



City of Colusa California

STAFF REPORT

DATE: January 11th, 2023

TO: Planning Commission – Public Hearing

FROM: David Swartz, City Engineer, Planning Dept. Support

AGENDA ITEM: Design Review - in the C-G zoning district of a remodel and repurposing of an existing building located at 115 5th Street which proposes to change the building use from Auto Parts to a Butchery, Deli/Market, and Eventually addition of a kitchen and bar.

Recommendation: Commission to consider testimony from the applicant and any public based on the public notice. Commission to consider the information provided thus far for consistency with the city code and may provide feedback to the applicant on any suggestions for maintaining consistency with the zoning code. Commission may consider the project in phases, as the addition of a kitchen and bar could required further permitting depending on liquor licensing.

If planning Commission finds this project to be consistent with the zoning code and planned uses, then adopt the attached resolution.

BACKGROUND ANALYSIS: The business would be located within the current building on 5th Street known as the Baxter Building. This building has become vacant, and the current owners desire to repurpose the building in three stages. The first stage is a butcher, with the second stage adding a deli/market, and the third stage is the addition of a kitchen and bar. The application and attached information provides additional details and background on the project plans.

Article 10 of the City Ordinance provides for the following permitted uses:

Sec. 10.02. - Uses permitted.

(a) Uses permitted in C-N districts, except that those dwellings, as defined herein, may be permitted only upon the securing of a major use permit.

(b) The following and other uses, which, in the opinion of the planning commission, are of a similar character:

- 1. Advertising signs, structures and billboards as in C-N districts.*
- 2. Amusement enterprises, including a billiard or pool hall, bowling alley, boxing arena, dance hall, theater and other similar uses, if conducted wholly within a completely enclosed building.*
- 3. Antique shop, if conducted entirely within a building.*
- 4. Automobile agencies, repair garages, body and fender shops, and auto painting shops, service stations, provided any steam cleaning and storage of merchandise and sundries are conducted wholly within a building.*
- 5. Automobiles and taxicabs for hire.*
- 6. Automobiles, truck and trailer, used car and farm equipment sales area.*
- 7. Bakery.*
- 8. Blueprinting and photostatting.*
- 9. Brokers-bail bond, crop, feed, fruit, grain, insurance, moneylender, pawnbroker, real estate, stocks and bonds.*
- 10. Retail building material store including accessory retail and resale lumber storage yard.*
- 11. Butcher, retail or wholesale but excluding slaughterhouses.*
- 12. Carpenter or cabinet shop, if conducted wholly within an enclosed building, but excluding furniture manufacture and heavy millwork.*
- 13. Carnival or amusement enterprise of a similar temporary type, provided a use permit shall have been obtained from the planning commission.*
- 14. Clothes cleaning and dyeing work.*
- 15. Feed or fuel store.*
- 16. Funeral parlor.*
- 17. Hotel.*
- 18. Laundry.*
- 19. Liquor store, cocktail bar or warehouse.*
- 20. Manufacturer's agent, office, sample room and storage.*
- 21. Moving, household storage and baggage transfer.*

22. *Nursery, flower or plant.*
23. *Offices - real estate and insurance, professional and miscellaneous.*
24. *Parking lots.*
25. *Pet shops and taxidermist.*
26. *Plumbing or sheet metal shop, if conducted wholly within a building.*
27. *Poultry or rabbit cleaning or dressing, provided that it is incidental to the sale of such products at retail on the premises and further provided that a use permit shall have been obtained from the planning commission.*
28. *Printing, publishing and lithographing.*
29. *Public garage, including storage, repairing, body and fender work, painting, etc., providing that all operations shall be conducted entirely within a building.*
30. *Public services, including electric substations, fire and police stations, telephone exchange, bus or railroad station, water works and the like.*
31. *Restaurant, cafe, or nightclub.*
32. *Retail stores, of all types.*
33. *Second-hand clothing or furniture store, if conducted entirely within a building.*
34. *Sign painting shop.*
35. *Skating rink.*
36. *Stone monument works, if stone cutting is conducted entirely within a building or shed enclosed on three sides.*
37. *Mobilehome parks and travel trailer parks, subject to planning commission approval of a use permit in each particular case.*
38. *Upholstery shop.*
39. *Veterinarian, including dog or cat hospital or dog kennels, provided that a use permit shall have been obtained from the planning commission.*
40. *Wedding chapel, rescue mission or temporary revival church or tent, provided that a use permit shall have been obtained from the planning commission.*
41. *Wholesale business, including storage warehouses.*

42. Other uses similar to those above, which are not obnoxious or offensive by reason of the emission of odor, dust, gas, noise or vibration, and further those uses which do not store or use inflammable liquids or gases which are generally considered a fire hazard.

BUDGET IMPACT: None

ATTACHMENT: See Attachments for additional information.



CITY OF COLUSA
MASTER PLANNING APPLICATION FORM 1

RECEIVED

OCT 19 2022

PLANNING DEPARTMENT
P.O. BOX 1063
COLUSA, CA 95932
(530) 458-4740

CITY OF COLUSA

STAFF USE ONLY

Date application received: 10/19/22 Received by (Name) KC
Total Fee Deposit Paid \$ 750 Cash ☐ Check ☒
Date Application Deemed Complete: _____ By: KC Receipt No 02830 Check # 2187

ALL FEES ARE NON-REFUNDABLE MINIMUM DEPOSITS.
EXCESS COSTS ARE BILLED TO THE APPLICANT AT THE CONSULTANTS HOURLY RATES
AN ADVANCE OF FUNDS AGREEMENT MAY BE REQUIRED

Applicant's Name: THOMAS CHRISTIAN CONSENT / THOMAS BRENT NOBLES
Mailing Address: 115 5TH ST. COLUSA CA 95932
Daytime phone #: 925-766-0308 Fax # _____ E-mail: christianconsent@yahoo.com
Property Owner's Name: THOMAS BRENT NOBLES
Mailing Address: 104 8TH ST COLUSA CA 95932
Daytime phone #: 530 632 2417 Fax # _____ E-mail: _____
Project Street Address: 115 5TH ST. COLUSA CA 95932
Assessor's Parcel Number(s): _____
Parcel Size: Square Feet 5400 AND Acres: _____ Zoning District _____

Application Requested - check appropriate box(es)

- | | | |
|---|--|--|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Reversion to Acreage | <input type="checkbox"/> General Development Plan |
| <input checked="" type="checkbox"/> Design Review | <input type="checkbox"/> Minor Use/Sign Permit | <input type="checkbox"/> Tentative Subdivision /Parcel Map |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Pre-Zone (for annexation) | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Lot Line Adjustment | <input checked="" type="checkbox"/> Specific Plan/Planned Unit Development | <input type="checkbox"/> Zoning Amendment |

Property Owner/Applicant's Statement

I, THOMAS CHRISTIAN CONSENT (PROPERTY OWNER/APPLICANT) hereby certify that the statements and information contained in this application, including the attached drawings and facts, are true and correct. I understand all property lines must be shown/dimensioned on the drawings and visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner/applicant assumes full responsibility.

