Planning Commission meeting
3. Approval of minutes from December 14, 2016
4. Tentative Parcel Map (TM-16-01) Thiara Brothers
5. Workshop: Bars and Nightclub ordinance update
6. Planning Commission Bylaws
   – Election of 2017 Chairperson and Vice Chairperson
   – Appointment to Sutter County Planning Commission
Proposal to divide 0.75 acres into two lots for future commercial/office development

Requires a tentative parcel map, thus the need for a public hearing

Requires compliance with Combining District $X_{17}$ development criteria
Project Location

- Project is located at southeast corner of Lassen Avenue and Carson Drive (Assessor’s Parcel Number 58-050-055)
- Planned for Business, Technology, and Light Industry
- Zoned C-M X_{17} (Heavy Commercial/Light Industry - Combining District)
- Undeveloped 0.75 acre parcel
  - 2 lots (16,857 square feet and 15,950 square feet)
  - Frontage on Lassen Blvd. and Carson Drive.
Aerial Photo/location map
Proposed map
Improvements

- Construct a solid decorative wall adjacent to residential units
- Improve handicap access at Lassen & Carson
- Provide cross-easements for parcel and property to the east
- Provide reduced pressure backflow preventers.
- Comply with all conditions of approval
CEQA

- Staff determined project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sec. 15315
  - Division of urbanized commercial/light industrial land
  - Consistent with General Plan and zoning
  - All public services are available
  - Property has not been divided in two years
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.
- Approve the Tentative Parcel Map subject to compliance with the Conditions of Approval as contained in the report to the Planning Commission dated January 11, 2017.
(5) Nightclubs

- Follow-up to meeting on August 31, 2016
- Currently for Nightclubs & amplified music:
  - 500 ft. set back from residential
  - C-2: Permitted with a Use Permit
  - C-3: Permitted with a Use Permit
- Central City Specific Plan encourages Nightclubs, however most is within 500 ft. of residences
(5) Nightclubs

- New definitions
- Hours of operation would help define use
- Music would also help define use
- Certain uses would be exempt: fundraisers, receptions, banquets
### Nightclubs

#### Regulatory scheme:

<table>
<thead>
<tr>
<th>Zone District</th>
<th>Eating &amp; Drinking Establishments</th>
<th>Bars &amp; Drinking Places</th>
<th>Nightclubs</th>
</tr>
</thead>
<tbody>
<tr>
<td>C-1</td>
<td>Permitted if &lt;3000 sf.</td>
<td>Use Permit</td>
<td>Not permitted</td>
</tr>
<tr>
<td></td>
<td>Use Permit if &gt;3,000 sf.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C-2</td>
<td>Permitted</td>
<td>If &lt;500 ft. from residential: Use Permit</td>
<td>Nightclub permit</td>
</tr>
<tr>
<td></td>
<td>If &gt;500 ft. from residential: Permitted</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C-2 (City Center)</td>
<td>Permitted</td>
<td>Permitted</td>
<td>Nightclub permit</td>
</tr>
<tr>
<td>C-3</td>
<td>Permitted</td>
<td>If &lt;500 ft. from residential: Use Permit</td>
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</tr>
<tr>
<td></td>
<td>If &gt;500 ft. from residential: Permitted</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Nightclubs

- Nightclub permit would be required
  - Permit would need to be updated annually
  - Would identify security measures
  - Subject to fingerprinting by the Police Dept.
  - Public notice required for a Nightclub permit
  - Permit would be non transferable
  - Would be in Title 5 *Public Welfare, Morals, and Conduct*
(6) 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