware  
5720 Clark Road,  
Paradise, CA 95969



**Ground Sign - Double Sided - Illuminated**

**Faces:**  
Routed Out Aluminum Backed w/  
Acrylic & Applied Vinyl

**Vinyl Colors:**  
As in drawing

**Cabinet Exterior:**  
Gray & Beige to Match Building

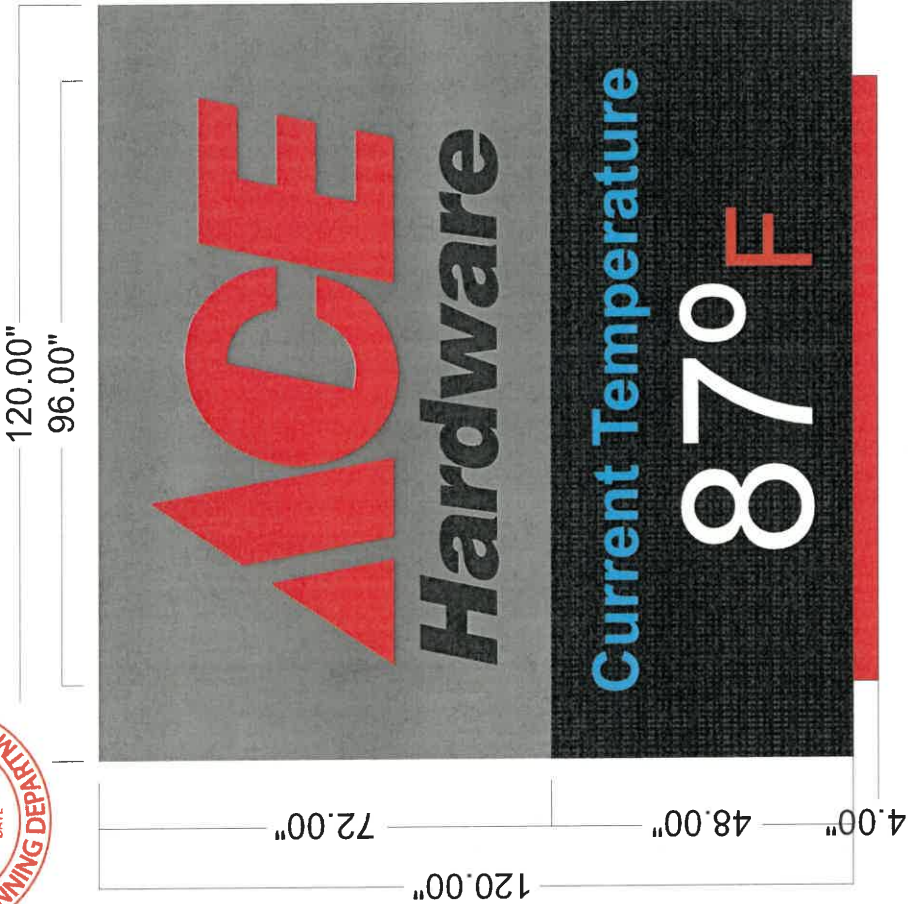
**Cabinet Interior:**  
Gloss White

**Internal Illumination:**  
White LED's

**Mounting:**  
Existing Poles -  
Adding New to Top

**LED Reader Board:**  
*See Specifications  
on Bottom of Page*

**Sq. Ft. Signage:**  
35.00



**LED Reader Board Specifications:**

Module: Blade M 9mm module LED Color: 1R1G1B Full Color Pixel Pitch: 9 mm	Display Configuration: Double Sided Total Square Feet (per face): 60 SF	Display Dimensions: 6 feet tall x 10 feet wide Viewing Angle: 160° Horizontal / 90° Vertical Viewing Area: 6 feet tall x 10 feet wide	Display Matrix: 64 x 192 Total Weight: 92.40 lbs Average Continuous Power: 430 watts	Max Current @ 110V: 12.36 amps Max Current @ 220V: 6.18 amps Input Voltage: 110V - 265V Ventilation: Fan-Less	Frames Per Second: 60fps Dimming: Scheduled or Manual Estimated LED Lifetime: 100,000 Warranty: 5 Years
---	--	---	--	--	--