I further understand that if this request is subsequently contested, the burden will be on me to establish that I produced sufficient factual evidence to support this request; that the materials and evidence adequately justify the granting of the request; that the facts furnished by me are true and correct; and that all structures or improvements are properly located and indicated on the plans. Failure in this regard will result, most likely, in not only the request being set aside, but also possibly in any structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

The PROPERTY OWNER/ APPLICANT agrees to and shall hold the CITY OF COLUSA, its officers, agents, employees, and representatives (consultant)contractors) harmless from liability for damage or claims for property damage, for personal injury including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER/APPLICANT or those of his contractor, subcontractor, agent, employee, or other person acting on my behalf which relates to this project regardless of whether or not the CITY prepared, supplied, or approved plans, specifications, or both for the

RECEIVED

OCT 17 2022

PLANNING DEPARTMENT
P.O. BOX 1063
COLUSA, CA 95932
(530) 458-4740



CITY OF COLUSA
PROJECT DESCRIPTION FORM 2

CITY OF COLUSA

STAFF USE ONLY

Date project description received: 10/17/22 Received by (Name) RC

Project Name: _____ Applicant: _____

Applicant's Name: THOMAS CHRISTIAN COWSENT

Property Owner's Name: THOMAS BRENT NOBLES

Project Street Address: 115 5TH ST. COLUSA, CA, 95932

Assessor's Parcel Number(s): 001-045-002-000

INSTRUCTIONS:

The first step to ensure timely project review is providing a detailed and accurate project description. **On a separate sheet of paper** (typed or in ink), describe the proposed project in detail, and include applicable items from the following list. **Attach the project description to this form**, and submit it to a planner with your application materials. (Note: This list is a guide. It is important to include all relevant project features in your description to ensure a timely project review.)

- ☒ Project address.
- ☒ Proposed use(s).
- ☒ Proposed building square footage.
- ☒ Number of proposed units.
- ☒ Number of floors.
- ☒ Proposed site improvements and landscaping.
- ☒ Existing and proposed site square foot/acreage.
- ☒ Construction phasing and estimated construction schedule.
- ☒ Range of sale/rent prices.
- ☒ Project vicinity including adjacent land uses, cross streets, and location in region.
- ☒ Existing and proposed Zoning and General Plan Designations for site.
- ☒ Emergency site access.

If project is office, commercial or industrial provide the following:

- ☒ Estimated daily vehicle visits to site, include number of employees, patrons, and delivery trucks.
- ☒ Proposed parking areas for patrons and employees
- ☒ Describe proposed loading docks/delivery parking areas.
- ☒ Number of employees/shifts.
- ☒ Estimated building occupancy.
- ☒ Hours of operation.
- ☒ Community benefits of project
- ☒ Description of all proposed sign(s).

Submitted by:

[Signature]
Applicant's Signature

THOMAS C COWSENT
Printed Name of Applicant

10-14-22
Date:

City of Colusa – Business Project Description

"The Salty Pig"

- A. **Company Name (DBA):** The Salty Pig
- B. **Owners:** Brent Nobles & Christian Cowsert
- C. **Address:** 115 5th Street Colusa, Ca. 95932
- D. **SQFT:** 5400
- E. **No. of Floors:** 1
- F. **Project Vicinity:** 5th Street (East side of road), North of Market Street adjacent to alley. Nearest intersection 5th and Main Street. Next to McNary Moore.
- G. **Zoning:** Commercial
- H. **Emergency Site Access:** Alley & Fifth Street
- I. **No. of Units:** 1
- J. **Sale/Rent Prices:** None
- K. **Proposed Uses:** Butchery, Deli/Butcher Department/Bar & Pub
- L. **Proposed Site Improvements/Landscaping:** Exterior of building to be repaired and resurfaced, Handicap access added at 1 doorway, paint, new windows & doors, new sign & new awning. No landscaping to be added or kept.
- M. **Construction Phasing:** Project will be done in 3 stages. Stage 1 (Butchery) will be construction of walls, refrigeration, drain piping, meat trolley & scale, FRP, new electrical, heat/air and upgrade to existing restroom. This will take place in the rear and north side of building. Butchery will have access into kitchen and Deli/Meat Market. Stage 2 (deli/Meat Market), north west corner of structure, will be construction of new ceiling framing on east side of room to match west side, FRP placement, Deli cases and Refrigeration, plumbing will be rerouted from existing bathroom under raised/ crawlspace flooring adjacent to deli. Refrigeration for this area will be adjacent to new freezer for Butchery. Storage closet and Janitorial closet to be adjacent to deli with new plumbing added to accommodate mopping supplies/ sink and mop sink. Stage 3, south west end of building, will be construction of ceiling, lighting, walls, restrooms, kitchen, bar, new windows, electrical for televisions, lighting, power outlets & entertainment system, flooring, and central heat & air. Estimates to be completed and submitted at later date.
- N. **Daily Vehicles Visits to site:** 50 Including patrons, employees, and deliveries
- O. **Proposed parking:** City Street parking on 5th & Main streets
- P. **Proposed Loading/Delivery Areas:** Alley @ roll up door & front of building on 5th street
- Q. **No. of employees/shifts:** Day shift 7am-330pm Will consist of 3-7 employees in butchery and deli. Afternoon shift – Will consist of 5 employees in kitchen, bar, and pub 330-2am.
- R. **Est. Building capacity:** 140 seated, 180 seat/standing
- S. **Hours of Operation:** Butchery 6am-5pm, Deli 10am-4pm, Bar & Pub 4pm-2am

T. **Proposed Signs:** One on front of building near top half of wall. To be placed near corner of alley & 5th St. visible from main and market streets. Will possibly be neon sign. Possible additional sign on middle top of wall facing 5th street. Placed against wall.

U. **Community Benefits:**

1. Butchery will allow for the butchering of local farm animals, USDA approved animals due to overbooked butcheries now in operation in Linda, Oroville, Willows, and Chico. This will operate mon-fri and possibly Saturdays. Minimal odor due to meat harvested to be skinned and gutted before delivery.
2. Employment of 10-15 people with profit sharing and benefits.
3. Local food service which includes lunch and dinner services. Bar/grill be open Wednesday through Sunday, deli Monday through Saturday.
4. Live entertainment to be held two or more Saturdays a month.
5. Local taxes
6. Community participation in city events.
7. Restoration and upgrade of local vacant building.
8. Adds additional retail service to downtown

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.

- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
- Part 2 is to be completed by the applicant, and returned to ABC.
- Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

THOMAS CHRISTEN COWSERT, THOMAS BRENT NOBLES (GEO CODE 0601)

2. PREMISES ADDRESS (Street number and name, city, zip code)

115 5TH ST COLUSA CA 95932

3. LICENSE TYPE

47

4. TYPE OF BUSINESS

<input checked="" type="checkbox"/> Full Service Restaurant	<input type="checkbox"/> Hofbrau/Cafeteria	<input type="checkbox"/> Cocktail Lounge	<input type="checkbox"/> Private Club
<input type="checkbox"/> Deli or Specialty Restaurant	<input type="checkbox"/> Comedy Club	<input type="checkbox"/> Night Club	<input type="checkbox"/> Veterans Club
<input type="checkbox"/> Cafe/Coffee Shop	<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Tavern: Beer	<input type="checkbox"/> Fraternal Club
<input type="checkbox"/> Bed & Breakfast:	<input type="checkbox"/> Theater	<input type="checkbox"/> Tavern: Beer & Wine	<input type="checkbox"/> Wine Tasting Room
<input type="checkbox"/> Wine only <input type="checkbox"/> All			
<input type="checkbox"/> Supermarket	<input type="checkbox"/> Membership Store	<input type="checkbox"/> Service Station	<input type="checkbox"/> Swap Meet/Flea Market
<input type="checkbox"/> Liquor Store	<input type="checkbox"/> Department Store	<input type="checkbox"/> Convenience Market	<input type="checkbox"/> Drive-in Dairy
<input type="checkbox"/> Drug/Variety Store	<input type="checkbox"/> Florist/Gift Shop	<input type="checkbox"/> Convenience Market w/Gasoline	
<input type="checkbox"/> Other - describe:			

5. COUNTY POPULATION

22248

6. TOTAL NUMBER OF LICENSES IN COUNTY

N/A

7. RATIO OF LICENSES TO POPULATION IN COUNTY

On-Sale Off-Sale 1-556 X On-Sale Off-Sale

8. CENSUS TRACT NUMBER

5

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

4

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

On-Sale Off-Sale 11 X On-Sale Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

☒ Yes, the number of existing licenses exceeds the number allowed☐ No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

☐ Yes (Go to Item #13)☐ No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

14. TOTAL NUMBER OF REPORTING DISTRICTS

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

16. AVERAGE NO. OF OFFENSES PER DISTRICT

17. 120% OF AVERAGE NUMBER OF OFFENSES

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

☒ Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17☐ No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.

