

**Citrus Heights
Planning Commission Meeting
Minutes September 13, 2023
Approved**

MEETING CALLED TO ORDER

Chair called meeting to order at 6:00 pm

1. **FLAG SALUTE** Vice Chair Price led the flag salute.
2. **ROLL CALL** Commission Present: Flowers, Price, Scheeler, Shishko, Vice Chair Price, Chair Van Duker
ABSENT: (2) Remick, Semenenko
STAFF PRESENT: Bermudez, Blomquist, Collins, Hildebrand, Jones, Kehrer, Kempenaar
3. **CONSENT CALENDAR**
Approval of minutes for May 10, 2023
MOTION 1: Approval of minutes for May 10, 2023
M/S: Flowers/Price
AYES: (5) Flowers, Scheeler, Shishko, Vice Chair Price, Chair Van Duker
NOES: (0)
ABSENT: (2) Remick, Semenenko
4. **PUBLIC COMMENT**
Under Government Code Section 54954.3, members of the audience may address the Commission on any item within the jurisdiction of the Commission or on any agenda item. Those wishing to speak on non-agenda items will be called upon at the beginning of the meeting. Those wishing to speak for or against an agenda item will be called upon after the presentation by the City Planning Division and the Applicant for that agenda item.
5. **PUBLIC HEARING**
 - a. **7942 Arcadia Drive-Citrus Town Event Center:** The applicant is requested approval of a Use Permit to allow the operation of a multi-purpose banquet hall/event center in an existing vacant space. The venue will provide space for a variety of celebration events, seminars, corporate events and similar. All events will be held indoors and attendees will utilize existing parking spaces available within the project site. The project is Categorically Exempt from CEQA per Section 15332 (Infill Exemption Class 32). Project Planner: Alison Bermudez

Senior Planner Alison Bermudez presented the project to Commission and responded to questions. The discussion included:

- Clarify status of previous Use Permit
- Zoning that would prevent concert from being held
- Discussion on when alcohol would be provided

Open public comment

Close public comment

MOTION 1: Adopt Resolution 23-05 determining the project is Categorically Exempt from CEQA per Section 15301 (Existing Facilities) of the California Environmental Quality Act;

M/S: Price/Flowers

AYES: (5) Flowers, Price, Scheeler, Shishko, Vice Chair Price, Chair Van Duker

NOES: (0)

ABSENT: (2) Remick, Semenenko

MOTION 2: Approve a Use Permit to allow an existing 6,000 square-foot tenant space located at 7942 Arcadia Drive converted into and Event Center, subject to finding contained in this Staff report and attached conditions of approval.

M/S: Price/Flowers

AYES: (5) Flowers, Price, Scheeler, Shishko, Vice Chair Price, Chair Van Duker

NOES: (0)

ABSENT: (2) Remick, Semenenko

**Citrus Town Center Use Permit
7942 Arcadia Drive
PLN-23-11**

Exhibit A

General Conditions

- 1) The applicant shall comply with all City of Citrus Heights Codes and Regulations, including but not limited to the Citrus Heights Municipal Code and Zoning Code, and California Building Standards. [Planning]
- 2) The project is approved as an Event Center as described in the Applicant's project description (Attachment and shall conform to all conditions of approval and exhibits included within this project; File # PLN-23-11 for the use of an existing 6,000 square-foot space as an event center located at 7942 Arcadia Drive. The project shall comply with the requirements of all agencies including service providers. [Planning]
- 3) This Use Permit approval will expire in three (3) years after the date of its initial approval, unless a building permit has been issued for the work. The Director may extend the term of approval for one additional year. [Planning]
- 4) Any violations of the conditions of approval could result in the revocation or modification of the Use Permit and/or the imposition of fines and penalties as allowed under Code. [Planning]
- 5) This Use Permit shall run with the land through any change of ownership of the subject site and all conditions of approval shall continue to apply after a change in ownership. If the use is discontinued for more than twelve (12) consecutive months it shall be considered lapsed and no longer valid. Any previous Use Permits on the subject parcel are hereby null and void and no longer valid upon effectuation of the permit for the Event Center.[Planning]
- 6) This project shall meet all federal, state, and local solid waste disposal requirements; including, but not limited to, California SB1383, California AB341, and the City's Municipal Code requirements. [Engineering]

Operational Conditions

- 7) Operators of any event being held within the event center shall ensure that at no time shall the noise exceed the levels allowed by the City's Noise Regulations, including observing a

10:00 PM cutoff time for all music. No outdoor gathering or use of patio shall take place after 10:00 PM or before 9AM. [Planning]

8) The applicant shall inform all renters that no doors may be propped open during an active event in order to ensure noise levels do not exceed those allowed in the City's Noise Regulations. [Planning]

9) This permit for an event center does not allow the site to be utilized as a bar, nightclub, tavern or similar use as defined in the CHMC. The applicant shall inform all renters that any event with alcohol will need to obtain the proper permits from Alcoholic Beverage Control (ABC) and provide security measures per their requirements. [Planning]

10) Should any nuisances arise at the site from the late night hours, parking, noise, loitering or other health and safety issues, the applicant shall provide operational measure(s) onsite acceptable to the Community Development Director and Chief of Police. If after reasonable notice and an opportunity to correct those problems, any public nuisances remain onsite, including noise any health and safety issues, the City can impose reduced operational hours, require a security company to provide onsite security during hours of concern, or other operational or site improvements deemed necessary to eliminate these nuisances. [Police and Planning]

11) The venue capacity shall not exceed 400 persons. [Planning]

