February 8, 2017

Planning Commission meeting
3. Approval of minutes from January 11, 2017
4. Rezone (RZ-17-01) Simon Gill
5. Planning Commission Bylaws
   – Election of 2017 Chairperson and Vice Chairperson
   – Appointment to Sutter County Planning Commission
Proposal to rezone approximately 2.1 acres from C-M to C-3

Requires a Commission recommendation to City Council, thus the need for a public hearing

Requires consistency with General Plan

Requires an environmental determination
Project Location

- Project is located on south side of Woodward Street approximately 450 feet west of SR 99. (Assessor’s Parcel Number 58-041-011)
- Planned for Regional Commercial
- Zoned C-M (Heavy Commercial/Light Industry)
- Proposed zoning C-3 (General Commercial)
- Undeveloped 2.1 acre parcel
- No development plans at this time
**Property Description**

- Formerly used as storage area for landscaping materials
- Woodward Street partially improved
- Surrounding mixed uses include vet clinic, tire sales and repair, flooring sales, landscape materials yard, and several single family homes
Existing Zoning:  C-M; Proposed:  C-3
C-3 Zone District

- C-3 zone district provides for entire range of commercial uses such as automotive sales and repair, storage, and non-industrial uses
- C-3 district allows C-2 district uses such as office, clinic, hotel/motel, restaurant, retail sales
- C-3 Development Standards address building height, exterior lighting, fences and walls, parking, landscaping, signs, trash enclosure, and public improvements
Staff determined project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sec. 15332

- Consistent with the General Plan and zoning
- Occurs in urbanized area of the City
- Less than five acres
- No habitat value for endangered, rare, threatened species
- No significant impacts such as noise, light, or traffic
- All public services are available
Recommendation

- Recommend that the Planning Commission:
  - Conduct a public hearing.
  - Determine project is Categorically Exempt pursuant to California Environmental Quality Act (CEQA) guidelines as outlined in the staff report.
  - Recommend to the City Council adoption of an ordinance making the necessary findings to approve Rezone 17-01.
(5) Election

- Per Bylaws:
  - Annually, the Commission shall choose a Chairperson and Vice-Chairperson (E-1)
  - The newly elected Chairperson shall be recommended by the Commission for appointment to the Sutter County Commission. Should they not wish to serve on the Commission shall elect a member of its body to serve on the Sutter County Commission