Claude Ballbe - BH 919-552-8689 03/24/23	claude@signsunlimitedusa.com www.signsunlimitedusa.com Underwriters Laboratories Inc.® UL File #2220370	Approval Signature:	Please check all spelling, quantities, colors, and materials before approving
Signs Unlimited			communicate your identity
6801 Mount Hermon Church Rd, Building C Durham, NC 27705			

(RIGHT NOTICE: Signs Unlimited expressly reserves its common law copyright and other property rights in these drawings. These drawings are not to be reproduced, changed or copied in any form or manner without written expressed permission from Signs Unlimited or its affiliates.



**Town of Paradise**  
**Planning Commission Agenda Summary**      **Agenda Item: 6(b)**  
**Date: June 17, 2025**

**ORIGINATED BY:** Susan Hartman, Planning Director  
**REVIEWED BY:** Jim Goodwin, Town Manager  
**SUBJECT:** Public Hearing to Consider Adoption of a Resolution  
Recommending Town Council Adoption of Text  
Amendments to Title 17 (Zoning) of the Paradise Municipal  
Code Relating to the Animal Keeping Regulations for the  
AR-3 and AR-5 Zoning Districts

**COMMISSION ACTION REQUESTED:**

1. Conduct duly noticed public hearing; and,
2. Adopt 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", or,
3. Provide alternative direction to staff.

**Background:**

At the March 11, 2025 Town Council meeting, staff and Council discussed fire risk management strategies including zoning amendments pertaining to livestock and broadcast burning. At the end of the conversation, staff were directed to prepare suggestions and/or recommendations on potential changes to the regulations for Council consideration that would potentially allow the keeping of livestock on properties zoned Agricultural Residential 3 and 5 acre minimum (AR-3 & AR-5) without a primary residence, as currently required.

At the May 13, 2025 Council meeting, staff presented zoning amendment options for Council's consideration including changing the definition of a private stable to include all livestock and not just horses, changing the land use regulations for livestock in the AR-3 & AR-5 zones to require an Administrative Permit (minor use permit without a public hearing) for the long-term keeping of livestock when the property is vacant, to potentially allow the establishment of an agricultural building on vacant property with the issuance of a Conditional Use Permit, and to adopt standards for an animal management plan through a separate resolution document to be required for vacant properties; all of which the Council was in favor of. Following public comment, Council gave additional direction to staff to investigate a way to allow livestock on vacant AR-3 and AR-5 properties, without an Administrative Permit, if the owner lived on the adjoining property.

**Analysis:**

The AR-3 and AR-5 zones currently allow the keeping of livestock by right but do require a house to be established first and/or concurrently. The reasoning behind the proposed amendments is primarily to allow the long-term keeping of grazing animals to be kept on large, vacant properties – not only to keep the larger parcels maintained for defensible space, but to utilize these properties

as a homebase for working herds of grazing animals that would otherwise exceed the annual 60-day grazing limit on vacant property. However, since there would not be a caretaker on-site to provide oversight of the livestock, Council and staff felt it necessary to ensure that an animal management plan would be required and adhered to that would provide for the care and safety of the livestock including things such as shelter and fencing. By potentially allowing ag buildings in the AR-3 and AR-5 zones, they can be used either for shelter or to keep agricultural equipment, hay, grain, or farm implements.

In a snapshot, the proposed zoning amendments are as follows (green is easier, red is more regulated):

**Existing Regulations:**

Zoning	Livestock	Horse Stables	Ag Building	Residence
AR-3	Permitted	Permitted	Not Permitted	Required
AR-5	Permitted	Permitted	Not Permitted	Required

**Proposed Regulations:**

Zoning	Livestock	Livestock Stables	Ag Building	Residence
AR-3	Admin Permit	Permitted	Use Permit	Not Required
AR-5	Admin Permit	Permitted	Use Permit	Not Required

Amending the definition of “Private Stables” to allow for the boarding of all livestock instead of only horses would be consistent with the Merriam-Webster definition of stables, stating “a building in which domestic animals are sheltered and fed”.

