



Town of Paradise Planning Commission Meeting Agenda 6:00 PM – October 21, 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
Shawn Shingler, Vice Chair
Kate Anderson, Commissioner
Carissa Garrard, 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 the Regular Meeting Minutes of September 16, 2025 Planning Commission meeting. (ROLL CALL VOTE)

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 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) remove the two (2) hen limit for backyard chickens on residentially zoned properties, and 2) reduce the setbacks of chickens to any neighboring residence from seventy-five (75) feet to twenty (20) feet. (ROLL CALL VOTE)

6. OTHER BUSINESS

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

Planning Commission Meeting Minutes

6:00 PM – September 16, 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: Zeb Reynolds, Shawn Shingler, and Chair Charles Holman

PLANNING COMMISSIONERS ABSTENT: Kate Anderson, and Carissa Garrard

1. APPROVAL OF MINUTES

- 1a. **MOTION by Reynolds, seconded by Holman**, approved the Regular Meeting Minutes of July 15, 2025, Planning Commission meeting. Roll call vote was unanimous with Commissioners Anderson and Garrard absent and not voting.

2. COMMUNICATION

- 2a. Community Development Director Susan Hartman gave an overview of the September 9, 2025 Town Council meeting and announced a future October agenda item: an amendment to the backyard chickens and rabbit ordinance for Planning Commission's review.

3. PUBLIC COMMUNICATION- None

4. CONTINUED PUBLIC HEARINGS – None

5. PUBLIC HEARINGS

- 5a. Senior Planner Amber DePaola presented to staff and Commission on Topolinski RV Park conditional use permit and reminded Commission and the applicant that if approved, there would be a 7-day appeal period before permits could be issued.

Commissioner Shingler requested a campfire condition to be added to the campground/RV park rules and regulations.

Chair Holman opened the public hearing at 6:09 p.m.

1. The applicant spoke about the property and stated that the space will accommodate EMS access and most trailer sizes. They will not be permitting open campfires on property and will accept the condition mentioned by Commissioner Shingler. The property will also be ADA compliant, and the applicant has spoken to Town staff regarding all the requirements.

PLANNING COMMISSION MINUTES

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2. Michelle- asked about what time restrictions would be like for the RV Park because she doesn't want people living in trailers by her house and other project details. The applicant answered each of her questions.

Chair Holman closed the public hearing at 6:23 p.m.

MOTION by Shingler, seconded by Reynolds, approved the Topolinski RV Park conditional use permit, with an additional condition to prohibit campfires, to allow establishment of a seven (7) space RV Park on property zoned Community Commercial (CC). The project site is a +/-0.77-acre property and is located at 9315 Skyway, further identified with Assessor's Parcel No 066-440-021 and conditioned as follows. Roll call vote was unanimous with Commissioner's Anderson and Garrard absent and not voting.

GENERAL CONDITIONS

1. If any land use for which a use permit has been granted and issued is not established within three years of the use permit's effective date, the conditional use permit may become subject to revocation by the Town of Paradise.
2. Outside light fixtures associated with the project shall be designed to not exceed a height of sixteen feet above finished grade and shall be shielded to prevent the direct projection of light onto adjoining and nearby properties.
3. Maintain the property in a manner consistent with the Town of Paradise Design Standards and the commercial property maintenance standards found in Paradise Municipal Code (PMC) Section 8.04.010.G.
4. All activities associated with the proposed RV park use shall be conducted in compliance with the Town of Paradise Noise Control Ordinance (PMC Chapter 9.18)
5. The property owner shall be required to establish and maintain solid waste collection services for the project, provided by the franchised solid waste hauler, for the duration of the land use.
6. Secure Town of Paradise design review approval for the restroom/shower building and any new signs prior to the establishment of such signs on the site.
7. The RV park is subject to the Town's Transient Occupancy Tax for stays less than 31-days. The operator shall report and remit all required taxes to the Town's Finance Department in accordance with Paradise Municipal Code Chapter 3.24.
8. Outdoor campfires are prohibited.

