



TO: PLANNING COMMISSION

File: UP 22-09

FROM: Kelly Murphy, Senior Planner, kelly.murphy@chicoca.gov,
530-879-6535

RE: Use Permit 22-09 (Casino Chico) – 325 Broadway Street; APN 004-151-010-000

REPORT IN BRIEF

This is a request for use permit approval to establish a seven-table cardroom use in the Downtown North (DN) zoning district. The proposed cardroom would be located in an existing commercial office building, on the easterly side of Broadway Street between W. 3rd and W. 4th Streets in Downtown Chico (see **Attachment B**, Location Map and **Attachment C**, Site Plan).

Recommendation:

Planning staff recommends adoption of Resolution No. 23-03 (**Attachment A**), determining the project is categorically exempt from further environmental review pursuant to CEQA Sections 15301 and 15332 and approving Use Permit application 22-09 (Casino Chico), subject to the recommended conditions.

Proposed Motion:

I move that the Planning Commission adopt Resolution 23-03, determining the project is categorically exempt from further environmental review pursuant to CEQA Sections 15301 and 15332 and approving Use Permit 22-09 (Casino Chico), subject to the recommended conditions.

BACKGROUND

Last year, the Planning Commission and City Council considered an application for an applicant-initiated code amendment (CA 22-01) to allow for a cardroom land use in the DN (Downtown North) zoning district, subject to use permit approval. Following a recommendation of approval from the Planning Commission, the Chico City Council adopted an ordinance amending Chico Municipal Code (CMC) Section 19.44.020, Table 4-6 – Allowed Uses and Permit Requirements for Commercial Zoning Districts, to allow a cardroom in the DN zone subject to a use permit.

The applicant has submitted a use permit application requesting to establish a seven-table cardroom, "Casino Chico", at 325 Broadway Street in Downtown Chico.

DISCUSSION AND ANALYSIS

The project site is designated Commercial Mixed Use on the City's General Plan Land Use Diagram and zoned DN-L-COS (Downtown North with Landmark and Corridor Opportunity Site overlays). The DN zoning district is applied to the central downtown area north of 6th Street. The DN zoning district is primarily intended to implement the Commercial Mixed Use land use designation of the General Plan. The DN zoning district permits development of retail or other uses that contribute to increased pedestrian activity on the ground-floor and requires use permit approval for other ground-floor uses.

Cardrooms are regulated by Titles 5 and 19 of the Chico Municipal Code (CMC). Pursuant to CMC 19.44.020, Table 4-6, a cardroom use may be established in the DN zoning district subject to use permit approval. Other zoning districts where a cardroom is permitted subject to a use permit include the DS (Downtown South), CC (Community Commercial) CS (Commercial Services) and CR (Regional Commercial) zoning districts.

Cardrooms are subject to additional permitting and licensing requirements, as described in CMC Chapter 5.32. Cardrooms are a dually regulated use, requiring licenses from both the City of Chico and the State of California. For example, to receive a city-issued license for a cardroom business, the applicant must first provide a copy of a valid gambling license issued to the applicant by the State of California pursuant to the Gambling Control Act. Additional cardroom rules and regulations are established locally in CMC Section 5.32.140.

In accordance with CMC Section 5.32.080, no more than 15 card tables are allowed to operate in the city, with no more than 8 tables in any one cardroom, and no more than three (3) cardroom licenses are allowed in the city at any one time. Each cardroom license must set forth the number of card tables authorized for that cardroom (see **Attachment D**, State-issued License).

There are two cardrooms currently operating in the city. The Planning Commission approved Use Permit 12-11 on October 4, 2012, authorizing a cardroom at 175 E. 20th Street (formerly known as “Angie’s Poker Club” but later renamed to “Casino 99”). Casino 99 is authorized to operate a cardroom with up to 8 tables. At its meeting on July 7, 2016, the Planning Commission approved Use Permit 16-02 for Casino Chico, authorizing a seven-table cardroom in a portion of an existing restaurant and sports bar (“Quackers”) at 768 East Avenue.

The proposal before the Planning Commission is to relocate Casino Chico from its current shared premises at 768 East Avenue to its own building in Downtown Chico. In other words, approval of this use permit request for a seven-table cardroom would not establish a new, third cardroom in the city nor would it result in an excess of 15 card tables city-wide.

Operations and Security

The project estimates a total of 20 employees, with 3 to 5 employees working per shift on average. The applicant is requesting the ability to operate 24 hours per day, 7 days a week, in compliance with CMC Section 5.32.140.C. However, the applicant’s project narrative clarifies that the business would close when all patrons have left for the night, reopening at 10:00am the following day (see **Attachment E**, Project Narrative).

As discussed above, to obtain a city-issued license for a cardroom the applicant must adhere to the rules and regulations set forth in CMC Chapter 5.32. Several of these standards relate to safety and security, such as supervision of tables, proper signage, and the requirement that the business remain open to police inspection at any time. Additionally, no person under the age of twenty-one is permitted at any card table nor can they participate in any game played in the establishment. Further, no person who is in a state of intoxication shall be permitted in a cardroom.

The applicant has consulted closely with the Chico Police Department on the security plans for the proposed cardroom. Following its review, the Chico Police Department affirmed its support of the project subject to compliance with all regulations required by CMC Chapter 5.32, and recommended conditions of approval included in **Exhibit I** to **Attachment A**, which would further limit alcohol sales and consumption and require security guards onsite. The cardroom use will require security staff (one person during the day, a minimum of two at night) to monitor the building entrance, prevent loitering and smoking on the public sidewalk, and conduct identification verification of all customers who enter the premises. The building would also be equipped with security cameras, as required by the California Bureau of Gambling Control.

Alcoholic Beverage Establishment (ABE) Zoning Verification

The proposed cardroom would be equipped with a full bar and commercial kitchen facilities to support the sale and service of food and alcohol onsite. All businesses selling alcohol in the city as a component of a land use must operate in compliance with operational standards defined in CMC Section 19.76.200. Operational standards for new or expanding businesses that sell alcohol include:

- Responsible beverage service (RBS) training for staff selling alcohol;
- Requirements to limit nuisance activities associated with the sale of alcohol;
- Limitations on noise;
- Standards for maintaining the exterior appearance of the business;
- Standards requiring staff to control any queue forming outside the business; and
- Limits on the timing of alcohol sales during specific holiday and special event times.

All new or expanding businesses that serve alcohol as a component of their use must first obtain a zoning verification from the City's Planning Division before obtaining a liquor license from the California Department of Alcoholic Beverage Control (ABC).

As part of the zoning verification process, staff coordinated with ABC and the Chico Police Department on the review for the alcohol sales component of the proposed cardroom business (see **Attachment F**, ABE Zoning Verification Letter).

The applicant was advised that a Type 47 ABC license (typically issued for restaurant uses) would be the most appropriate license type for the location at which the cardroom is proposed. The Type 47 ABC license stipulates that "the licensed premises must operate as a bona fide eating place, maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises."

The applicant is proposing a food menu that would include pizza and hot and cold sandwiches made-to-order with a "German-inspired twist" (see **Attachment G**, Food Service Detail). A condition of project approval has been included to ensure adequate kitchen facilities are installed and verified by ABC for a Type 47 license prior to issuance of a certificate of occupancy.

Architectural Review

Tenant improvements are proposed to the interior of the building; no new exterior construction is proposed. Nonstructural modifications to the exterior of the building,

consisting of new paint and building signage, which would be reviewed administratively under a separate permit consistent with the City's Municipal Code.

Although the project site is within a -L (Landmark) overlay zone, a certificate of appropriateness approved by the Architectural Review and Historic Preservation Board (ARHPB) is not required as the property itself is not listed on the City's Historic Resources Inventory.

The proposed cardroom would be an adaptive reuse of an existing commercial office building that has previously been determined to be consistent with lot coverage, landscaping, building height, and setback requirements for the DN zoning district.