X b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.

c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

PART 2 - TO BE COMPLETED BY THE APPLICANT (If box #20b is checked)

21. Based on the information on the reverse, the Department may approve your application if you can show that public convenience or necessity would be served by the issuance of the license. Please describe below the reasons why issuance of another license is justified in this area. You may attach a separate sheet or additional documentation, if desired. Do not proceed to Part 3.

- EMPLOYMENT GAIN
- ADDITIONAL TAX REVENUE
- UNIQUE BUSINESS / ENTERTAINMENT
- RESTORES UNUSED LOCAL BUILDING
- LONG TERM ECONOMIC DEVELOPMENT
- POSITIVE ENTERTAINMENT
- ENHANCES ADDITIONAL RETAIL AREA WITHIN BUSINESS
- PROVIDES ADDITIONAL EATING PLACE (DEN / BARI GRILL) WITH EXTENDED EATING HOURS

22. APPLICANT SIGNATURE

23. DATE SIGNED

9-16-72

PART 3 - TO BE COMPLETED BY LOCAL OFFICIALS (If box #20c is checked)

The applicant named on the reverse is applying for a license to sell alcoholic beverages at a premises where undue concentration exists (i.e., an over-concentration of licenses and/or a higher than average crime rate as defined in Section 23958.4 of the Business and Professions Code). Sections 23958 and 23958.4 of the Business and Professions Code requires the Department to deny the application unless the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance. Please complete items #24 to #30 below and certify or affix an official seal, or attach a copy of the Council or Board resolution or a signed letter on official letterhead stating whether or not the issuance of the applied for license would serve as a public convenience or necessity.

24. WILL PUBLIC CONVENIENCE OR NECESSITY BE SERVED BY ISSUANCE OF THIS ALCOHOLIC BEVERAGE LICENSE?

Yes

No

See Attached (i.e., letter, resolution, etc.)

25. ADDITIONAL COMMENTS, IF DESIRED (may include reasons for approval or denial of public convenience or necessity):

26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED

project. The PROPERTY OWNER/APPLICANT further agrees to indemnify, hold harmless, and pay all costs of defense for the CITY OF COLUSA in any action challenging the validity of PROPERTY OWNER/APPLICANT'S project permit approval. As PROPERTY OWNER/APPLICANT of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

The PROPERTY OWNER/APPLICANT agrees to comply with all terms of conditions of any entitlement issued or permitted by the City pursuant to the requested application. **PROOF OF PROPERTY OWNERSHIP AND AUTHORIZATION IS REQUIRED IN THE FORM OF A TITLE REPORT DATED WITHIN 90 DAYS OF APPLICATION SUBMITTAL.** I hereby authorize the listed applicant/representative to file application (s) for project approvals by the City of Colusa, to act as my representative regarding the herein described project, and to receive all notices and correspondence from the City regarding this project.

Thomas Brent Nobles
Signature of Owner (s)

THOMAS BRENT NOBLES
Printed Name of Owner (s)

10-13-22
Date

[Signature]
Applicant's Signature

THOMAS CHRISTIAN CONSENT
Printed Name of Applicant

10-13-22
Date

Additional Information: Read Carefully

This project may be subject to fees and/or permits imposed by the Department of Fish and Game (Fish and Game Code, section 711.4 et. seq.; Public Resources Code, Section 1005). Unless a project is denied, no action requiring payment of fees shall be deemed final until such fees are paid (Section 21089 (6) of the Public Resources Code). State of California Department of Fish and Game Code section 711.4 and Title 14, California Code of Regulations, section 753.5 requires payment of a \$1,800 fee at the time of filing of California Environmental Quality Act (CEQA) Notice of Determination (NOD) for review of a Negative Declaration, or Mitigated Negative Declaration, and \$2,500 for an Environmental Impact Report (EIR). Checks made payable to State Department of Fish & Game, and a \$50 recording fee made payable to the Colusa County Clerk's office must be delivered to Colusa City Hall within 5 business days of application approval. Pursuant to CEQA Guidelines Section 15075, recording of the NOD at the County Clerk's office is required within 5 business days; or the statute of limitations is extended from 30 days to 180 days. The City fee for recording environmental documents is \$50.00. Checks must be made payable to the City of Colusa and must be delivered to Colusa City Hall, along with documents to be recorded and appropriate fees **within 3 business days** of application approval to ensure recording at the County within 5 business days as required by the Public Resources Code.

Any construction activity within a channel, waterway, or creekbed requires approval of a Streambed Alteration Permit from the California Department of Fish & Game, Regional Headquarters 1701 Nimbus Road, Rancho Cordova 95670, Environmental Services (916) 358-2929. For Department of Fish & Game forms, visit the agency's web site at www.DFG.CA.GOV.

The City of Colusa Municipal Code prohibits building occupancy prior to the issuance of a Certificate of Occupancy/Final Inspection by the Building Official.

Lot Line Adjustment (boundary line) or lot merger requires signature of both transferring and acquiring property owners. Lot Line Adjustments shall not create new parcels. A legal deed description is required for both parcels and map recordation.

Signature of Transferring Property Owner

Printed Name

Date

Signature of Acquiring Property Owner

Printed Name

Date

Mark box(s) below for other approvals, permits, or entitlements required by other district/agency/governmental entities.

- ☐ Colusa County Air Pollution Control District
☐ Colusa Unified School District
☒ PG & E
☒ Colusa County Environ Health Services
☐ City of Colusa Fire Department

- ☒ City of Colusa Engineering Department
☐ CALTRANS District 3
☐ Regional Water Quality Control Board
☐ Army Corp of Engineers (Corps)
☒ City of Colusa Building Department

- ☒ City of Colusa Public Works Department
☐ Frontier Communications
☐ CA Dept. of Fish & Game
☐ City of Colusa Police Department
☐ Other _____

Project Description

Provided by applicant

The **"Salty Pig"** at 115 5th Street will be a multi business operation which includes a deli, butchery and pub & grill within the 5335sqft building. We plan to employ 10-20 people between the three operations. The Salty Pig will have a full liquor license which includes wine, beer and spirits. Parking for the building will be street parking. The building is owned by Brent Nobles.