By changing the keeping of livestock from a permitted land use to requiring an Administrative Permit, when the property is vacant, it gives staff the ability to review, approve, and enforce an animal management plan as well as any general conditions of approval assigned to the Administrative Permit such as fencing requirements. Failure to comply with the conditions could lead to permit revocation through an existing process described in the municipal code. Again, if there is a residence on-site, or if the owner lives next door on an adjoining parcel, the livestock will continue to be permitted-by-right and would not be subject to an Administrative Permit.

With a relaxed, amended definition of ‘private stables’, landowners with an issued Administrative Permit for livestock would have the option of either building stables as their animal enclosure with no further zoning review, or go for a fully enclosed ag building with a Use Permit issued by the Planning Commission that would be conditioned solely for the ag uses found in the municipal code definition.

Planning staff worked with a local veterinarian who also does goat grazing, the Police Department, and Animal Control staff to review and provide feedback on the animal management plan form that applicants would fill out, and be required to follow, when putting livestock on vacant property (attached “Exhibit B”).

At the direction of the Town Council, staff has developed the attached resolution document (and its attached exhibits “A” & “B”) that, if adopted by the Planning Commission, would recommend Town Council adoption of text amendments to the Town’s Zoning Ordinance in order to accomplish the objectives outlined in the preceding discussion (added text in the attached “Exhibit A” is shown as **shaded**).

Planning staff, and the Town Attorney have determined, that the nature of the proposed text amendments is sufficiently minor in that there is no possibility adoption and implementation of the



amendment would result in a direct and significantly adverse effect on the environment. Thus, the proposed amendment can be found to be exempt from the requirements of the California Environmental Quality Act [CEQA], pursuant to CEQA Guidelines section 15061 (b)(3) [General Rule Exemption].

**Financial Impact:**

If the ordinance amendments are ultimately adopted, future General Fund revenues would be increased due to the required land use entitlements.

**ATTACHMENTS:**

1. Notice of public hearing for the proposed text amendments.
2. CEQA Notice of Exemption dated June 4, 2025.
3. 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".

**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, June 17, 2025 at 6:00 p.m. in the Paradise Town Hall Conference Room, 5555 Skyway, Paradise, CA, regarding the following matter:

- a. Item determined to be exempt from environmental review under CEQA Guidelines section 15061(b)(3) (General rule exemption)

**PARADISE MUNICIPAL CODE:** Planning Commission consideration of a resolution that, if adopted, would recommend Town Council adoption of proposed text amendments to the zoning regulations in Paradise Municipal Code (PMC) Title 17 (Zoning Ordinance). If adopted by the Town Council, the amendments would 1) allow the long-term keeping of livestock on property zoned AR-3 and AR-5 (Agricultural Residential 3 & 5 acre minimum) without the presence of a residence through the issuance of a planning entitlement, 2) amend the definition of a private stable to include all livestock, not just horses, 3) allow the construction of an agricultural building on property zoned AR-3 and AR-5 through the issuance of a planning entitlement, and 4) adopt minimum livestock keeping standards through an Animal Management Plan.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearings 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 Planning Division at (530) 872-6291, extension 411.

SUSAN HARTMAN  
Planning Director

## NOTICE OF EXEMPTION

**To:** File

**From:** Town of Paradise, Development Services Department,  
Planning Division, 6295 Skyway, Paradise, CA 95969

**Project Title:** PMC Title 17 [Zoning] Text Amendments

**Project Applicant:** Town of Paradise

**Project Location:** N/A

**Project Description:** Amendments to the Town Zoning Ordinance relative to livestock and expanding their use in the Agricultural Residential 3-acre and 5-acre zoning districts.

**Approving Public Agency:** Town of Paradise

**Person or Agency  
Carrying Out Project:** Town of Paradise

**Exempt Status:**  
☐ Ministerial (Section 15268)  
☐ Emergency Project (Section 15269)  
☐ Categorical Exemption (Section 15302)  
☒ General Rule Exemption (Section 15061)

**Reason for Exemption:** The amendments do not constitute a project under CEQA, no physical activity is planned and there is no possibility of a significant environmental effect.