Downtown In-Lieu Parking Benefit Area

The project is proposed within the Downtown In-Lieu Parking Benefit Area. Pursuant to CMC Chapters 19.70 and 19R.43, no parking is required for non-residential uses within the Downtown In-Lieu Parking Benefit Area. This waiver of off-street parking requirements is further supported by the fact that the site is within a -COS overlay zone, is in an area of mixed-use development with enhanced pedestrian access and served by public transit and bicycle facilities. Further, both street and structure parking is available to meet the demands of Downtown parking.

Development Agreement Component

The applicant is proposing a voluntary, annual contribution to the City of Chico equivalent to five (5) percent of gross receipts generated from card game "participation fees". While this type of offer is uncommon, it is not entirely unique. For example, applicants who obtained approval of a use permit to establish a commercial cannabis storefront retailer use within the city contribute a percentage of annual gross receipts to the City's General Fund. The City Attorney's office has determined that a development agreement would be the most appropriate mechanism to facilitate this proposal. A condition of approval has been included that stipulates that the effectiveness of the use permit is contingent upon approval by the City Council of a development agreement between the applicant and city requiring this annual contribution (see **Exhibit I** to **Attachment A**, Condition of Approval #9).

Consistency with the General Plan

The proposal is consistent with various goals, policies and actions found in the Land Use, Downtown, Economic Development, Community Design, and Safety Elements of the General Plan, including Downtown (DT) Goals DT-1, DT-2, and DT-3; Economic Development (ED) Goal ED-1; Safety (S) Goal S-5; Community Design (CD) Goal CD-3; and Land Use (LU) Goals LU-2, LU-3, and LU-4.

Specifically, the project would be consistent with General Plan goals and policies which encourage Chico residents and visitors to support businesses that are located in the City of Chico (Policy ED-1.9). As stated in the applicant's narrative, the Casino Chico cardroom would be distinct from a "Las Vegas style" or tribal casino. Establishing a cardroom in Downtown Chico would provide residents and visitors a new and exclusive source of entertainment that would generate additional revenue for the City, helping to maintain and enhance the vitality and economic well-being of Downtown to support its status as the City's

center (Policy DT-1.1 and DT-1.2, Goal DT-2). With 24/7 operating hours proposed, the project would contribute to a lively streetscape environment and increased pedestrian activity on the ground floor (Policy DT-3.2 and DT-3.2.1). The proposed project represents the development and enhancement of “Third Places” that expand the range of Downtown activities and uses for residents and visitors alike (places people go after work or when not at home), consistent with Action ED-1.5.1.

As previously mentioned in this report, the applicant consulted with the Chico Police Department regarding the security details for the proposed cardroom to support the deterrence of crime through site planning and design, consistent with Safety Policy S-5.5 and Action S-5.5.1, as well as Community Design Policy CD-3.4, Action CD-3.4.1 and Action CD-3.4.2.

The proposal reflects the relocation of an existing cardroom from a shared premises in a car-centric area of town and into its own building in Downtown. In accordance with Action DT-7.2.1, no parking is proposed nor required in the DN zoning district. The project has been conditioned to require issuance of a certificate of appropriateness by the ARHPB prior to any major alterations to the existing building (Action DT-8.1.2).

The proposal reflects a land use category that is limited to a total of three (3) establishments City-wide, thereby providing a mix and distribution of uses that meet the identified needs of community (Goal LU-2). The proposed use would be located on a parcel designated Commercial Mixed Use and operate out of an existing commercial office building. Both general and use specific operating standards have been required, ensuring land use compatibility with the surrounding area (Policy LU-2.4).

Furthermore, the proposed use would be established in a mixed-use area characterized by a variety of commercial retail, restaurant, office, and service uses, located far enough away from existing single family residential neighborhoods but proximal enough to be walkable or bikeable, and would provide a missing neighborhood entertainment element (Goal LU-3 and Policy LU-4.4).

Finally, it is important to note the increasing challenges that retail and restaurant uses have faced in recent years. With consumers trending away from storefront retail and towards online shopping, and several restaurant businesses impacted due to the COVID-19 pandemic, more frequent turnover of these use types has been observed. Diversification of land uses in Downtown Chico is important for ensuring its economic resiliency in the future. The proposed cardroom would be complementary to surrounding uses as it represents a new entertainment use that would increase pedestrian traffic and attract residents and visitors to the Downtown area.

ENVIRONMENTAL REVIEW

The project has been determined to be categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities) and 15332 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with the applicable General Plan designation, zoning regulations, and General Plan policies; is less than five acres in size, substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts

regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

FINDINGS

Following a public hearing, the Planning Commission may approve a use permit application, with or without conditions, only if all of the following findings can be made:

Use Permit Findings

- A. *The proposed use is allowed within the subject-zoning district and complies with all of the applicable provisions of Chapter 19.24 (Use Permits).*

The proposed use would be located on a commercial site designated Commercial Mixed Use on the General Plan land use diagram and zoned DN-L-COS (Downtown North with Landmark and Corridor Opportunity Site overlays). Pursuant to Chico Municipal Code (CMC) 19.44.020, Table 4-6, a cardroom use may be established in the DN zoning district subject to use permit approval. This use permit was processed in compliance with CMC Section 19.24.

- B. *The proposed use would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed use.*

The project site is in a commercial mixed-use area comprised of a variety of commercial retail, restaurant, office, and service uses, with residential uses present above the ground floor. Cardrooms are thoughtfully regulated by both the City and the State, in part to help ensure the safety and welfare of those patronizing cardrooms as well as those living and working near such businesses. The ABC/ABE zoning verification conducted as part of the project's review verified compliance with the City's standards for businesses which sell alcohol and ABC's requirements for a Type 47 license. Food safety of the food service and bar will be achieved by compliance with Butte County Environmental Health regulations.

The applicant has consulted with the Chico Police Department on the security plans for the proposed cardroom. Following its review, the Chico Police Department affirmed its support of the project subject to compliance with all regulations required by CMC Chapter 5.32, and recommended conditions of approval which would further limit alcohol sales and consumption and require security guards onsite. The cardroom proposes to employ security staff (one person during the day, a minimum of two at night) to monitor the building entrance, prevent loitering and smoking on the public sidewalk, and conduct identification verification of all customers who enter the premises. The building would also be equipped with security cameras, as required by the Bureau of Gambling Control.

Furthermore, operation of the proposed cardroom in accordance with the general and specific standards established in CMC Section 5.32.140 and 19.76.200 will ensure that a cardroom use at this location would not have detrimental effects on the surrounding neighborhood.

- C. *The proposed use will not be detrimental and/or injurious to property and improvements in the neighborhood of the proposed use, as well as the general welfare of the City.*

The cardroom use would be contained entirely within an existing commercial office building and would operate similarly to other entertainment uses that are permitted in addition to a primarily permitted uses such as an alcoholic beverage establishment or restaurant (e.g., “nightclubs”) that are subject to use-specific standards. Cardroom uses cater to customers over the age of 21 possessing valid ID and are dually licensed by a state regulatory agency, the California Gambling Control Commission. The food and alcohol sales component of the project is further regulated by the California Department of Alcoholic Beverage Control (ABC) and Butte County Environmental Health. Use of the property as a cardroom, including a restaurant with full bar, would not impact property or improvements in the neighborhood as the use will occupy an existing building and no off-site improvements are required. Compliance with all applicable building codes will be required. No detrimental impacts to property or improvements in the area have been identified.

- D. *The proposed use will be consistent with the policies, standards, and land use designations established by the General Plan.*

The proposed cardroom use would be compatible with the underlying General Plan designation and zoning district and operate similarly to other entertainment uses that are permitted in addition to a primarily permitted uses such as an alcoholic beverage establishment or restaurant (e.g., “nightclubs”) that are subject to use-specific standards. The proposal is consistent with various policies and actions under Downtown (DT) Goals DT-1, DT-2 and DT-3; Economic Development (ED) Goal ED-1; Safety Goal S-5; Community Design (CD) Goals CD-3; and Land Use (LU) Goals LU-2, LU-3 and LU-4).