CONDITIONS TO BE MET PRIOR TO HCD ISSUANCE OF PERMIT(S) **SITE DEVELOPMENT**

PLANNING COMMISSION MINUTES

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9. Secure the issuance of an encroachment permit from the Town Public Works Department for the upgrade of any driveway encroachments to the Town's private driveway standard in a manner deemed satisfactory to the Town Engineer.
10. Submit a detailed Soil Erosion and Sediment Control Plan to the Town Public Works Department for approval by the Town Engineer PRIOR to the start of any earthwork. Show all erosion control devices and sedimentation basins required by Paradise Municipal Code Section 15.04.280.
11. The applicant shall comply with Chapter 8.56 "Stormwater Quality" of the Paradise Municipal Code (PMC). This includes compliance with Section 3.2 Discretionary (Plan Check) Projects Town's Post-Construction Standards Plan (Plan) which states that the applicant shall provide information about the project. The information shall determine the status of the project and applicable requirements under the Plan. The applicant shall fully comply with the Plan.
12. All driveways and culverts to be updated to current standards.
13. Submit three (3) copies of an engineered site plan and grading plan related to the project site's proposed new features (i.e. parking facility, walkways, and culvert installation) to the Public Works Department (engineering division) for approval and pay applicable fees per the current fee schedule. Approval of the detailed site plan by the Town Engineer is required **PRIOR TO COMMENCEMENT** of site work for the project.
14. The unpermitted metal storage building, cargo container and miscellaneous sheds to be removed PRIOR to permit issuance from HCD.
15. Deed 40' from center of the Skyway right-of-way in a manner deemed satisfactory to the Town Engineer or provide a recorded document showing this requirement has been met.

SANITATION

16. Submit two (2) copies of an engineered site plan for the installation of the proposed wastewater disposal system to serve the RV spaces for review and approval PRIOR to submittal to HCD for the required septic construction permit. Plans to include a percolation test with a resulting rate of less than thirty (30) minutes per inch. Percolation testing must be supervised by the Town Onsite Sanitary Official.

FIRE PROTECTION

17. The additionally required fire hydrant for this site must be installed and operational PRIOR to issuance of construction permit(s) from HCD.

**CONDITIONS TO BE MET PRIOR TO HCD INSPECTION AND PERMIT TO
OPERATE**

18. Provide evidence of completion of the required septic system installation and provide a copy of the final as-built to the Town of Paradise Onsite Wastewater Division.
19. Install addresses for each Lot as required by Title 25 and provide a map with the final Lot layout and space addresses to the Town of Paradise Planning Division.

SITE DEVELOPMENT

20. Required landscape plans for the proposed project shall be designed by a licensed Landscape Architect OR licensed installer to provide for landscaping comprising a minimum of ten percent of the developed area of the site. Landscape Plans shall be designed in accordance with the requirements of the State of California Model Water Efficient Landscape Ordinance (MWELO). Site landscaping shall provide screening to neighboring residential properties and be installed or bonded prior to final inspection. Landscaping and any site fencing must meet Paradise Municipal Code (PMC) Section 8.58 "Defensible Space and Hazardous Fuel Management".
21. The trash enclosure shall meet the requirements of the Town of Paradise design standards for the Clark Road and Community Commercial design guidelines, as well as Northern Recycling & Waste Services requirements.

SANITATION

22. Complete any requirements of the HCD regarding the installation of the septic system. Submit a copy of final "as-built" to the Town of Paradise Onsite Wastewater Division.

FIRE PROTECTION

23. Meet all applicable fire code requirements, as determined by the Town Fire Marshal.

UTILITIES

24. Meet any requirements of the Del Oro Water Company for water connections
25. Changes to the approved project and defined project area may require a modification to the Conditional Use Permit. Please consult with the Town Planning Division prior to making changes.

PLANNING COMMISSION MINUTES

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- 5b. Senior Planner Amber DePaola presented the proposed Mahoney Capital LP General Plan amendment and rezone and reminded Commission and the applicant that if approved, there would be a 5-day appeal period.

Community Development Director Susan Hartman mentioned how the rezone is part of the Sewer Service Area (SSA).