**Contact Person:** Susan Hartman, Planning Director  
(530) 872-6291 x424

**Signature:**   
\_\_\_\_\_

**Date:** \_\_\_\_\_ 06/04/2025



**TOWN OF PARADISE PLANNING COMMISSION  
RESOLUTION 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**

**WHEREAS**, the Town of Paradise is legally required to direct and regulate land development and land uses via zoning regulations and other means that are consistent with its current Paradise General Plan as well as current state planning and zoning law; and

**WHEREAS**, during the aftermath of the Camp Fire and community visioning sessions the Town Council adopted direction to town staff relative to some potential code changes to help support fuels management as part of the Town's effort to reduce fire risk; and

**WHEREAS**, the Town planning staff advise that text regulations within Chapters 17.04, 17.11 and 17.35 of the Paradise Municipal Code (PMC) warrant amendment in order to: 1) become internally consistent with all other existing PMC statutes; 2) become consistent with and further implement the Paradise General Plan, particularly its safety element; 3) amend and/or create statutes that support defensible space projects; and if adopted, would assist in fire mitigation efforts; and

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on June 17, 2025 to study and consider recommending Town Council adoption of text amendments to PMC Chapters 17.04, 17.11, and 17.35 as proposed by Town staff; and

**WHEREAS**, the public review also included review and determination that the proposed PMC text amendment is an activity that is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) [general rule exemption] because there is no possibility that the amendment would result in a significantly adverse effect upon the environment; and

**WHEREAS**, the Planning Commission has considered the recommendation of the Town staff, etc., as well as input received during the public hearing; and on the basis of the foregoing, has determined that the text amendments to PMC Chapters 17.04, 17.11, and 17.35, are warranted at this time in order to aid in fire mitigation efforts following the Camp Fire.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the Town of Paradise as follows:

The Planning Commission hereby recommends to the Town Council of the Town of Paradise, adoption of the proposed text amendments to PMC Chapters 17.04, 17.11, and 17.35 as set forth in "**Exhibit A**" and the animal management plan as shown in "**Exhibit B**" attached hereto; and recommends to the Town Council that the proposed Paradise Municipal Code text amendments are not subject to the requirements of the California Environmental Quality Act (CEQA) in accordance with the general rule categorical exemption provisions of CEQA Guidelines section 15061.

TOWN OF PARADISE  
PLANNING COMMISSION  
RESOLUTION NO. 2025-04

**PASSED AND ADOPTED** by the Planning Commission of the Town of Paradise this 17<sup>th</sup> day of June 2025 by the Following Vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Charles Holman, Chair

**ATTEST:**

---

Melanie Elvis, Town Clerk/Elections Official

## EXHIBIT "A"

**SECTION 1.** The definition of the term "Stables, Private" in Paradise Municipal Code Chapter 17.04 shall be amended to read as follows:

Stables, private. "Private stables" means boarding, breeding or raising of horses **LIVESTOCK** owned by the occupant of the premises or the owner of the property.

**SECTION 2.** Section 17.11.200 of Chapter 17.11 [Agricultural Residential (AR) Zones] of the Paradise Municipal Code shall be amended to read as follows:

### 17.11.200 Permitted and conditional uses.

In the agricultural residential zones, the following land uses are permitted where indicated by the letter "P," and are uses permitted subject to town issuance of a conditional use permit where indicated by the letter "C." Uses indicated by the letter "S" are permitted uses with town approval and issuance of a site plan review. Uses identified with the letter "A" are permitted land uses upon town approval and issuance of an administrative permit.