Specifically, the project would be consistent with General Plan goals and policies which encourage Chico residents and visitors to support businesses that are located in the City of Chico (Policy ED-1.9). As stated in the applicant’s narrative, Casino Chico would be distinct from a “Las Vegas style” or tribal casino. Establishing a cardroom in Downtown Chico would provide residents and visitors a new and exclusive source of entertainment that would generate additional revenue for the City, helping to maintain and enhance the vitality and economic well-being of Downtown to support its status as the City’s center (Policy DT-1.1 and DT-1.2, Goal DT-2). With 24/7 operating hours proposed, the project would contribute to a lively streetscape environment and increased pedestrian activity on the ground floor (Policy DT-3.2 and DT-3.2.1). The proposed project represents the development and enhancement of “Third Places” (places people go after work or when not at home), consistent with Action ED-1.5.1.

As previously mentioned in this report, the applicant consulted with the Chico Police Department regarding the security details for the proposed cardroom to support the deterrence of crime through site planning and design, consistent with Safety Policy S-5.5 and Action S-5.5.1, as well as Community Design Policy CD-3.4, Action CD-3.4.1 and Action CD-3.4.2.

The proposal reflects the relocation of an existing cardroom from a shared premises in a car-centric area of town and into its own building in Downtown. In accordance with Action DT-7.2.1, no parking is proposed nor required in the DN zoning district.

The proposal reflects a land use category that is limited to a total of three (3) establishments City-wide, thereby providing a mix and distribution of uses that meet the identified needs of community (Goal LU-2). The proposed use would be located on a parcel designated Commercial Mixed Use and operate out of an existing commercial office building. Both general and use specific operating standards have been required, ensuring land use compatibility with the surrounding area (Policy LU-2.4). Furthermore, the proposed use would be established in a mixed-use area characterized by a variety of commercial retail and service uses, located far enough away from existing single family residential neighborhoods but proximal enough to be walkable or bikeable, and would provide a missing neighborhood entertainment element (Goal LU-3 and Policy LU-4.4).

Diversification of land uses in Downtown Chico is important to ensuring its economic resiliency in the future. The proposed cardroom would be complementary to its surrounding uses as it represents a new revenue-generating entertainment use that would increase pedestrian traffic and attract residents and visitors to the Downtown area.

- E. *The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.*

The project site is designated Commercial Mixed Use on the City's General Plan Land Use Diagram and zoned DN-L-COS (Downtown North with Landmark and Corridor Opportunity Site overlays). The proposed use is compatible with surrounding mixed-use environment and is consistent with the intent of the DN zoning district to permit development of uses that contribute to increased pedestrian activity on the ground-floor.

The proposed cardroom would be established in an existing commercial building previously used as office space. Tenant improvements are proposed to the interior of the building, including the installation of adequate kitchen facilities to support food and beverage sales and service onsite. No new exterior construction is proposed. Nonstructural modifications to the exterior of the building, consisting of new paint and building signage, would be reviewed administratively under a separate permit. The proposed cardroom would be an adaptive reuse of an existing commercial office building that has previously been determined to be consistent with lot coverage, landscaping, building height, and setback requirements for the DN zoning district.

PUBLIC CONTACT

A notice was published in the Chico Enterprise Record 10 days prior to the meeting date, and notices were mailed out to all property owners and tenants within 500 feet of the project site. As of this report's publication, staff has not received any public comments.

DISTRIBUTION:

Internal (3)

Kelly Murphy, Senior Planner
Brendan Vieg, CDD Director
Bruce Ambo, Principal Planner

External (2)

Jon Scott (Applicant)
AEJ Trust (Owner), Attn: David Halimi

ATTACHMENTS:

- A. Resolution 23-01
Exhibit I – Conditions of Approval
- B. Location Map
- C. Site Plan to Accompany Use Permit 22-09 (Casino Chico)
- D. State-issued cardroom license
- E. Applicant's Project Narrative
- F. ABE/ABC Zoning Verification
- G. Food Service Detail

1 **RESOLUTION NO. 23-03**
2 **RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION**
3 **APPROVING USE PERMIT 22-09**
4 **(CASINO CHICO)**

5 WHEREAS, an application has been submitted for a Use Permit to establish a cardroom
6 use including in the Downtown North (DN) zoning district on the easterly side of Broadway Street,
7 between W. 3rd and W. 4th Streets in Downtown Chico (APN 004-151-010); and

8 WHEREAS, the Planning Commission considered the staff report and comments
9 submitted at a noticed public hearing held on June 1, 2023; and

10 WHEREAS, the Project has been determined to be categorically exempt under Section
11 1.40.220 of the Chico Municipal Code (CMC) and pursuant to the California Environmental
12 Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities) and 15332 (In-Fill
13 Development Projects).

14 NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE
15 CITY OF CHICO AS FOLLOWS:

- 16 1. With regard to the Use Permit, the Planning Commission finds that:
- 17 A. The proposed use would be located on a commercial site designated Commercial Mixed
18 Use on the General Plan land use diagram and zoned DN-L-COS (Downtown North with
19 Landmark and Corridor Opportunity Site overlays). Pursuant to Chico Municipal Code
20 (CMC) 19.44.020, Table 4-6, a cardroom use may be established in the DN zoning district
21 subject to use permit approval. This use permit was processed in compliance with CMC
22 Section 19.24; and
 - 23 B. The project site is in a commercial mixed-use area comprised of a variety of commercial
24 retail, restaurant, office, and service uses, with residential uses present above the ground
25 floor. Cardrooms are thoughtfully regulated by both the City and the State, in part to help
26 ensure the safety and welfare of those patronizing cardrooms as well as those living and
27 working near such businesses. The ABC/ABE zoning verification conducted as part of the
28 project's review verified compliance with the City's standards for businesses which sell

1 alcohol and ABC's requirements for a Type 47 license. Food safety of the food service and
2 bar will be achieved by compliance with Butte County Environmental Health regulations.
3 The applicant has consulted with the Chico Police Department on the security plans for the
4 proposed cardroom. Following its review, the Chico Police Department affirmed its
5 support of the project subject to compliance with all regulations required by CMC Chapter
6 5.32, and recommended conditions of approval which would further limit alcohol sales and
7 consumption and require security guards onsite. The cardroom proposes to employ security
8 staff (one person during the day, a minimum of two at night) to monitor the building
9 entrance, prevent loitering and smoking on the public sidewalk, and conduct identification
10 verification of all customers who enter the premises. The building would also be equipped
11 with security cameras, as required by the Bureau of Gambling Control. Furthermore,
12 operation of the proposed cardroom in accordance with the general and specific standards
13 established in CMC Section 5.32.140 and 19.76.200 will ensure that a cardroom use at this
14 location would not have detrimental effects on the surrounding neighborhood; and

15 C. The cardroom use would be contained entirely within an existing commercial office
16 building and would operate similarly to other entertainment uses that are permitted in
17 addition to a primarily permitted uses such as an alcoholic beverage establishment or
18 restaurant (e.g., "nightclubs") that are subject to use-specific standards. Cardroom uses
19 cater to customers over the age of 21 possessing valid ID and are dually licensed by a state
20 regulatory agency, the California Gambling Control Commission. The food and alcohol
21 sales component of the project is further regulated by the California Department of
22 Alcoholic Beverage Control (ABC) and Butte County Environmental Health. Use of the
23 property as a cardroom, including a restaurant with full bar, would not impact property or
24 improvements in the neighborhood as the use will occupy an existing building and no off-
25 site improvements are required. Compliance with all applicable building codes will be
26 required. No detrimental impacts to property or improvements in the area have been
27 identified; and