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

1. Michelle spoke against the multi-family residences coming and the rezoning of the parcel.
2. Michelle's partner asked what the allowed zoning for space for people is and mentioned his traffic concerns on Skyway.
3. The applicant apologized and said Paradise needs a living space like this because it offers a "stepping stone" housing solution for people.

Chair Holman asked if there was a limit on how many people can live in a multi-family housing unit and Ms. Hartman clarified that there is not.

Chair Holman closed the public hearing at 6:51 p.m.

MOTION by Reynolds, seconded by Holman, approved the Mahoney Capital LP General Plan amendment from Town Residential (TR) to Multi-Residence (MR), and a Rezone from Town Residential ½ acre minimum (TR-1/2) to Multiple-Family Residential (MF) on a +/-2.6-acre property located at 8822 Skyway, Paradise CA; AP No. 050-070-019. Roll call vote was unanimous with Commissioner's Anderson and Garrard absent and not voting.

6. OTHER BUSINESS - None

7. COMMITTEE ACTIVITIES- None

8. COMMISSION MEMBERS

- 8a. Community Development Director Susan Hartman reviewed future agenda items including a resolution for the chicken ordinance, and subdivision map off Clark Road and Achieve Charter School's expansion project update. Early next year Planning Commission will have a study session for the General Plan Update.

9. ADJOURNMENT

Chair Holman adjourned the meeting at 6:53 p.m.

Date Approved:

By:

Attest:

Chair Holman, Chair

Jacquelyn Blancett, Deputy Town Clerk



Town of Paradise
Planning Commission Agenda Summary **Agenda Item: 5(a)**
Date: October 21, 2025

ORIGINATED BY: Susan Hartman, Planning Director
REVIEWED BY: Michael O'Brien, Interim 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 Keeping of Backyard Chickens

COMMISSION ACTION REQUESTED:

1. Conduct duly noticed public hearing; and,
2. Adopt Planning Commission Resolution No. 2025-08, "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 Keeping of Backyard Chickens"; or,
3. Provide alternative direction to staff.

Background:

At the September 9, 2025 Town Council meeting, Council discussed increasing the allotted number of backyard chickens (hens) allowed in Town limits during a council-initiated agenda item placed on the agenda by Councilmember Crowder. At the conclusion of the discussion, after receiving public testimony, Council directed staff to draft an ordinance for their review that removed any limit of backyard chickens and decreased the setbacks for chickens to neighboring residences from seventy-five (75) feet to twenty (20) feet.

The existing ordinance was originally initiated by Council in May 2010, based on two (2) resident requests to allow a limited number of chickens on smaller residential properties within the Town of Paradise. The Council directed staff to draft a set of text amendments for Planning Commission consideration that would allow the keeping of a small number (2-4) of chickens and rabbits on smaller residential properties, provide for reasonable separation between animal enclosures and adjacent residences, and prohibit the raising of roosters upon smaller residential properties.

In July 2010, the Planning Commission reviewed the proposed text amendments allowing backyard chickens and rabbits on smaller (less than an acre) residential properties. At the conclusion of their discussion, a majority (3-1) of the Planning Commissioners present voiced their concerns including possible effects upon property values, land use compatibility issues, the potential for increased code enforcement activity, the conditions under which these animals would be kept and adopted a motion to not adopt Planning Commission Resolution 10-9 in its entirety.

At the August 2010 Town Council meeting, Council took into consideration Planning Commission's recommendation to reject the text amendments but ultimately voted to adopt the ordinance allowing the keeping of up to two chickens (hens) and two rabbits upon residentially zoned properties, maintaining a seventy-five (75) foot setback from any dwelling structure located on an adjacent property.

Analysis:

The animal regulations currently allow any single-family residentially zoned property up to two hens and two rabbits without requiring a livestock permit. The hens and rabbits are required to be kept at least seventy-five (75) feet from any neighboring residence, must be confined to a coop or enclosed/fenced area at all times and maintained in clean and sanitary conditions. For owners wanting to keep more than two hens or rabbits, a livestock permit is required (via the issuance of an Administrative Use Permit) and, in most cases, the property in question must be a minimum of 1.0-acre.

