



PLANNING COMMISSION STAFF REPORT

PLANNING COMMISSION HEARING APRIL 21, 2004
Agenda Item #10

Request: To amend the Sutter County Code Section 1500-4312 Commercial-Industrial (C-M) District and Code Section 465-050 affecting adult entertainment businesses.

Location: Countywide

APN: Countywide

File: #04-009

Planner: Lisa Wilson, Senior Planner

Applicant	Property Owner
Sutter County Board of Supervisors	Countywide

Staff Recommendation

Staff recommends the Planning Commission forward a recommendation to adopt the proposed text changes.

Project Description

The project consists of text changes to Zoning Code Chapter 1500, Section 4312, Commercial-Industrial (C-M) District, and Chapter 465, Regulation of Adult Entertainment Businesses, Section 050, Location. The text changes address the approval requirements for an adult entertainment business. See Attachment "A" for proposed text changes to both sections.

Environmental Analysis

An Initial Study was prepared for this project in accordance with the California Environmental Quality Act and the Guidelines. The study revealed that the project, as proposed, would not have a significant impact on the environment. Staff therefore recommends that the Board of Supervisors adopt the attached Negative Declaration.

Findings

Based upon information contained in the staff report and/or testimony received at the public hearing, the Planning Commission recommends the following findings:

- A. In accordance with the California Environmental Quality Act and the Guidelines, an Initial Study was prepared to analyze the potential for impacts of the proposed code amendments. The study revealed that the project, as proposed, would not create a negative impact on the environment. No written comments have been provided which present evidence that the project will have a significant impact on the environment. Therefore, the proposed Negative Declaration attached to this staff report is appropriate.
- B. The Planning Commission has independently reviewed, analyzed, and considered the Initial Study and Negative Declaration prior to making its recommendation on the project and finds that the Negative Declaration reflects the independent judgment of the County of Sutter.
- C. The Planning Commission has reviewed, analyzed, and considered the request and public testimony prior to making its recommendation and finds that the code changes will not be detrimental or injurious to property and improvements or to the general welfare of the County.
- D. The proposed code amendments are consistent with the General Plan and the proposed project will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the County, or be detrimental or injurious to the general welfare of the County.

Recommended Action

Should the Planning Commission agree with staff's recommendation, the following motion would be appropriate:

"I move the Planning Commission recommend to the Board of Supervisors to adopt the Negative Declaration and proposed text amendments with findings as contained in this report."

Attachments

- A. Chapter 1500 text marked to indicate the proposed changes
- B. Chapter 465 text marked to indicate the proposed changes
- C. Initial Study

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