Phase 1 will be the butchery which will process cattle, swine, goat, lamb and poultry (full animals). The butchery will be designed and built to be USDA ready. As per the drawing on sheet 4 of the submittal, the animal carcass will be delivered in the alley at the exterior roll up door in the southeast corner of the building. In this area, receiving area, the carcass will be quartered and rinsed. The carcass will then be hung and placed in the refrigeration unit. The meat will hang for the desired number of days per the customer. When the time is reached it will be moved, via a rail system, to the butcher department for processing. Once processed the butchered meat will be vacuum sealed and boxed before being placed into the freezer. At this time the only waste from the carcasses will be bones but we are looking into how to use those as well to have near zero waste from this department. Additional freezer storage is currently being discussed at another property in city limits. This will allow for the on-site freezer to possibly be smaller and an additional refrigeration unit to be placed within the building. (5-8 employees planned)

Phase 2 will be the deli/ meat market. In the deli we will have a freezer unit with a variety of vacuum sealed meats for sale. We will also have a meat counter to sell fresh meats such as steaks, pork, chicken and lunch meats. The deli will also supply hot and cold sandwiches, sides and beverages. we will have seasonings, sauces and rubs also available. The packaged meat will be kept in a glass door front case with walk in access to employees for stalking. Meat packages will also be available to customers. If we opt to go USDA, we will be focused on serving local ranch raised meats to our clients. (2-4 employees planned)

Phase 3 will be the pub & grill. The pub will include a kitchen area, bar, dining tables, axe throwing area and stage (possibly removable). The menu will consist of pub food like select hamburgers, build your own burger, chicken wings/ bites, nachos and additional appetizers. The bar will serve beer and spirits. WE also will have the option of Sunday dinner specials. Attached is our first draft food items. (6-8 employees planned)

Hours of Operation (tentative):

Pub & Grill – Tues thru Thursday (3pm-10pm)

Friday & Saturday (11am-2am) Last call @ 1:30am.

Sunday (11am-10pm)

Deli & Meat Market– Monday thru Sunday (11am – 7pm)

Butchery – (6am – 3pm) Open later if needed to finish carcass if needed.

Signage

One Neon Sign will be placed at the northwest end of the building at the elevation between 12-20' (pending sign size) an additional sign will be located where the current Baxter building sign is located. We would also like to have a local artist or student paint a mural on the alley side of the building.

Grease Trap

The restaurant will need a grease trap. We need to investigate the depth of the sewer line adjacent to the building to determine the depth and feasibility to place one.

The Salty Pig Bar & Grill Menu

Appetizers

1. Cast Iron Nachos
2. Chips w/ Salsa(s)
3. Bacon Wrapped Jalapeno Poppers
4. Double Fried Chicken Wings
5. Boneless Chicken Nuggets
6. Baked Zucchini Chips.

Dinners

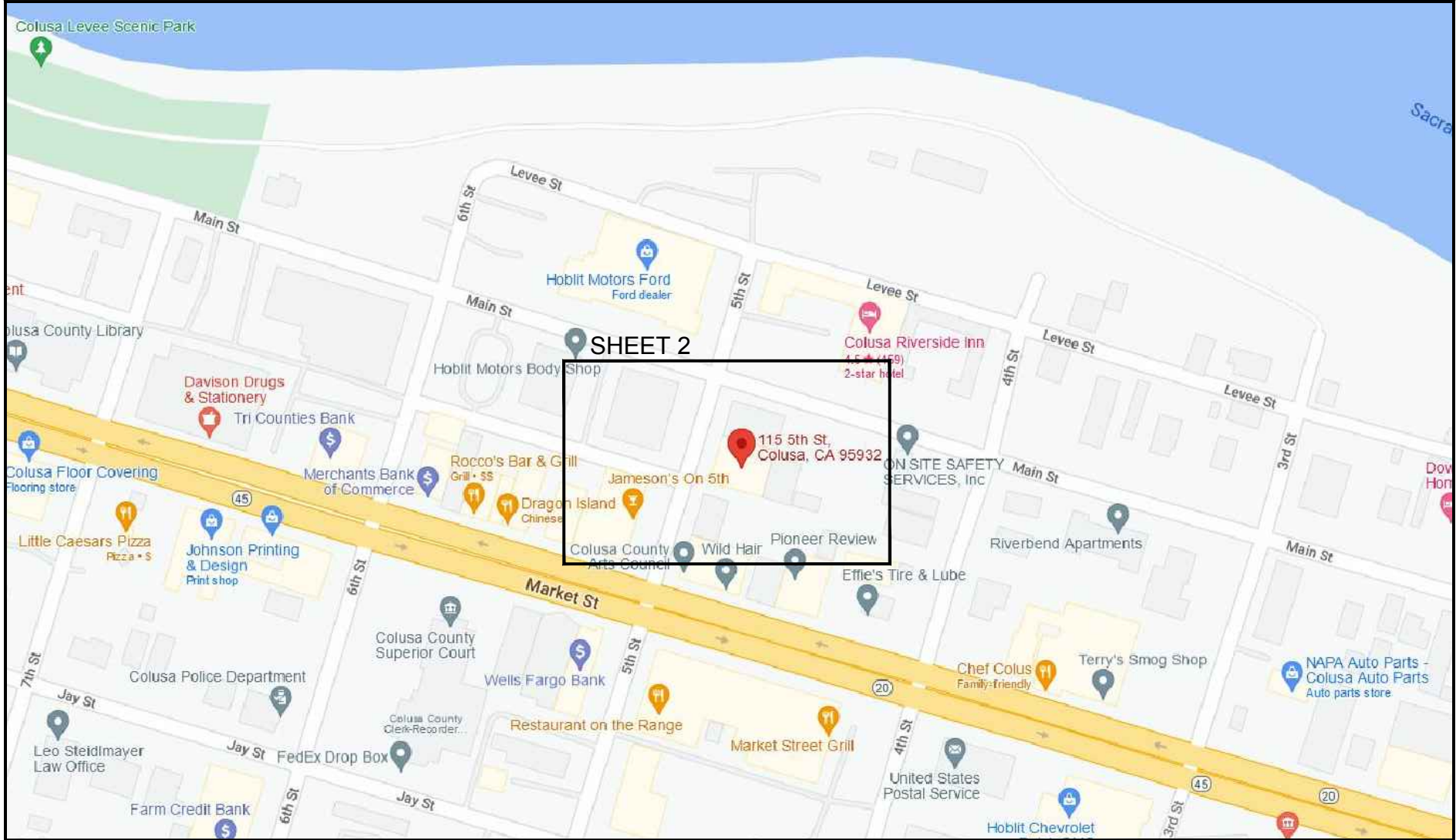
1. Pork Sliders
2. Build a Burger
3. Pastrami Burger
4. Chorizo Burger
5. Turkey Burger
6. Veggie burger
7. Peanut Butter Burger
8. Ginger-Sesame Pork Burger w/ Slaw
9. Loaded Quesadilla
10. Double Fried Chicken wings w/ criss cut fries
 - a. Honey Sriracha
 - b. BBQ
 - c. Teriyaki
 - d. Garlic Parmesan
 - e. Chipotle-Lime
 - f. Honey-BBQ
 - g. Mongolian Glaze
 - h. Basic Salt N Pepper

Chefs Choice Sunday Dinners – Will be either a chicken, pork or beef-based dinner with sides offered only on Sundays.