The proposed text amendments remove any currently stated limits for hens on residentially zoned property as well as reduce the setback required for backyard chickens and rabbits from neighboring residences to twenty (20) feet. Rabbits would continue to be limited to two without a livestock permit.

At the direction of the Town Council, staff has developed the attached resolution document (and its attached exhibit "A") 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 are sufficiently minor in that there are no possibility adoption and implementation of the amendments 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 will potentially be decreased due to the removal of currently required livestock entitlements.

ATTACHMENTS:

1. Notice of public hearing for the proposed text amendments.
2. CEQA Notice of Exemption dated October 13, 2025.
3. Planning Commission Resolution No. 2025-08, "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 Keeping of Backyard Chickens".

**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, October 21, 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 15268 (Ministerial 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) remove the two (2) hen limit for backyard chickens on residentially zoned properties, and 2) reduce the setbacks of chickens to any neighboring residence from seventy-five (75) feet to twenty (20) feet.

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 the keeping of backyard chickens.

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: 10/13/2025

**TOWN OF PARADISE
PLANNING COMMISSION**

RESOLUTION NO. 2025-08

**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 KEEPING OF BACKYARD CHICKENS**

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, the Town planning staff recommends that text regulations within the Paradise Municipal Code [PMC] warrant amendment in order to improve the purpose and function of the Town of Paradise zoning ordinance regulations relative to the keeping of certain types of backyard chickens; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on October 21, 2025 to study and consider recommending Town Council adoption of text amendments to the Paradise Municipal Code as proposed by town staff; and

WHEREAS, the public hearing also included review and determination of whether or not the proposed PMC text amendments is an activity subject to the provisions of the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission has considered the recommendation of the town staff, etc., as well as input received at their public hearing; and on the basis of the foregoing, has determined that text amendments to the Paradise Municipal Code are warranted at this time in order to improve the purpose and function of the Town of Paradise zoning ordinance regulations concerning the keeping of certain types of backyard chickens.

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 the Paradise Municipal Code as set forth in **“Exhibit A”** attached hereto and made a part hereof by reference; 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 exemption provisions of CEQA Guidelines Section 15061.

RESOLUTION NO. 2025-08

PASSED AND ADOPTED by the Planning Commission of the Town of Paradise on this 21st day of October, 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 for “Backyard chickens and rabbits” shall be amended in Section 17.04.500 “C” [General definitions] of the Paradise Municipal Code to be worded as follows:

“Backyard chickens and rabbits” means the long-term keeping and raising of ~~up to two~~ any number of chickens (excluding roosters) and up to two rabbits as a permitted ACCESSORY USE on the same SITE as an ESTABLISHED residential land USE as household pets and in accordance with Section 17.35.250.

SECTION 2. Section 17.35.250 [Backyard chickens and rabbits] shall be added to Chapter 17.35 [Animal Regulations] of the Paradise Municipal Code and shall be amended to be worded as follows:

17.35.250 Backyard Chickens and Rabbits. Notwithstanding the requirements of Section 17.35.200, the long-term keeping and raising of chickens and rabbits shall be considered a permitted accessory land use to an established residential land use in residential zoning districts when conducted in accordance with the following standards:

- A. ~~Up to two~~ Any number of chickens and up to two rabbits may be kept and raised upon residentially-zoned properties.
- B. Chickens kept and raised as permitted residential accessory land uses shall under no circumstances include roosters.
- C. Chickens and rabbits shall at all times be confined within pens, coops and other enclosed or fenced areas maintained a minimum distance of ~~seventy-five~~ twenty lineal feet from any dwelling structure located on an adjacent property and shall be established in compliance with all applicable yard setback requirements.
- E. Pens, coops and other areas used to contain and/or confine chickens and rabbits shall be maintained in a clean and sanitary condition via frequent cleaning and removal of animal waste from the site and shall at no time become a source of offensive odors transmitted to adjacent properties.