AR-1	AR-3	AR-5	Uses
—	C	C	Agricultural building
P	P	P	Agricultural employee housing, limited residential
—	C	C	Agricultural processing
S	S	S	Agricultural services
A	PA**	PA**	Animal production/livestock
C	C	C	Bed and breakfast
—	C	C	Campground
—	C	C	Cemetery
—	C	S	Commercial composting
C	C	C	Community care facility
P	P	P	Community care facility (limited residential)
P	P	P	Crop production
P	P	P	Dwelling, accessory
A	A	A	Dwelling, secondary
C	C	C	Educational facility
C	S	S	Electric generation (limited)
P	P	P	Family daycare home
P	P	P	Guidance services (limited)
C	C	C	Guidance services (general)
P	P	P	Horticulture
C	S	P	Kennel (indoor)
—	C	C	Kennel (outdoor)
P	P	P	Open space
C	C	C	Park and recreation
C	C	C	Religious assembly
C	C	C	Safety service
P	P	P	Single-family residence
—	C	S	Stable (commercial)
A	P	P	Stable (private)

TOWN OF PARADISE  
PLANNING COMMISSION  
RESOLUTION NO. 2025-04

C	C	C	Two-family residence*
C	C	C	Utility service (major)
P	P	P	Utility service (minor)

\* Density not applied if lot larger than three (3) acres.

\*\* Use is permitted in association with an established on-site residence, or owner's residence on an adjoining property, and is subject to all applicable minimum requirements set forth in Chapter 17.35 Animal Regulations.

**SECTION 3.** Section 17.35.200 [General requirements] of the Paradise Municipal Code shall be amended to read as follows:

**17.35.200 General requirements.**

The long-term keeping of livestock animals upon properties within the AR-1, AR-3, AR-5, RR-1, RR-2/3, RR-1/2, TR-1, TR-1/2, and TR-1/3 zoning districts is potentially permitted subject to the specific land use regulations within each zone; and solely in association with established on-site residential uses, and subject to all applicable minimum requirements set forth in this section of Chapter 17.35. Livestock animals within the AR-3 and AR-5 zoning districts may be established without an on-site residential use, subject to the specific land use regulations within their zones and all applicable minimum requirements of Chapter 17.35, and with an approved animal management plan.

**EXHIBIT "B"**

**Town of Paradise  
Animal Management Plan**

**Property Address:** \_\_\_\_\_

**Parcel Number:** \_\_\_\_\_

**Owner/Applicant Name:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Permit Type:** ☐ Residential Animal Keeping ☐ Targeted Grazing (Temporary)

---

**1. Purpose of Animal Keeping**

- ☐ Personal use (e.g., hobby farming, pets)
- ☐ Weed and brush control
- ☐ Agricultural/production use
- ☐ Other: \_\_\_\_\_

---

**2. Number and Type of Livestock**

- Number and types of livestock proposed: \_\_\_\_\_
- Will livestock be kept permanently on-site? ☐ Yes ☐ No (explain): \_\_\_\_\_
- Will livestock be bred on-site? ☐ Yes ☐ No
- Will any male goats (bucks) be kept? ☐ Yes ☐ No

---

**3. Site Details**

- Total lot size: \_\_\_\_\_ acres
- Usable grazing/pen area: \_\_\_\_\_ sq ft
- Distance of pens/enclosure from nearest residence: \_\_\_\_\_ ft
- Zoning designation: \_\_\_\_\_

---

**4. Enclosure and Shelter**

- Describe fencing type and height (minimum 4 ft required – temporary construction fencing is not sufficient for permanent keeping):

- 
- Will electric fencing be used? ☐ Yes ☐ No
    - If yes, include safety measures: \_\_\_\_\_
  - Describe the animal shelter (livestock stables, ag building): \_\_\_\_\_
- 

- Frequency of cleaning: ☐ Daily ☐ Weekly
  - Manure storage method: \_\_\_\_\_
- 

## 5. Predation Protection

- Livestock will be secured in a locked shelter or barn at night to deter predators  
☐ Yes ☐ No
  - Predator Deterrents:
    - Motion-activated lights near the enclosure? ☐ Yes ☐ No
    - Reinforced fencing? ☐ Yes ☐ No
    - Use of guardian animals? ☐ Yes ☐ No
      - If yes, what kind and how many? \_\_\_\_\_
  - Monitoring:
    - Property will be checked daily for signs of predator activity. ☐ Yes ☐ No
    - Prompt repairs will be made to any damaged fencing or shelter. ☐ Yes ☐ No
- 