28 D. The proposed cardroom use would be compatible with the underlying General Plan

1 designation and zoning district and operate similarly to other entertainment uses that are
2 permitted in addition to a primarily permitted uses such as an alcoholic beverage
3 establishment or restaurant (e.g., “nightclubs”) that are subject to use-specific standards.
4 The proposal is consistent with various policies and actions under Downtown (DT) Goals
5 DT-1, DT-2 and DT-3; Economic Development (ED) Goal ED-1; Safety Goal S-5;
6 Community Design (CD) Goals CD-3; and Land Use (LU) Goals LU-2, LU-3 and LU-4).
7 Specifically, the project would be consistent with General Plan goals and policies which
8 encourage Chico residents and visitors to support businesses that are located in the City of
9 Chico (Policy ED-1.9). As stated in the applicant’s narrative, Casino Chico would be
10 distinct from a “Las Vegas style” or tribal casino. Establishing a cardroom in Downtown
11 Chico would provide residents and visitors a new and exclusive source of entertainment
12 that would generate additional revenue for the City, helping to maintain and enhance the
13 vitality and economic well-being of Downtown to support its status as the City’s center
14 (Policy DT-1.1 and DT-1.2, Goal DT-2). With 24/7 operating hours proposed, the project
15 would contribute to a lively streetscape environment and increased pedestrian activity on
16 the ground floor (Policy DT-3.2 and DT-3.2.1). The proposed project represents the
17 development and enhancement of “Third Places” (places people go after work or when not
18 at home), consistent with Action ED-1.5.1. As previously mentioned in this report, the
19 applicant consulted with the Chico Police Department regarding the security details for the
20 proposed cardroom to support the deterrence of crime through site planning and design,
21 consistent with Safety Policy S-5.5 and Action S-5.5.1, as well as Community Design
22 Policy CD-3.4, Action CD-3.4.1 and Action CD-3.4.2. The proposal reflects the relocation
23 of an existing cardroom from a shared premises in a car-centric area of town and into its
24 own building in Downtown. In accordance with Action DT-7.2.1, no parking is proposed
25 nor required in the DN zoning district. The proposal reflects a land use category that is
26 limited to a total of three (3) establishments City-wide, thereby providing a mix and
27 distribution of uses that meet the identified needs of community (Goal LU-2). The
28 proposed use would be located on a parcel designated Commercial Mixed Use and operate

1 out of an existing commercial office building. Both general and use specific operating
2 standards have been required, ensuring land use compatibility with the surrounding area
3 (Policy LU-2.4). Furthermore, the proposed use would be established in a mixed-use area
4 characterized by a variety of commercial retail and service uses, located far enough away
5 from existing single family residential neighborhoods but proximal enough to be walkable
6 or bikeable, and would provide a missing neighborhood entertainment element (Goal LU-
7 3 and Policy LU-4.4). Diversification of land uses in Downtown Chico is important to
8 ensuring its economic resiliency in the future. The proposed cardroom would be
9 complementary to its surrounding uses as it represents a new revenue-generating
10 entertainment use that would increase pedestrian traffic and attract residents and visitors to
11 the Downtown area; and

12 E. The project site is designated Commercial Mixed Use on the City's General Plan Land Use
13 Diagram and zoned DN-L-COS (Downtown North with Landmark and Corridor
14 Opportunity Site overlays). The proposed use is compatible with surrounding mixed-use
15 environment and is consistent with the intent of the DN zoning district to permit
16 development of uses that contribute to increased pedestrian activity on the ground-floor.
17 The proposed cardroom would be established in an existing commercial building
18 previously used as office space. Tenant improvements are proposed to the interior of the
19 building, including the installation of adequate kitchen facilities to support food and
20 beverage sales and service onsite. No new exterior construction is proposed. Nonstructural
21 modifications to the exterior of the building, consisting of new paint and building signage,
22 would be reviewed administratively under a separate permit.

23 2. Based on all the above, the Planning Commission hereby approves Use Permit 22-09 (Casino
24 Chico) subject to the conditions set forth in Exhibit I attached hereto.

25 3. The Planning Commission hereby specifies that the materials and documents which constitute
26 the record of proceedings upon which its decision is based are located at and under the custody
27 of the City of Chico Community Development Department.

28 //

1 THE FOREGOING RESOLUTION WAS ADOPTED by the Planning Commission of the
2 City of Chico at its meeting held on June 1, 2023, by the following vote:

3
4 AYES:


5 NOES:

6 ABSENT:

7 ABSTAINED:

8 DISQUALIFIED:

9
10 ATTEST:

11 
12 _____
13 Bruce Ambo
14 Planning Commission Secretary

APPROVED AS TO FORM:

15 
16 _____
17 Vincent C. Ewing, City Attorney*

18 *Pursuant to The Charter of
19 the City of Chico, Section 906(E)
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EXHIBIT I
CONDITIONS OF APPROVAL
Use Permit 22-09 (Casino Chico)

1. Use Permit 22-09 (Casino Chico) authorizes a seven-table cardroom use, in general accord with the "Site Plan to Accompany Use Permit 22-09 (Casino Chico)" and in compliance with all other conditions of approval.
2. The permittee shall comply with all other State and local Code provisions, including those of the Building Division, Public Works Department, Fire Department, Butte County Environmental Health, California Department of Alcoholic Beverage Control (ABC), and California Bureau of Gambling Control. The permittee is responsible for contacting these offices to verify the need for permits.
3. The permittee shall obtain a cardroom license from the Chico Finance Department prior to commencing cardroom operations. The cardroom use shall be operated in compliance with the general and specific standards set forth in CMC Chapter 5.32. In accordance with this chapter, it shall be unlawful to operate a cardroom in violation of any of the following regulations and rules:
 - a) Location. Not more than one cardroom shall be located at any one address or within any building. A cardroom shall not operate at any location for which a valid use permit is not in effect pursuant to the zoning regulations of this code.
 - b) Minors. No person under the age of twenty-one shall be permitted at any card table, nor shall participate in any game played thereat. This subsection does not permit greater access to cardrooms than what is set forth in the Gambling Control Act.
 - c) Hours of Operation. Cardrooms may operate twenty-four hours a day, seven days a week. Each cardroom shall adopt a schedule specifying its hours of operation. Each cardroom shall clearly post its hours of operation so as to give law enforcement and patrons adequate notice of the hours of operation.
 - d) Police Inspection. All cardrooms shall be open to police inspection during all hours of operation, or at any other time which, in the judgment of the chief of police, it is necessary to inspect for violations of this chapter.
 - e) Doors to be Unlocked. During the hours of operation, all entry and exit doors shall be unlocked and accessible to the general public.
 - f) Supervision of Tables. Each card table shall have assigned to it a person whose duty shall be to supervise the game and to see that it is played strictly in accordance with the terms of this chapter and with the provisions of the Penal Code. That person may have more than one table under supervision at any one time but shall not, however, participate in the game unless that person is clearly identified on a nameplate or such other visible means of identification as an employee of the establishment.
 - g) Signs to be Posted. There shall be posted in every cardroom in letters plainly visible from all parts thereof signs stating such information relating to the regulations contained herein as the director may require including, but not limited to, the amount of the time charge

Exhibit I

Attachment A

for participation, the hours of operation in the cardroom, and the wagering limits established by that cardroom.

h) Intoxicated Persons. No person who is in a state of intoxication shall be permitted in a cardroom. This subsection does not prohibit other grounds for removing individuals from cardrooms as set forth in California Business and Professions Code Section 19835.5A or any successor statutes thereto.

i) "Cuts" of Pots. The operator of a cardroom shall establish a reasonable time charge to customers and there shall not be permitted any "rakeoff" or "cut" of any pots or bets.

j) No "Shills." In addition to the limitations set forth in subsection F above, no other person employed by or receiving consideration from the cardroom establishment shall participate in any card game unless such person is clearly identified on a nameplate or such other visible means of identification as an employee of such establishment.

k) Food and beverage service. Cardrooms may serve complimentary food or beverages to patrons incidental to the cardroom operations. The provision of complimentary food and beverages shall not be used to directly solicit any person to participate by offering to provide free food or beverages in exchange for that person's participation in a card game.

l) Money on Tables, Etc. It shall be illegal to have money on any card table or to use money in any card game.

m) Exhibition of Permits. Operators and employees shall present their state and city licenses or permits on demand of any law enforcement officer.

n) Security. Each cardroom shall be responsible and liable for its patrons' safety and security in and around it. Each cardroom shall adopt and enforce a plan that is sufficient to provide for the safety and security of its patrons.

o) Unlimited Wagering. There are no mandatory limits on the amount wagered in any permitted games. A gambling establishment permittee may impose wagering limits on any game, at his or her discretion. Before a gambling establishment is allowed to operate, the rules for wagering limits shall be approved by the city council. Such rules shall be clearly posted at the gambling tables where the games are offered during hours of operation to provide the patrons adequate notice of those rules.