Desserts

1. Cheesecake
2. Salted Caramel Cookie Skillet
3. Chocolate Brownie Stack

ADDRESS: 115 5TH STREET, COLUSA, CA. 95932
PROJECT NAME: THE SALTY PIG



SITE LOCATION

CONTACTS

CONTACT INFO
OWNER(S)
BRENT NOBLES
(530) 632-2417
nobles.brent@yahoo.com
CHRISTIAN COWSERT
(925) 766-0308
christiancowsert@yahoo.com

SITE INDEX

- 1 - COVER SHEET/SITE LOCATION
- 2 - GENERAL FLOOR PLAN SHEET
- 3 - FRONT ELEVATION SHEET

SCOPE OF WORK:

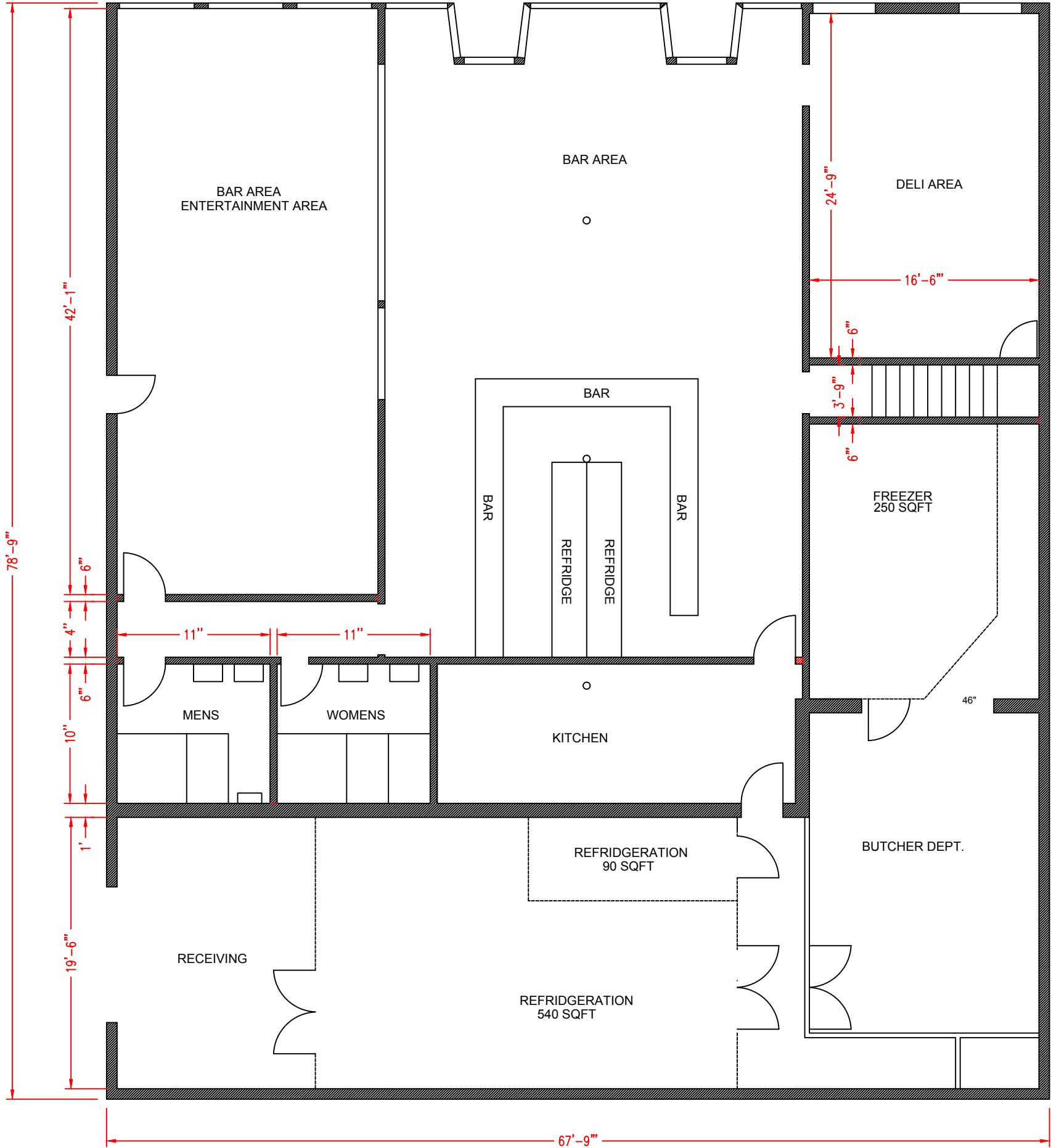
Project description:
1.



3				AS-BUILT
2				REVISION # REV
1	12/31/22			ORIGINAL
NO.	DATE	ENG DESIGN	DRAFTING	COMMENT
ENGINEER: CC				
ENGINEERING FIRM: _				
PROJECT NUMBER: _				
LOCATION: 115 5TH STREET COLUSA CA 95932				
DRAWING NAME: 115 5th Street_Baxter building_COC Planning.dwg				
CONFIDENTIAL/PROPRIETARY				
SHEET: 1 OF 4				

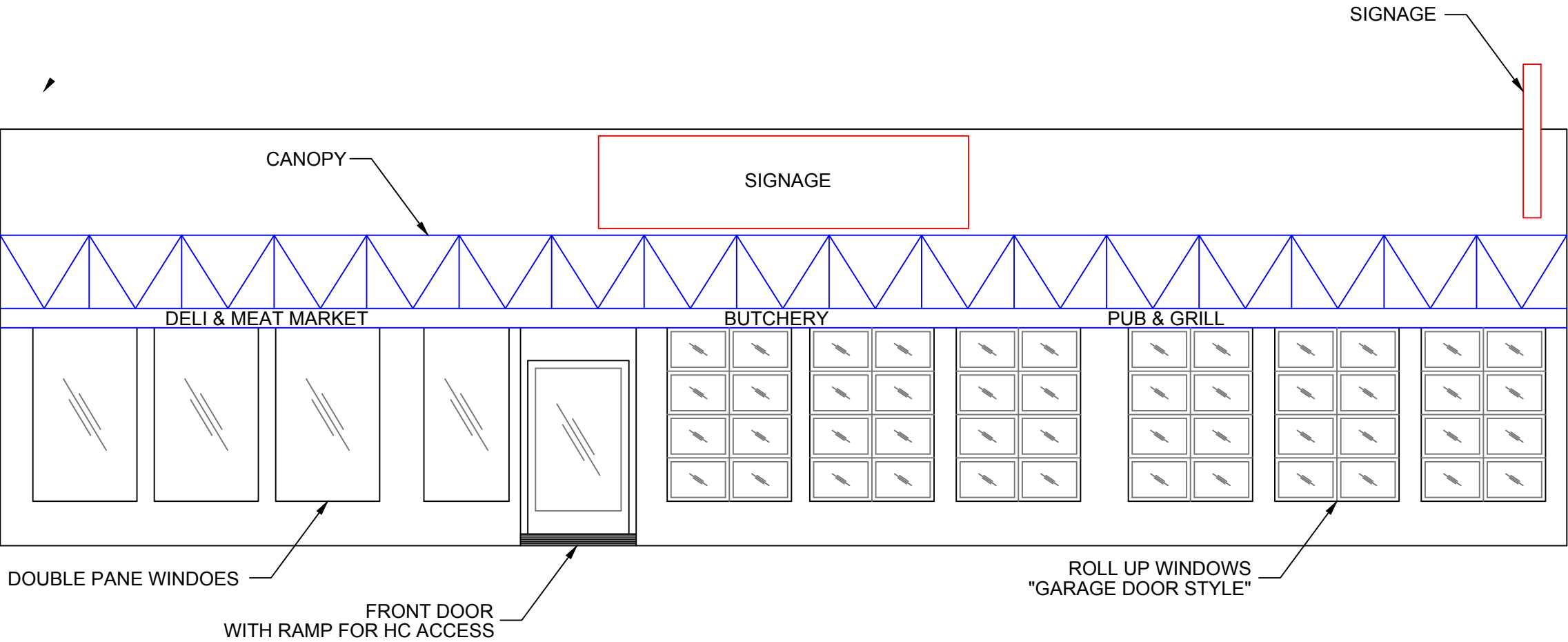
CONSTRUCTION NOTES

0 NOTES:



3				AS-BUILT
2				REVISION # REV
1	12/31/22			ORIGINAL
NO.	DATE	ENG DESIGN	DRAFTING	COMMENT
ENGINEER: CC				
ENGINEERING FIRM: _				
PROJECT NUMBER: _				
LOCATION: 115 5TH STREET COLUSA CA 95932				
DRAWING NAME: 115 5th Street_Baxter building_COC Planning.dwg				
CONFIDENTIAL/PROPRIETARY				
SHEET: 2 OF 4				