## 6. Feed, Water, and General Care

- Describe feed type (hay, browse, pellets, etc.): \_\_\_\_\_
- 
- Water source: ☐ PID ☐ Well ☐ Other: \_\_\_\_\_
  - How will water be distributed: ☐ Hose ☐ Automatic trough ☐ Other: \_\_\_\_\_
  - Vet name/contact: \_\_\_\_\_
  - Hoof trimming/care schedule: ☐ Monthly ☐ Quarterly ☐ Other: \_\_\_\_\_
- 

## 7. Waste Management Plan

- Manure will be:
  - ☐ Composted on site
  - ☐ Collected and hauled offsite
  - ☐ Other: \_\_\_\_\_
- Measures to control odor and pests: \_\_\_\_\_

- 
- Runoff prevention (e.g., distance from storm drains, berms, tarps):
- 
- 

## 8. Emergency Preparedness

- Fire evacuation plan for livestock (if applicable):  

---
  - Contact for emergency care or temporary relocation:  

---
- 

## 9. Grazing Plan (if applicable)

### For temporary grazing projects:

- Duration of grazing period: \_\_\_\_\_ (start/end dates)
  - Grazing area size: \_\_\_\_\_ sq ft/acres
  - Supervisor name/contact: \_\_\_\_\_
  - Supervision frequency: ☐ On-site ☐ Check-ins every \_\_\_\_ hrs.
  - Fence type & signage: \_\_\_\_\_
  - Plan for soil stabilization or reseeding after grazing: \_\_\_\_\_
- 

## 10. Community Considerations

- Plan to minimize noise/odor impacts:  

---
  - Neighbor notification or outreach (if applicable):
    - ☐ Will notify adjacent property owners
    - ☐ Not applicable, livestock will be over 100' from property lines
  - Complaint response plan:  

---
- 

## 11. Certification

I certify that the information provided above is true and complete, and I agree to comply with all applicable local, state, and federal regulations regarding the keeping of livestock.

TOWN OF PARADISE  
PLANNING COMMISSION  
RESOLUTION NO. 2025-04

**Signature of Owner/Applicant:** \_\_\_\_\_

**Date:** \_\_\_\_\_



**TOWN OF PARADISE PLANNING COMMISSION  
RESOLUTION NO. 2025-05**

**A RESOLUTION OF THE PARADISE PLANNING COMMISSION  
COMMENDING KIM MORRIS FOR HER SERVICE TO THE TOWN OF PARADISE**

**WHEREAS, KIM MORRIS** has faithfully served the Town of Paradise as Planning Commissioner since February 2018; and

**WHEREAS**, during her tenure **KIM MORRIS** served for a specific time period on the Paradise Landscape Committee and served as Planning Commission Chairman and Vice-Chairman; and

**WHEREAS**, the citizens of the Town of Paradise have benefited from the dedication and leadership of **KIM MORRIS**; and

**WHEREAS**, her thoughtful, intentional, and forward-thinking work as a Planning Commissioner for the Town of Paradise has been greatly appreciated; and

**WHEREAS**, the rebuild of the Town of Paradise has been enhanced by her strong commitment to understand complex planning issues in order to make educated informed decisions to enhance the quality of life for all Town residents; and

**WHEREAS**, the Paradise Planning Commission will greatly miss her contributions concerning the needs and desires of the citizens of the town; and

**WHEREAS**, the Paradise Planning Commission wishes her the very best in the future.

**NOW, THEREFORE, BE IT RESOLVED** as follows:

**THE PLANNING COMMISSION OF THE TOWN OF PARADISE** hereby commends **KIM MORRIS** with gratitude for her service to the community of Paradise.

**PASSED AND ADOPTED** by the Paradise Planning Commission on this 17<sup>th</sup> day of June, 2025, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Charles Holman, Chair

ATTEST:

---

Melanie Elvis, Town Clerk