4. The proposed cardroom use shall be operated in compliance with the following general and specific standards for business which sell alcohol established in CMC Section 19.76.200:
 - a. All servers shall complete responsible beverage service (RBS) training no later than 60 days after the date of hire.
 - b. The business shall provide sufficient staff to control any queue which forms outside the businesses. The queue shall be managed to allow free passage on sidewalks adjacent to the business at all times.
 - c. The business shall take action to prevent nuisance activities associated with the sale of alcohol, including: disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, excessive littering, loitering, graffiti, illegal parking, excessive loud noises, traffic violations, curfew violations, lewd conduct, or

police detentions and arrests.

d. The exterior of the business, including the adjacent right-of-way, shall be kept clean. Any litter, detritus, or other mess outside the business shall be cleaned promptly by the business, in no case later than 9 a.m. the following morning.

e. Any music being played outside the business shall comply with the City's noise ordinance.

f. The business shall comply with all applicable federal, state, and local laws.

g. The business shall not sell or serve alcohol earlier than 11 a.m. nor later than 12 a.m. (midnight) on the following days each year:

1. St. Patrick's Day, March 17;
2. Cesar Chavez Day, March 31;
3. The Friday and Saturday of CSU, Chico graduation weekend in May;
4. Thursday through Saturday of Labor Day weekend; and
5. Halloween, October 31.

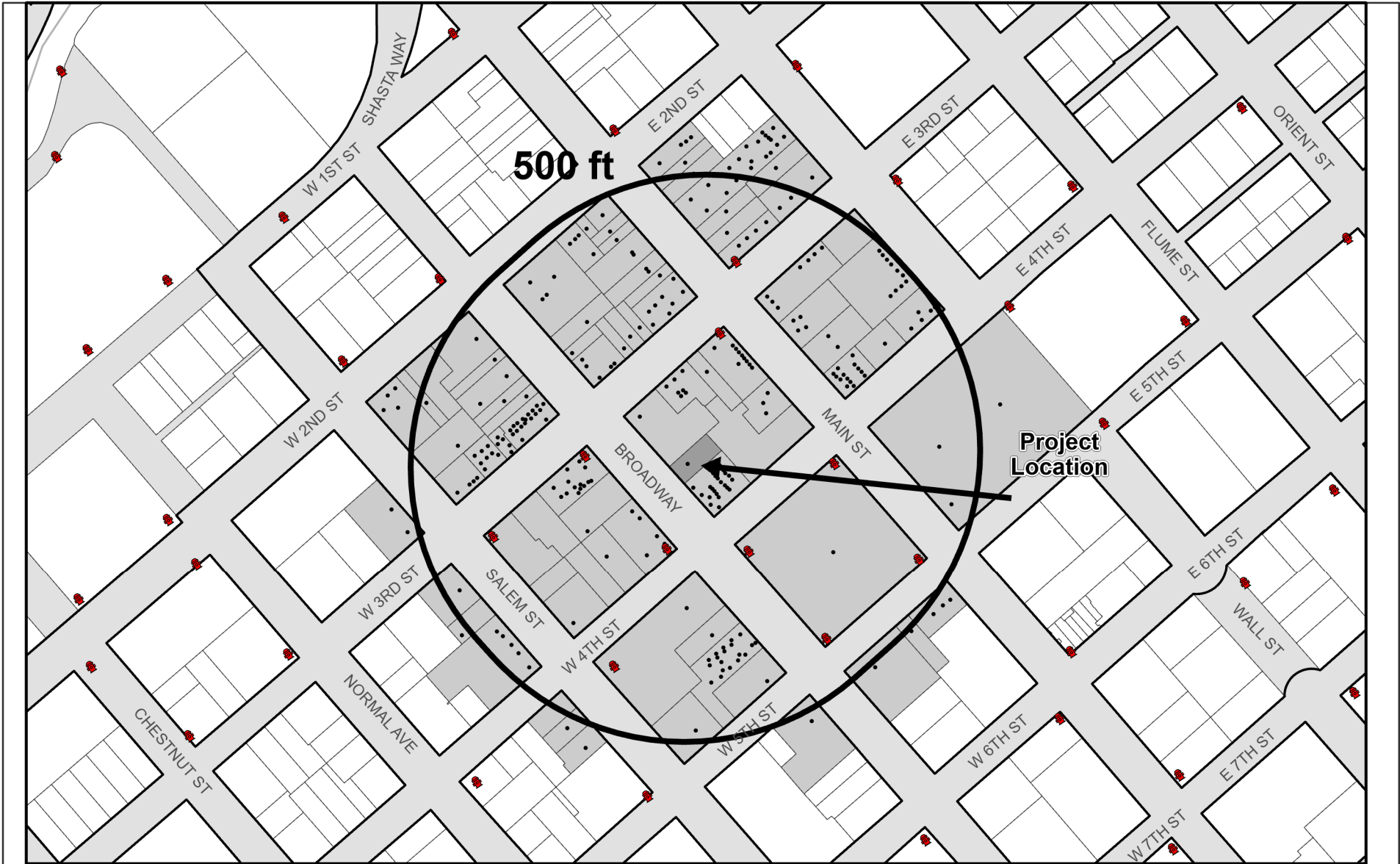
h. Alcoholic beverages to be consumed on-site shall be served in standard sizes that are consistent with the industry.

5. The Chico Police Department reserves the right to recommend that restrictions be placed on any alcoholic beverage license for this business as part of the ABC approval process, including but not limited to: hours of alcohol sales, display of alcohol-related signs; and volume of alcohol sales in relation to food sales. The cardroom use shall adhere to the following operating standards as required by the Chico Police Department:
 - a. A minimum of one security guard shall be on duty during daytime hours and two security guards on duty during evening and late-night hours.
 - b. No alcohol sales or service shall be allowed after 12:30AM unless otherwise determined by the Chief of Police and authorized by ABC.
 - c. If a patron is not at a card table or actively dining, a two-drink maximum shall be enforced.
6. All Emergency Preparedness, Security, and Surveillance Plans required under Article 2 of the California Bureau of Gambling Control regulations shall be enforced.
7. Prior to issuance of a certificate of occupancy, adequate kitchen facilities shall be installed and verified by California Department of Alcoholic Beverage Control for consistency with the requirements for a Type 47 license.
8. Nonstructural modifications to the exterior of the building, consisting of new paint and building signage, shall be reviewed administratively under a separate permit.
9. The effectiveness of this use permit (UP 22-09) shall be contingent upon approval by the City Council of a Development Agreement between the applicant and the City of Chico obligating the applicant to pay the City an annual contribution equivalent to five (5) percent of gross receipts generated from card game "participation fees".
10. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands,


Exhibit I


Attachment A

claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.