0 NOTES:



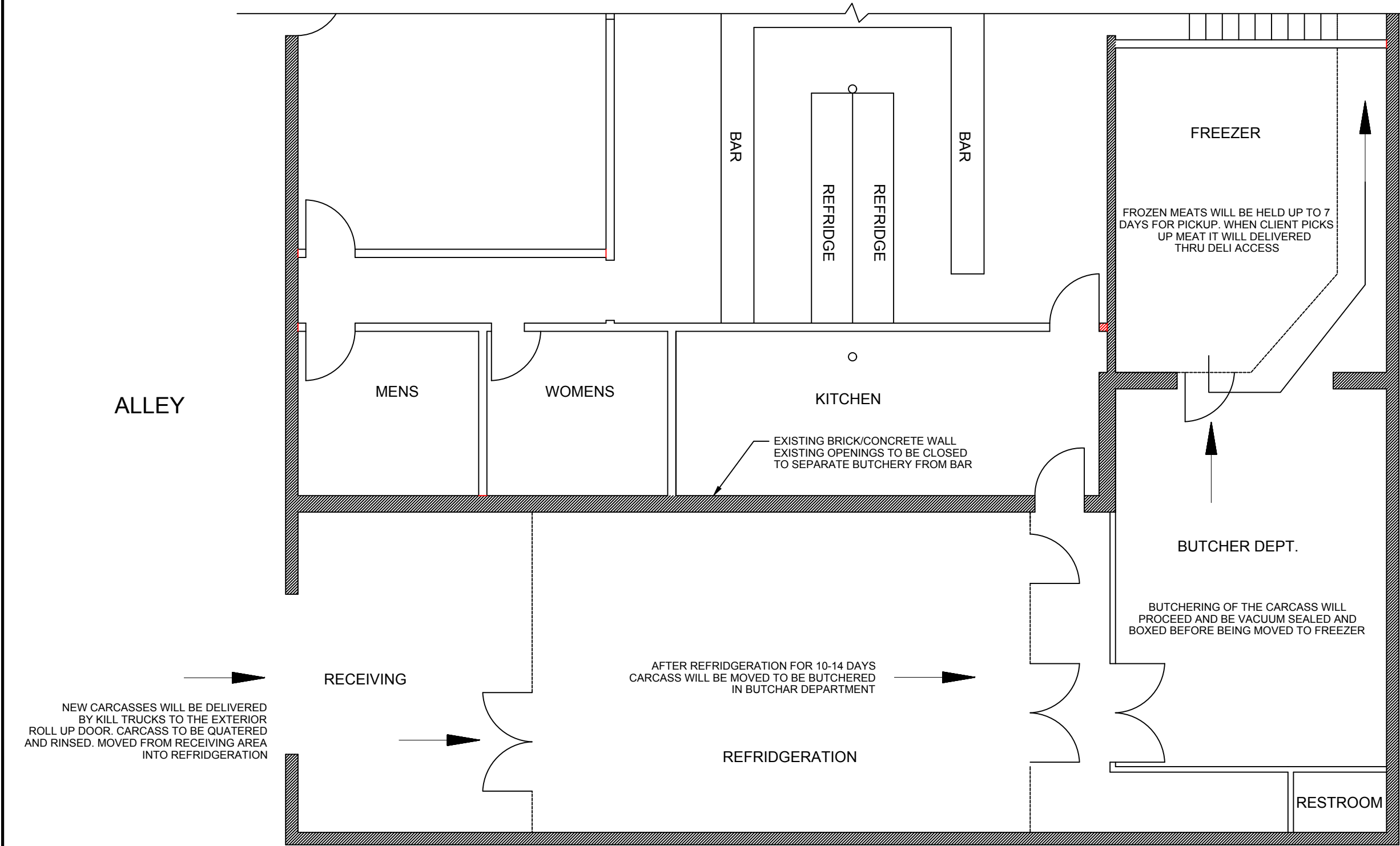
NOTE:
1. BUILDING EXTERIOR WILL BE WHITE AFTER RESURFACING TO A SMOOTH TEXTURE
2. CANOPY WILL HAVE LIGHTING FOR SAFE ACCESS FOR PEDESTRIANS ON SIDEWALK
3. ADDITIONAL SIGNAGE MAY BE PROPOSED AT A LATER DATE ABOVE CANOPY

3				AS-BUILT
2				REVISION # REV
1	12/31/22			ORIGINAL
NO.	DATE	ENG DESIGN	DRAFTING	COMMENT
ENGINEER: CC				
ENGINEERING FIRM: _				
PROJECT NUMBER: _				
LOCATION: 115 5TH STREET COLUSA CA 95932				
DRAWING NAME: 115 5th Street_Baxter building_COC Planning.dwg				
CONFIDENTIAL/PROPRIETARY				
SHEET: 3 OF 4				



CONSTRUCTION NOTES

0 NOTES:



3				AS-BUILT
2				REVISION # REV
1	12/31/22			ORIGINAL
NO.	DATE	ENG DESIGN	DRAFTING	COMMENT

ENGINEER: CC
ENGINEERING FIRM: _____
PROJECT NUMBER: _____
LOCATION: 115 5TH STREET COLUSA CA 95932
DRAWING NAME: 115 5th Street_Baxter building_COC Planning.dwg
CONFIDENTIAL/PROPRIETARY





NOTICE OF PUBLIC HEARING CITY OF COLUSA PLANNING COMMISSION

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION will hold a Public Hearing in the City Council chambers in the Colusa City Hall located at 425 Webster Street on Wednesday, January 11th, at 7:00 p.m. or soon thereafter. The meeting is for the purpose of reviewing the following item:

Applicant: Thomas Christian Cowsert and Thomas Brent Nobles
Owners: Thomas Brent Nobles
Location: 115 5th Street
APN: 001-045-002-000
Zoning: Commercial
Project: Butchery, Deli/Butcher, Bar & Pub