12) The patio area may be opened and used by the public only if approved by the Sacramento Metropolitan Fire District for proper exiting. The Patio shall not be utilized between the hours of 10PM and 9AM. The outdoor patio shall be used for socializing only. No organized activities or events and/or music of any kind shall be held on the patio area. [Fire]

13) The upstairs mezzanine may be opened and used by the public only if approved by the Building Division and the Sacramento Metropolitan Fire District. [Fire]

14) All site landscaping, outdoor lighting, and site amenities shall be maintained in good working order and kept free of graffiti, trash, and any other visual nuisances. The applicant shall be responsible for enforcing cleanup of the site and parking lot at the conclusion of each event. All garbage and refuse shall be contained within designated locations and screened from view. [Planning]

15) No outdoor storage shall occur where viewable by patrons, adjoining properties, or from any public right of way. [Planning]

Prior to Occupancy

16) The applicant shall provide detailed plans for all proposed tenant improvements for the intended use as an event center. As the proposed use is a change in occupancy classification for the tenant space, the applicant shall show full compliance with all fire life safety requirements as well as full accessibility for the site and the facility. [Building]

17) The change of occupancy use may initiate the installation of a fire sprinkler and fire alarm system if they are not already existing. [Fire]

Prior to Final Occupancy

18) Dedicate a Public Utilities Easement (PUE) along Arcadia Drive. The minimum width shall be 12.5 feet and the PUE shall be located outside to the proposed ROW. [Engineering]

19) Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person not a party to this Permit challenging the validity of the Permit or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Permit. Developer may select its own legal counsel to represent Developer's interests at Developer's sole cost and expense. The parties shall cooperate in defending such action or proceeding. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent in regard to defense of the action or proceeding.

The parties shall use best efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel and Developer agrees to pay directly or timely reimburse on a monthly basis City for all such court costs, attorney fees, and time referenced herein.

- b. **7137 Auburn Blvd-Sylvan Corners:** The applicant is requested approval of a General Plan Amendment, Rezone, Ordinance Text Amendment, Tentative Subdivision Map, Design Review Permit and Tree Permit for the proposed Sylvan Corners Subdivision. The development proposal includes the creation of 94 lots and 6 open space lots to allow for 94 for-sale single-family homes. Project amenities include a passive recreation lot, five open space lots with pedestrian pathways connecting to the adjacent Sylvan Plaza, Sylvan Middle School and the larger open space (detention basin) on the south end of the site. The homes will consist of two housing types: traditional single-family style on 70 lots and smaller alley-loaded homes on 24 lots. The project also includes a provision for 14 homes sold to income-qualified persons as required by the Surplus Lands Act (GC Sections 54220 through 54233). : An Initial Study was prepared to identify and assess the anticipated environmental impacts of the Sylvan Corners Subdivision to satisfy the California Environmental Quality Act (CEQA). CEQA requires that all state and local government agencies consider the environmental consequences before approving those Projects. The Initial Study determined the Project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect and a Mitigated Negative Declaration (MND) was prepared. Project Planner: Alison Bermudez

Senior Planner Alison Bermudez, presented the project to Commission. Alison Bermudez, Mike La Fortune, Mike Robertson and Daniel Kehrler responded to questions. The discussion included:

- Construction methods used to reduce noise for the homes facing Auburn Boulevard. Standard construction materials and techniques will ensure the interior spaces adhere to the General Plan Noise thresholds;
- Solar units will be provided on each home;
- Estimated HOA fees and its impact to the affordable housing units;
- Water quality/water detention role and requirements of the detention basin;

- Confirmation that the 14 affordable units within the development will be spread throughout the site and not clustered or discernable from other units;
- Passive recreation space and its amenities;
- Pedestrian connections throughout the development, to Sylvan Corners Plaza and the school;
- Outdoor courtyard space at each of the alley-loaded units;
- Two points access required by fire;
- Policy 4.5 and how the project benefits the community;
- Development is not gated and community;
- Concern that the proposed development is isolated from the other residential areas within the community;
- Concern that if the project was commercial instead, there could be impact to the existing commercial businesses;
- Benefit to existing businesses with introduction of new patrons to support the businesses;
- Development activates the existing community and civic spaces; and
- Questions related to other SPAs in the City for residential developments.

Open public comment

Close public comment

MOTIONS 1-7:

1. Recommend that the City Council adopt the resolution adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan;
2. Recommend that the City Council adopt the resolution to approve the General Plan Amendment to change the land use from Public to Medium Density Residential;
3. Recommend that the City Council adopt the ordinance approving a Rezone from RD-2 to Special Planning Area;
4. Recommend that the City Council adopt the ordinance creating the Sylvan Corners Special Planning Area;
5. Recommend that the City Council approve the Tentative Subdivision Map to create 94 single-family lots with six open space lots subject to the findings and conditions of approval;
6. Recommend that the City Council adopt the resolution to approve the Design Review Permit for the elevations of the proposed homes subject to the findings and conditions of approval; and
7. Recommend that the City Council approve a Tree Permit to allow the removal of several trees subject to the findings and conditions of approval.

M/S: Flowers/Shishko

AYES: (4) Flowers, Price, Scheeler, Shishko, Chair Van Duker
NOES: (1) Vice Chair Price
ABSENT: (2) Remick, Semenenko

6. **GENERAL CORRESPONDENCE, PRESENTATIONS AND REPRTS FROM CITY STAFF**

None

7. **ADJOURNMENT**

Meeting adjourned at 7:27 pm

Respectfully Submitted,

Stacy Hildebrand
Planning Commission Secretary