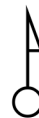
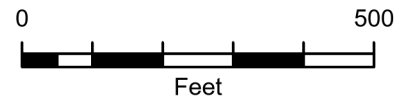
UP 22-09 (Casino Chico)
 325 Broadway Ave
 APN 004-151-010

 Fire Hydrants

 325 Broadway

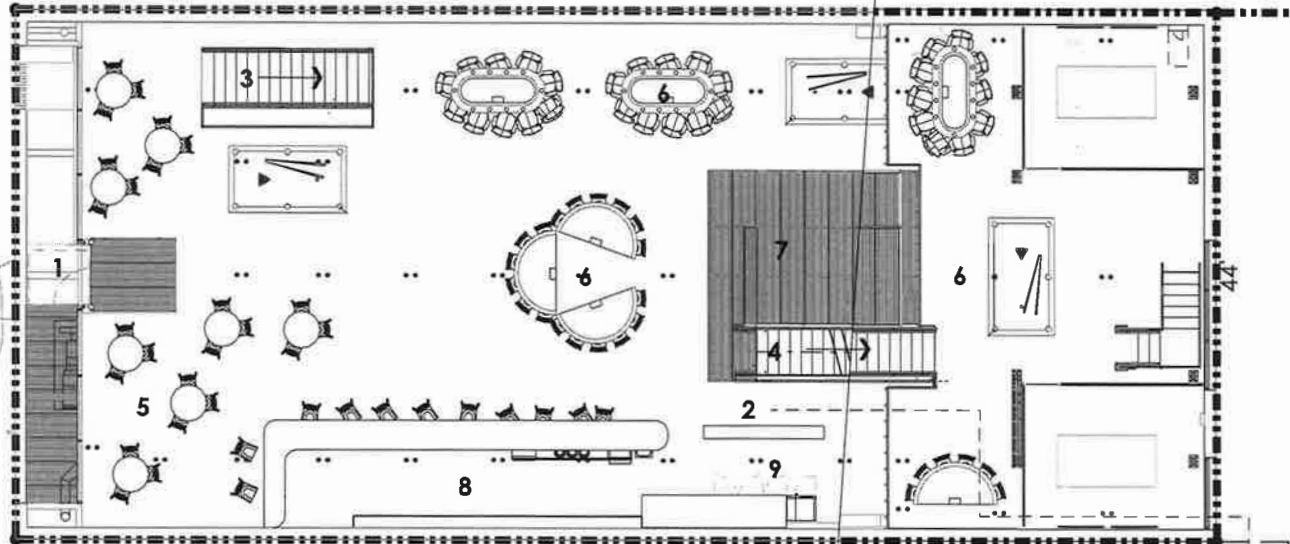
 Noticed Parcels

 Noticed Addresses



Date Saved: 5/16/2023

BROADWAY



assessor's parcel 004-151-010
0.11 acres

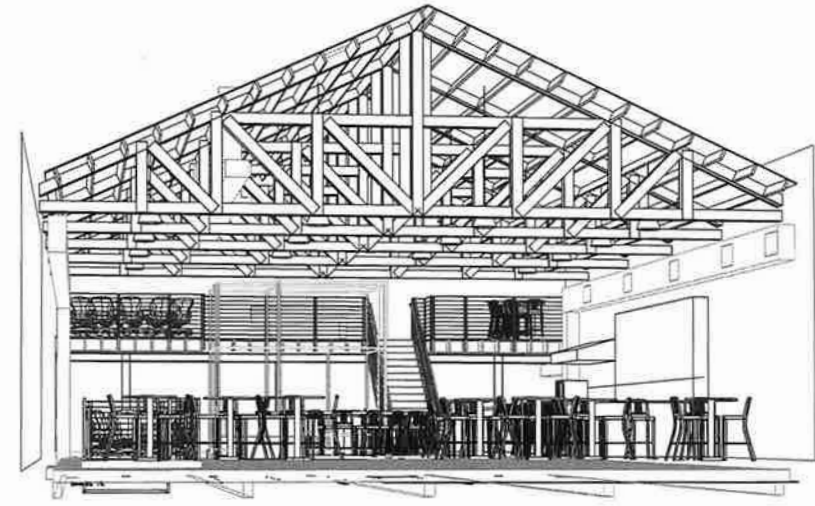
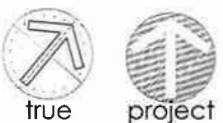
- 1 BROADWAY ENTRANCE
- 2 REAR EXIT via easement
- 3 DOWN to staff bike storage & showers
- 4 UP to mezzanine gaming
- 5 DINING
- 6 GAMING
- 7 CAGE
- 8 BAR
- 9 KITCHEN

site * mezzanine

USE PERMIT SITE PLAN
1/16" = 1'-0"



325 BROADWAY
AP 004-151-010



LOOKING SOUTHEAST

USE PERMIT APPLICATION SITE PLAN Δ1 04.18.23

CASINO CHICO
325 BROADWAY Chico California

GRIFFITH ARCHITECTS
ARCHITECTURE | ENGINEERING | INTERIORS
242 BROADWAY SUITE 8 CHICO CALIFORNIA 95926 530.345.4521 GRIFFITHARCHITECTS.COM

Attachment C



STATE OF CALIFORNIA

Gavin Newsom, Governor

GAMBLING CONTROL COMMISSION

2399 Gateway Oaks Drive, Suite 220
Sacramento, CA 95833-4231
(916) 263-0700 Phone
(916) 263-0499 Fax
www.cgcc.ca.gov

PAULA LABRIE, CHAIR
CATHLEEN GALGIANI
ERIC C. HEINS
WILLIAM LIU
EDWARD YEE

May 9, 2023

Jacqueline Vu
Casino Chico
500 Capitol Mall, Suite 1900
Sacramento, CA 95814

Re: Approval of Renewal State Gambling License

Dear Jacqueline Vu:

On April 20, 2023, the California Gambling Control Commission (Commission) approved the renewal of the Cardroom Business License issued to Casino Chico.

Enclosed is the Cardroom Business License and endorsement that will be effective through April 30, 2025. Business and Professions Code Section 19875 requires the license to be posted at all times in a conspicuous place in the area where gambling is conducted.

Should you have any questions or need further information, please feel free to contact the Commission at (916) 263-6974.

Sincerely,

Katherine Martinez

Katherine Martinez, Analyst
Licensing Division

Enclosures

cc: Chico Police Department

CALIFORNIA GAMBLING CONTROL COMMISSION
CARDROOM BUSINESS LICENSE
License Certificate



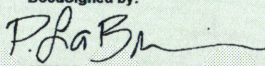
Casino Chico
Richard Scott
Sole Proprietor
968 East Avenue
Chico, CA 95926
LICENSE NUMBER
GEGE-001340

**AUTHORIZED
NUMBER OF
TABLES: 7**



VALID FROM:
May 1, 2023

VALID TO:
April 30, 2025

DocuSigned by:

0000A00000001400...
Paul LaBrie, Chair

Issued Under the Authority of the California Gambling Control Commission

This Cardroom Business License is issued pursuant to the Gambling Control Act (Business and Professions Code Section 19800 et seq.), and consists of this License Certificate and an Endorsement identifying persons employed by or otherwise associated with the licensee who holds license under the Gambling Control Act. Both parts of this Cardroom Business License must be posted at all times in a conspicuous place in the area of the gambling establishment where gambling is conducted. Both parts of this license may not be transferred either in whole or in part. The granting of this license is a revocable privilege. Full compliance with any and all ordinances, statutes, regulations and conditions pertaining to gambling or the operation of this establishment must be maintained.



968 East Avenue
Chico, CA 95926

Jon Scott
jon@jonscott.com
jonscottthenet@gmail.com
wiredcompany@earthlink.net
(530) 321-2577

CASINO CHICO: PAST, PRESENT, AND FUTURE

April 13, 2023

Casino Chico is a local non-tribal "California Card Room."