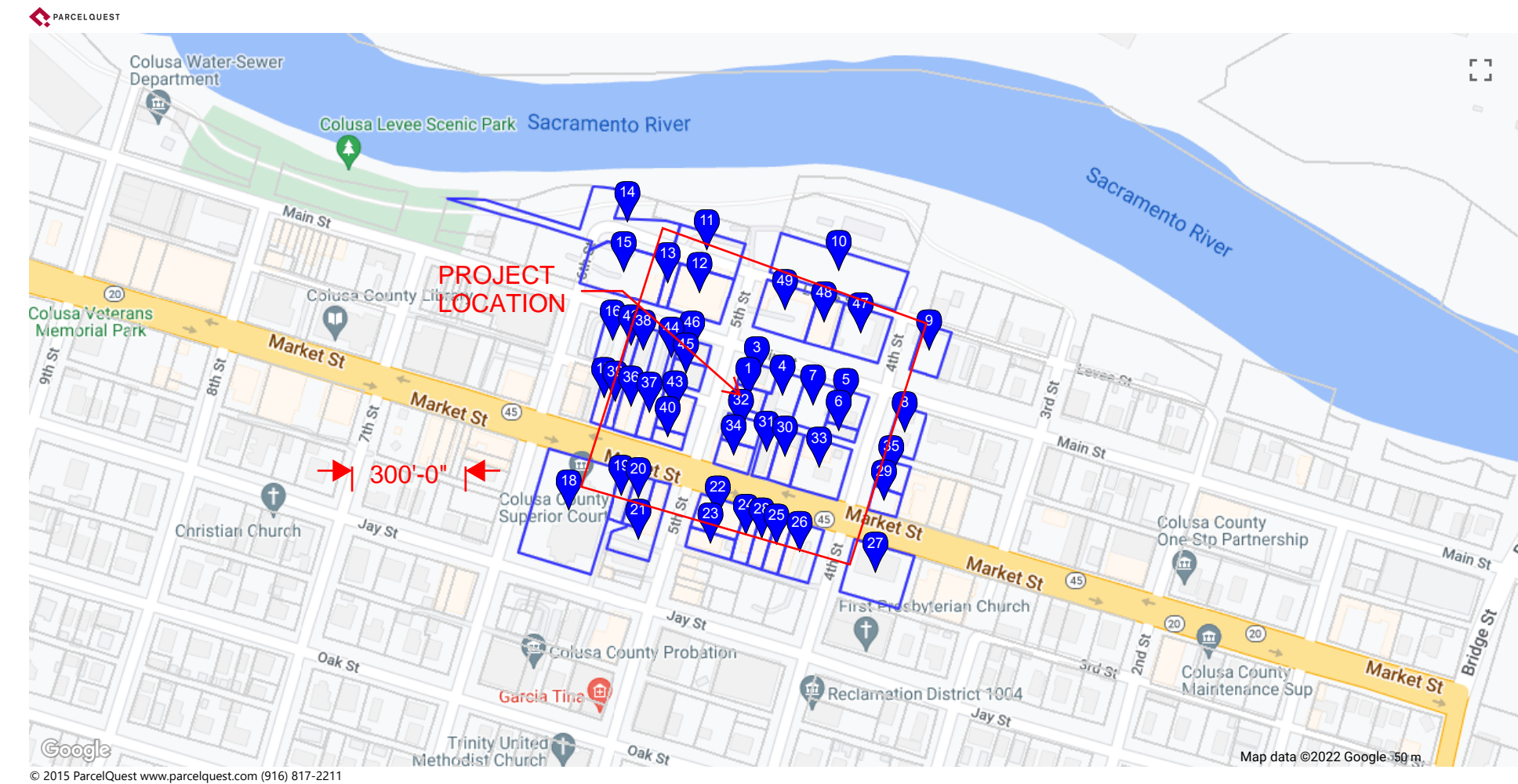
The Planning Commission will consider an application for a conditional use permit including a license to serve alcoholic beverages, in the Commercial Zoning district to allow a Butchery, Deli/Butcher, Bar & Pub to occupy the former Napa Auto Parts Store long 5th Street in Downtown District. The application and project description are on file in the office of the City of Colusa City Hall.



This current proposal contemplates no infrastructure improvements and proposes no development of new lands or area to be requested at this time, thus no impacts are anticipated to be evaluated.



Environmental Review:	Categorically Exempt under CEQA
City Contact:	David Swartz, City Engineer, or Jesse Cain, City Manager
Phone:	(530) 682-9832 or 530-682-2933

All interested parties are invited to attend and express their opinions or provide written comments before the hearing. Written comments can be submitted to the Planning Department at the above address, until 5:00 p.m. on Wednesday, January 11th, 2022. Oral comments can be made at the Public Hearing.

Subsequent to the Planning Commission hearing, an appeal period of ten (10) calendar days will commence, during which an appeal of the Planning Commission's decision may be made to the Colusa City Council. Appeals must be accompanied by a corresponding fee and may be filed at the Planning Department in City Hall at the address above. Challenges to Planning Commission's decision may be limited only to those issues raised at the public hearing described in this notice or in written correspondence delivered to the City of Colusa at, or prior to, the public hearing.



<input checked="" type="checkbox"/>		APN 	Owner	S Street Address	Lot Acres	Use Type
<input checked="" type="checkbox"/>	<u>1</u>	001-045-002-000	NOBLES THOMAS BRENT	115 FIFTH ST	0.120	RETAIL SALES
<input type="checkbox"/>	<u>2</u>	001-085-004-000	MEYER CURTIS & DAVIS-MEYER JAMIE JT	703 JAY ST	0.220	RESID. SINGLE FAMILY
<input checked="" type="checkbox"/>	<u>3</u>	001-045-001-000	FOUR BY FOUR INVESTMENTS, LLC	107 FIFTH ST	0.110	COMMERCIAL
<input checked="" type="checkbox"/>	<u>4</u>	001-045-003-000	FOUR BY FOUR INVESTMENTS, LLC		0.210	COMMERCIAL
<input checked="" type="checkbox"/>	<u>9</u>	001-043-008-000	WESTON GAY MARIE AND DOUGLAS JAY TRUSTEES	29 FOURTH ST	0.220	RESID. SINGLE FAMILY
<input checked="" type="checkbox"/>	<u>10</u>	001-042-002-000	HOBLIT RENTAL PARTNERS A CA GEN PTRNSHIP	15 FIFTH ST	0.730	COMMERCIAL
<input checked="" type="checkbox"/>	<u>11</u>	001-041-005-000	HOBLIT INVESTMENT PARTNERS A CA GEN PTRNS		0.440	VACANT
<input checked="" type="checkbox"/>	<u>12</u>	001-041-006-000	HOBLIT INVESTMENT PARTNERS A CA GEN PTRNS		0.400	AUTOMOTIVE USES
<input checked="" type="checkbox"/>	<u>14</u>	001-041-002-000	HOBLIT INVESTMENT PARTNERS A CA GEN PTRNS		0.290	VACANT
<input checked="" type="checkbox"/>	<u>15</u>	001-041-008-000	HOBLIT INVESTMENT PARTNERS A CA GEN PTRNS		0.440	VACANT
<input checked="" type="checkbox"/>	<u>16</u>	001-044-002-000	MERCHANTS BANK OF COMMERCE		0.200	VACANT
<input checked="" type="checkbox"/>	<u>17</u>	001-044-022-000	ORNBAUN CAROLEE ET AL TC	546 MARKET ST	0.110	RESTAURANT
<input checked="" type="checkbox"/>	<u>18</u>	001-091-001-000	COLUSA COUNTY OF	547 MARKET ST	1.140	GOVERNMENT
<input checked="" type="checkbox"/>	<u>19</u>	001-091-002-000	NELSON DAVID R & LAURIE A LIVING TR ET AL TC	521 MARKET ST	0.110	OFFICE
<input checked="" type="checkbox"/>	<u>22</u>	001-092-001-000	BEDUHN GAIL	201 FIFTH ST	0.210	COMMERCIAL
<input checked="" type="checkbox"/>	<u>24</u>	001-092-003-000	STEIDLMEYER LEO P & CYNTHIA A 2019 TR	439 MARKET ST	0.110	COMMERCIAL
<input checked="" type="checkbox"/>	<u>25</u>	001-092-005-000	HOWE GRETCHEN L FAMILY TR ET AL	421 MARKET ST	0.110	RETAIL SALES
<input checked="" type="checkbox"/>	<u>26</u>	001-092-006-000	SHUMAN LEROY I & PAULA D JT	415 MARKET ST	0.220	RESTAURANT
<input checked="" type="checkbox"/>	<u>27</u>	001-093-001-000	UNITED STATES OF AMERICA	351 MARKET ST		GOVERNMENT
<input checked="" type="checkbox"/>	<u>29</u>	001-046-009-000	3 R INVESTMENTS A CA GENERAL PARTNERSHIP		0.110	VACANT
<input checked="" type="checkbox"/>	<u>30</u>	001-045-007-000	NEWLIN RALPH E & NANCY L	430 MARKET ST	0.160	AUTOMOTIVE USES
<input checked="" type="checkbox"/>	<u>31</u>	001-045-008-000	BEDUHN GAIL	436 MARKET ST	0.110	OFFICE