California cardrooms have evolved from the old western saloons of the Barbary Coast to modern local poker and card playing entertainment facilities while keeping the basic idea that players have the chance to play card games against each other. As opposed to a tribal casino, a California Cardroom does not offer slot machines or for that matter any gaming against "the house" at all. All competitive playing is between the players themselves with "the house" having no interest in the outcome. The cardrooms supply the dealer, tables, chips, and cards. In 1997, the Gambling Control Act was adopted which created the California Gambling Control Commission to regulate California gaming.

In the old west, saloons had card tables where players could play card games against each other, with the players taking turns being the dealer.

In 1872, California prohibited "banked" card games, usually understood to mean games where the players play against the house. For more than one hundred years after that, regulation of cardrooms was left to local governments. At one point, there were over three hundred card rooms operating in the state. Chico in the early 1980's often had four or five card rooms open for business simultaneously!

Today cardrooms exist in a special place for most Californians. The laws create a fun, competitive gaming atmosphere that is separate and distinct from a traditional "Las Vegas style" or "Tribal" casino.

Casino Chico first opened in June of 1992 at 319 Main Street. An exemplary employer that provided high paying jobs to local community residents, the card club, located at the still existing pool hall in the basement of 319 Main Street operated flawlessly and without problems.

April 13, 2023

Page 2

In 1995 Casino Chico purchased the building at 305 Nord Avenue (The old Pizon's Pizza) and moved the cardroom to that location. The move was disastrous. It was quickly learned that the cardroom business required an extremely specific type of location which 305 Nord was not! At the same time tribal gaming was sweeping the state and indeed in Butte County and the surrounding areas there were soon six mega size tribal casinos.

Casino Chico closed its doors on September 10, 2000

... but you cannot keep a great community gathering and entertainment spot gone forever!

Casino Chico reopened its doors as a fully state licensed and city licensed California cardroom on October 19, 2018, located within the Quacker's Bar & Grill at 968 East Avenue.

Since that time Casino Chico has contributed greatly to the community of Chico, providing high paying jobs to fifteen employees. Several of our employees have purchased homes and started or grown their families in the last four years.

Casino Chico has reached a natural limit at its current location. There is little room to expand and being located in the footprint of another business (Quackers Bar & Grill) presents regular challenges as well.

As the owner of Casino Chico, I have lived in Chico since my 19th birthday, May 13, 1978.

In those near 45 years, I have had nothing but love and success in this wonderful community.

My wife, Anke, originally from Germany, has also lived in Chico for many decades. I owe my life to this incredible woman who has made every day in my life a slice of heaven drenched in abundant warmth, caring, and unconditional love and support!

My eldest daughter, Anne Dalton, is a UC Riverside educated biologist and has an adorable 5-year-old son (my cute grandson) Drew, and is married to the best son-in-law ever, Stephen Dalton (Stephen is a state licensed key manager for Casino Chico)

My son, Alex, is in his second year of residency at the Cleveland Clinic. He credits the education he received from Chico schools and his time at PV high school for the knowledge and skills that led him to medical school success.

My youngest child is my daughter Lucille. Lucille is a junior at PV high school and is also looking forward to a career in medicine.

Living in Chico has been the gift of a lifetime and I want to return the favor to my beloved community. I have obtained an option to purchase the building at 325 Broadway from David Halimi. The time period of the option is limited (and expensive) Upon receiving a use permit from the city of Chico I will immediately execute the option to purchase the building.

April 13, 2023

Page 3

The city of Chico is in significant need of new sources of revenue and funding to assist with a myriad of problems that exist in our community today.

I have volunteered to provide the city with a 5% downtown "participation fee" on our card game gross revenues to assist the general fund or any other fund the city feels is relevant. While this will not solve all of Chico's economic woes, I estimate that after a ramp-up period of six months to one year in our new location it will generate around \$150,000 a year for the city of Chico. That is one more police officer, or a road repair, or something else beneficial to all of us in Chico, regardless of our political stripes. At the January 4, 2022 City Council meeting the councilors voted 7 – 0 for me to "move this project forward" and directed the city staff consult with city legal representation on how to draft the text amendment that would create the legal mechanism for the voluntary 5% of gross gaming revenues to be collected and accepted by the city.

I estimate our employee count to triple in size over the ramp up period. Ultimately, I estimate 40 to 50 high paying jobs directly and many more indirectly.

Casino Chico has an awesome food plan. Pizza with a "German twist" (In honor of my wife Anke) and, in the same vein, hot and cold sandwiches, made to order, again emphasizing a "German inspired" theme.

What our club is not:

- We are not a "nightclub."
- We will not have live music.
- We will not have dancing.
- We will close alcohol sales at 12:30 AM to prevent "overflow" from bars that close at 1:30 AM.
- We will have a two (2) drink maximum for those not actively engaged in dining or playing cards.

We have met with Billy Aldridge, the Chief of Police, and he has indicated satisfaction with our plan to mitigate undesirable alcohol induced behavior.

We have consulted with the ABC (Alcohol Beverage Control) and have been told our plan is acceptable to them when it is acceptable to the city.

Food, friends, entertainment, jobs, and a helpful watchful business open around the clock which will have the ancillary effect of keeping all businesses in the downtown core safer and the downtown core cleaner.

I have assembled a large financial chest to bring this vision to its highest potential. We have enlisted a local architect whom I believe personifies the very highest standards in design, David Griffith. I have on my advisory team local individuals like Jason Colabove, the owner of Crush. Jason and his co-partners have displayed exactly what a beautiful first-class restaurant looks like. Casino Chico intends to spare no expense in the aesthetics department. It is our plan that when people talk about a first-class hotel in Chico, they refer to the Diamond Hotel and in the same breath when they refer to a first-class eating and entertainment facility, they refer to Casino Chico.

April 13, 2023

Page 4

I am deeply grateful to the City of Chico for the opportunity to present this plan and bring it to its full realization.

Sincerely,

Jon Scott, owner



City of Chico

**CITY OF CHICO
ZONING VERIFICATION AND
ALCOHOLIC BEVERAGE ESTABLISHMENT REVIEW**



City of Chico

(Please Print or Type)

Alcoholic Beverage Establishment Proposal (to be completed by business owner and mailed or delivered to the Community Development Department/Planning Division at 411 Main Street, PO Box 3420, Chico, CA 95927 with a check made payable to the City of Chico for current fees due please check our Planning Fees Brochure)

Date: 4/27/2023

Business Owner's Name: Jon Scott

E-mail: jon@jonscott.com

Phone Number: (530) 895-0431

Mailing Address: PO BOX 4191, CHICO, CA 95927

Name of Business: Casino Chico

Business Location Address: 325 Broadway, Chico CA 95928

Type of ABC License (Include License# and Description): Type 47

Complete Description of Business Operation (type of business, including any proposed modifications; days and hours of operation; merchandise/services provided, etc.) *Additional information may be attached.*

This is a non-tribal California Cardroom where patrons 21 years of age and older play poker and other card games with each other. Patrons do NOT game against "the house" at all. All competitive playing is between the players themselves with "the house" having no interest in the outcome. The cardroom supplies the dealer, tables, chips, and cards. The cardroom will be open 24/7 in theory. In practice, most nights end when the business is devoid of patrons and the club re-opens the next morning (10:00 am).

Casino Chico's will be serving Pizza with a German twist and, in the same vein, hot and cold sandwiches, made to order, again emphasizing a German inspired theme. Food will be served at all hours the business is open. Full menu when alcohol sales are permitted. A potentially minimized window in the hours when alcohol is not served.