		APN 	Owner	S Street Address	Lot Acres	Use Type
<input checked="" type="checkbox"/>	<u>32</u>	001-045-010-000	ABEL S WILLIAM & CATHERINE A 1993 FAMILY TR ET AL	131 FIFTH ST	0.120	OFFICE
<input checked="" type="checkbox"/>	<u>33</u>	001-045-006-000	KELLEY TIMOTHY	414 MARKET ST	0.330	AUTOMOTIVE USES
<input checked="" type="checkbox"/>	<u>35</u>	001-046-010-000	MENDEZ LORENA	129 FOURTH ST	0.110	COMMERCIAL
<input checked="" type="checkbox"/>	<u>40</u>	001-044-012-000	ABEL S WILLIAM & CATHERINE A 93 FAMILY TR ET AL	500 MARKET ST	0.060	OFFICE
<input checked="" type="checkbox"/>	<u>42</u>	001-044-003-000	LITCHFIELD DONALD & ORNBAUN CAROLEE JT	538 MAIN ST	0.070	RESTAURANT
<input checked="" type="checkbox"/>	<u>43</u>	001-044-011-000	C & D PREFERRED PROPERTIES LLC	130 FIFTH ST	0.160	OFFICE
<input checked="" type="checkbox"/>	<u>44</u>	001-044-006-000	HOBLIT INVESTMENT PARTNERS A CA GENERAL PTRNSHIP		0.040	COMMERCIAL
<input checked="" type="checkbox"/>	<u>45</u>	001-044-020-000	HOBLIT INVESTMENT PARTNERS A CA GENERAL PTRNSHIP	110 FIFTH ST	0.130	COMMERCIAL
<input checked="" type="checkbox"/>	<u>46</u>	001-044-007-000	HOBLIT RENTAL PARTNERS A CA GENERAL PTRNSHIP	104 FIFTH ST	0.090	COMMERCIAL
<input checked="" type="checkbox"/>	<u>47</u>	001-042-004-000	LETTERKENNY PROPERTIES LLC	400 MAIN ST	0.330	RESID. HOTEL/MOTEL/RESORTS
<input checked="" type="checkbox"/>	<u>48</u>	001-042-008-000	MARAL FRANK J III & SILK LYNDA	420 MAIN ST	0.190	COMMERCIAL
<input checked="" type="checkbox"/>	<u>49</u>	001-042-009-000	CHAUHAN THAKOR & HANSU JT	41 FIFTH ST	0.360	RESID. HOTEL/MOTEL/RESORTS
<input checked="" type="checkbox"/>	<u>5</u>	001-045-011-000	POYNER LAND HOLDINGS LLC A CA LLC	411 MAIN ST	0.150	OFFICE
<input checked="" type="checkbox"/>	<u>7</u>	001-045-004-000	FOUR BY FOUR INVESTMENTS, LLC		0.220	VACANT
<input checked="" type="checkbox"/>	<u>8</u>	001-046-001-000	DE LA TORRE RACHEL	103 FOURTH ST	0.220	RESID. MULTIPLE FAMILY
<input checked="" type="checkbox"/>	<u>23</u>	001-092-002-000	PEREZ JOSE LEONARDO&LOMELI MARIA DE LA LUZ SOTO JT	217 FIFTH ST	0.120	COMMERCIAL
<input checked="" type="checkbox"/>	<u>36</u>	001-044-021-000	CHEW DANIEL & HUANG TINA Y	534 MARKET ST	0.160	RESTAURANT
<input checked="" type="checkbox"/>	<u>37</u>	001-044-013-000	COLUSA COUNTY FARM BUREAU A NON-PROFIT CORP	520 MARKET ST	0.110	RETAIL SALES
<input checked="" type="checkbox"/>	<u>38</u>	001-044-004-000	HOBLIT RENTAL PARTNERS A CA GEN PTRNSHIP	533 MAIN ST	0.120	AUTOMOTIVE USES
<input checked="" type="checkbox"/>	<u>39</u>	001-044-023-000	C & D PREFERRED PROPERTIES LLC	538 MARKET ST	0.050	RETAIL SALES
<input type="checkbox"/>	<u>50</u>	001-036-014-000	COLUSA INDIAN COMMUNITY ECONOMIC DEVELOPMENT CORP	110 SIXTH ST	0.440	RETAIL SALES
<input checked="" type="checkbox"/>	<u>6</u>	001-045-012-000	REEL ACTION LLC	126 FOURTH ST	0.070	RETAIL SALES
<input checked="" type="checkbox"/>	<u>13</u>	001-041-007-000	HOBLIT INVESTMENT PARTNERS A CA GEN PTRNS		0.060	VACANT

		APN 	Owner	S Street Address	Lot Acres	Use Type
<input checked="" type="checkbox"/>	<u>20</u>	001-091-003-000	SCHAAP CRAIG	513 MARKET ST	0.140	COMMERCIAL
<input checked="" type="checkbox"/>	<u>21</u>	001-091-009-000	CROCKER CITIZENS NATIONAL BANK	501 MARKET ST	0.260	BANK
<input checked="" type="checkbox"/>	<u>28</u>	001-092-004-000	HOWE GRETCHEN L FAMILY TR	427 MARKET ST	0.110	RETAIL SALES
<input checked="" type="checkbox"/>	<u>34</u>	001-045-009-000	ABEL S WILLIAM & CATHERINE A 93 FAMILY TR ET AL	143 FIFTH ST	0.120	OFFICE
<input type="checkbox"/>	<u>41</u>	001-044-005-000	HOBLIT INVESTMENTS PARTNERS A CA GENERAL PTRNSHIP		0.110	RETAIL SALES

RESOLUTION NO. 2023-____

A RESOLUTION OF THE CITY OF COLUSA PLANNING COMMISSION
FINDING THAT THE DESIGN REVIEW OF THE PROPOSED
BUTCHER SHOP, DELI AND FUTURE KITCHEN AND BAR
ARE ALIGNED AND CONSISTENT WITH THE INTENDED ZONING USES

WHEREAS, the City has received an application for a design review of a proposed business which is allowed within the C-G zoning district;

WHEREAS, the City has established City Ordinance under Section 10 which allows for these uses;

WHEREAS, all procedures of the California Environmental Quality Act ("CEQA"), California Public Resources Code §21000 et seq., and the CEQA guidelines, title 14 of the California Code of Regulations, chapter 3, §15000 et seq. have been satisfied as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

WHEREAS, the Planning Commission has duly called, advertised and conducted a Public Hearing required by law concerning proposed request; and

WHEREAS, the City of Colusa Planning Commission has considered public and staff input.

NOW, THEREFORE, BE IT RESOLVED by the City of Colusa Planning Commission, that the Planning Commission adopt a resolution making findings that the subject project has been reviewed subject to the city ordinances and zoning, and is consistent with them;

THE FOREGOING RESOLUTION was duly introduced and passed at a regular meeting of the City of Colusa Planning Commission held on the 11th day of January 2023, by the following vote.

AYES:

NOES:

ABSTAIN:

ABSENT:

Signed and approved as to form by me on this 11th day of January 2023

ATTEST: _____
Planning Commission Chair, _____

City Manager, Jesse Cain