City Comments

Based on the information submitted by the applicant, the following comments are provided:

The property located at 325 Broadway St, Chico, Ca 95928, (APN 004-151-010) is zoned DN (Downtown North District) on the City's Zoning Map. The proposed business at this location, which is described above, falls under the 'Restaurants, 5,000 sq. ft. or less' land use category, which is a permitted use in the DN designation pursuant to Chico Municipal Code Section 1944.020 4-6. pursuant to Chico Municipal Code Section 19.46.020 Table 4-6. **Accessory sales of alcohol in conjunction with this use is permitted. Alcohol sales without restaurant use is not permitted.**

The secondary use falls under the 'Cardroom' land use category which is allowed in the DN zone with conditional use permit. The applicant applied for a use permit on October 10, 2022, and the application is still in review.

The proposed sale of alcohol is subject to applicable state and local regulations.

Further, per the City's Municipal Code (Section 19.76.200), businesses which sell alcohol as a component of the use shall be operated in compliance with the following standards (**ABC staff: please incorporate these conditions into the ABC license**):

A. All servers shall complete responsible beverage service (RBS) training no later than 60 days after the date of hire.

- B. The business shall provide sufficient staff to control any queue which forms outside the businesses. The queue shall be managed to allow free passage on sidewalks adjacent to the business at all times.
- C. The business shall take action to prevent nuisance activities associated with the sale of alcohol, including: disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, excessive littering, loitering, graffiti, illegal parking, excessive loud noises, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.
- D. The exterior of the business, including the adjacent right-of-way, shall be kept clean. Any litter, detritus, or other mess outside the business shall be cleaned promptly by the business, in no case later than 9 a.m. the following morning.
- E. Any music being played outside the business shall comply with the City's noise ordinance.
- F. The business shall comply with all applicable federal, state, and local laws.
- G. The business shall not sell or serve alcohol earlier than 11 a.m. nor later than 12 a.m. (midnight) on the following days each year:
1. St. Patrick's Day, March 17th;
 2. Cesar Chavez Day, March 31st;
 3. The Friday and Saturday of CSU, Chico graduation weekend in May;
 4. Thursday through Saturday of Labor Day weekend; and
 5. Halloween, October 31st.
- H. Alcoholic beverages to be consumed on-site shall be served in standard sizes that are consistent with the industry. Any business listed above which does not comply with these operational standards may be subject to citations, fines, and other actions by the City, including abatement, pursuant to the provisions of CMC 1.14 and 1.15.

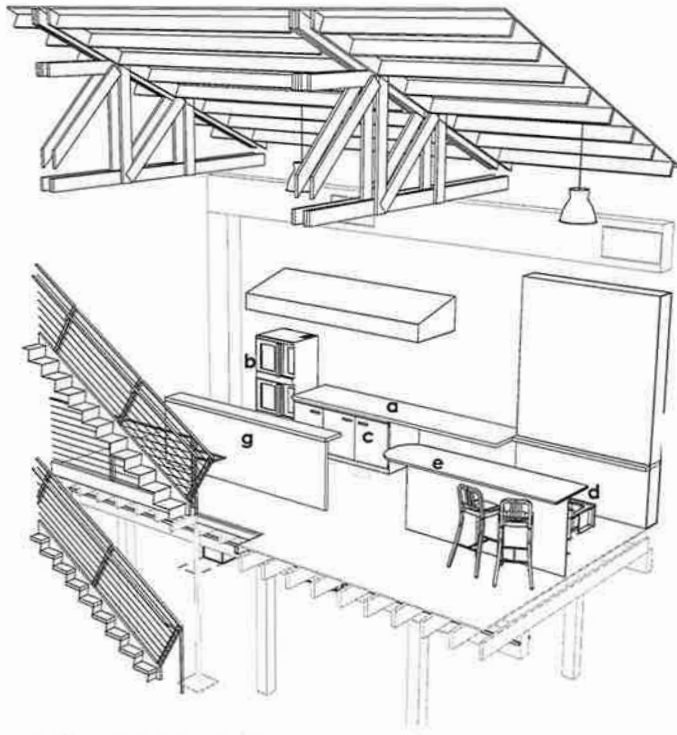
Conditions set by Chico Police Department:

1. Casino Chico shall have one security guard on duty during daytime hours and two security guards on duty during evening and late night hours.
2. No alcohol shall be served after 12:30 am
3. If a patron is not at a card table or not actively dining, there will be a two drink maximum.

Comments Provided by: Molly Marcussen, Associate Planner (530-879-6808) 5/9/23

Distribution of Completed Review:

Applicant
Police Department
Community Development Department (File, Electronic)
California Department of Alcoholic Beverage Control (Redding Office)



FOOD SERVICE PERSPECTIVE

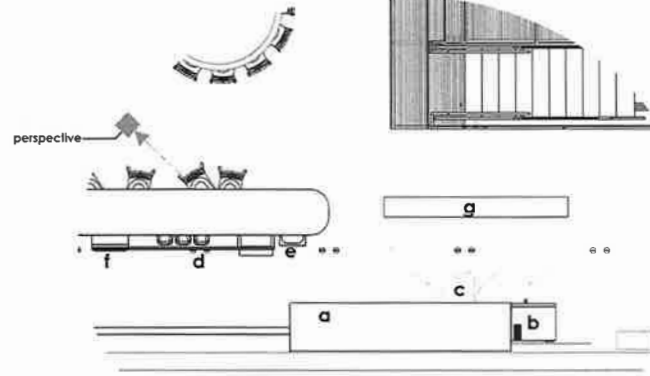
- a FOOD PREP COUNTER
- b DOUBLE CONVECTION OVEN, ventless
- c UNDERCOUNTER REFRIGERATED CABINET 72"
- d UNDER BAR 3 COMPARTMENT SINK w/ ICE BIN
- e UNDER BAR HAND SINK
- f UNDER BAR DISHWASHER
- g SERVICE COUNTER w/ STORAGE UNDER

MENU & FOOD SERVICE NOTES

ANKE'S FLAMMKUCHEN MENU

Tarte flambee is an Alsatian-Mosellan and South German dish composed of bread dough traditionally rolled out very thinly in the shape of a rectangle. It is covered with fromage Blanc or crème fraîche, thinly sliced onions, and lardons. It is one of the most famous specialties of the region. Legend says that the creators of the dish were Alemannic-German speaking farmers who used to bake bread once a week or every other week. In fact, the tarte flambee was originally a homemade dish which did not make its urban restaurant debut until the "pizza craze" of the 1960's. A tarte flambee would be used to test the heat of their wood-fired ovens. At the peak of the temperature, the oven would also have the ideal conditions in which to bake a tarte flambee. The embers would be pushed aside to make room for the tarte in the middle of the oven, and the intense heat would be able to bake it in 1 or 2 minutes. The crust that forms the border of the tarte flambee would be nearly burned by the flames. The result resembles a thin pizza. Casino Chico presents "Anke's Flammkuchen", quickly prepared in our modern ovens and served to Casino Chico guests hot, delicious, and "ready to go" (or eat!)

- Original Alsace
Crème Frisch, onions, bacon, beef or pork.
- Salami
Crème Frisch, onions, salami
- Rucola
Crème Frisch, onions, rucola, cherry tomatoes, parmesan
- Mediterranean'
Crème Frisch, onions, pepperoncini cullies, black olives, cherry tomatoes
- Champignon
Crème Frisch, onions, fresh mushrooms
- Asia
Crème Frisch, onions, sweet pepper, zucchini, sweet corn, green chiles
- Mincemeat
Crème Frisch, onions, mincemeat, sweet pepper, zucchini
- Salmon
Crème Frisch, onions, rucola, smoked salmon, balsamic crème



 **FOOD SERVICE DETAIL PLAN**
18'-0"

USE PERMIT APPLICATION FOOD SERVICE DETAIL Δ2 05.02.23

CASINO CHICO
325 BROADWAY Chico California

GRIFFITH ARCHITECTS
ARCHITECTURE | ENGINEERING | INTERIORS
342 BROADWAY SUITE 18 CHICO, CALIFORNIA 95726 530.292.4621 GRIFFITHARCHITECTS.COM