



**AGENDA
CITY OF CITRUS HEIGHTS
PLANNING COMMISSION MEETING
JULY 22, 2020 7:00 PM**

City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA

PLEASE NOTE: In order to minimize the spread of the COVID 19 virus, Governor Newsom has issued Executive Orders that temporarily suspend some requirements of the Brown Act. Please be advised that the Council Chambers are closed to the public and that some, or all, Planning Commissioners may attend Planning Commission meetings telephonically or otherwise electronically. The meeting will be held via webcast with **NO PHYSICAL LOCATION FOR PUBLIC ATTENDANCE**. If you would like to watch the meeting webcast, please contact the Planning Division at (916) 727-4740 or by email at planning@citrusheights.net to obtain information on if a webcast will be available for this meeting.

If you wish to make a public comment, please submit your comment via email to planning@citrusheights.net or by completion of an online Speaker Card at planning@citrusheights.net. Public comments shall be limited to 250 words or less. Each comment will be read aloud by the Secretary .

Alternatively, members of the public can view the Planning Commission meeting live webcast at: <http://citrusheights.net/305/Planning-Commission>

The Agenda for this meeting of the Planning Commission was posted at Citrus Heights City Hall, 6360 Fountain Square Drive, Citrus Heights, CA before the close of business at 5:00 p.m. On the Friday preceding the meeting.

If you need a disability-related modification or accommodation, to participate in this meeting, please contact the Planning division 916-725-2448, planning@citrusheights.net, or City Hall 6360 Fountain Square Drive at least 48 hours prior to the meeting. TDD: California Relay Service 7-1-1.

1. CALL MEETING TO ORDER

a. DOCUMENT

Documents:

[JULY 22, 2020 PACKET.PDF](#)

2. ROLL CALL

Commission Members: Duncan, Flowers, Ingle, Scheeler, Van Duker, Vice Chair
Schaefer, Chair Lagomarsino

3. FLAG SALUTE

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. If you wish to address the Commission, please fill out a speaker identification form and hand it to the Commission Secretary. When you are called upon to speak, step forward to the podium and state your name clearly for the record. 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 department and the Applicant for that agenda item.

5. CONSENT CALENDAR

a. Approval Of The Meeting Minutes For April 22, 2020

a.i. April 22, 2020 MINUTES

Documents:

[M04-22-20 APPROVED.DOC](#)

6. PUBLIC HEARING

a. GENERAL PLAN AMENDMENT AND ZONING CODE REVISIONS:

The Planning Commission will review an amendment to the General Plan to modify the allowed density within the General Commercial land use designation to 0-40 units per acre to be consistent with the Zoning Code. The Planning Commission will also consider a variety of updates to the city's Zoning Code and forward a recommendation to the City Council. The proposed Zoning Code Amendments includes revisions to sections pertaining to creekside setbacks, fencing, parking, home occupations as well as a variety of other amendments. A complete list of changes can be obtained from the Planning Division. Environmental Determination: The project is Categorically Exempt from CEQA under Section 15305 of the Guidelines. Project Planner: Alison Bermudez

Documents:

[3.SR_GPA AND ZC AMENDMENTS.PDF](#)

[4.EXHIBIT A.PDF](#)

[5.EXHIBIT B.PDF](#)

[6.EXHIBIT C.PDF](#)

7. REGULAR CALENDAR

a. None

8. PLANNING MANAGER COMMENTS

a. None

9. ADJOURNMENT

The agenda for this meeting of the Planning Commission for the City of Citrus Heights was posted at the sites listed below on or before the close of business at 5:00 p.m. on the Friday preceding the meeting.

City of Citrus Heights, 6360 Fountain Square Drive, Citrus Heights, CA
Rusch Park Community Center, 7801 Auburn Boulevard, Citrus Heights, CA

Sacramento County Library, Sylvan Oaks Branch, 6700 Auburn Boulevard, Citrus Heights, CA

Any writings or documents provided to a majority of the City of Citrus Heights Planning Commission regarding any item on this agenda will be made available for public inspection at City Hall located at 6360 Fountain Square Drive, Citrus Heights, CA 95621.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Karen Ramsay at (916) 727-4742. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. TTY/TDD users with questions or comments can call the California Relay Service by dialing 7-1-1.

Pursuant to Sections 65009 (b) (2), of the State Government Code "If you challenge any of the above projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to the city Planning Commission at or prior to, this public hearing".



**CITY OF CITRUS HEIGHTS
PLANNING COMMISSION
STUDY SESSION
Wednesday, July 22, 2020
6:00 PM**

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1. CALL TO ORDER (6:00 PM)

2. ROLL CALL

Commission Members:

Duncan, Flowers, Ingle, Lagomarsino, Van Duker, Vice Chair Scheeler, Chair Schaefer

3. PUBLIC COMMENT

4. STUDY SESSION

A. Discussion of Carriage Drive and Lauppe Lane Safe Schools Corridor Plan

5. ADJOURNMENT

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**CITY OF CITRUS HEIGHTS
PLANNING COMMISSION MEETING AGENDA
Wednesday, July 22, 2020
7:00 PM – Regular Meeting**

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1. CALL REGULAR MEETING TO ORDER (7:00 PM)

2. ROLL CALL

Commission Members: Duncan, Flowers, Ingle, Lagomarsino, Van Duker, Vice-Chair Scheeler, Chair Schaefer

3. FLAG SALUTE

4. PUBLIC COMMENT

5. CONSENT CALENDAR

Approval of the meeting minutes for April 22, 2020

6. PUBLIC HEARING

A. GENERAL PLAN AMENDMENT AND ZONING CODE REVISIONS:

The Planning Commission will review an amendment to the General Plan to modify the allowed density within the General Commercial land use designation to 0-40 units per acre to be consistent with the Zoning Code. The Planning Commission will also consider a variety of updates to the city's Zoning Code and forward a recommendation to the City Council. The proposed Zoning Code Amendments includes revisions to sections pertaining to creekside setbacks, fencing, parking, home occupations as well as a variety of other amendments. A complete list of changes can be obtained from the Planning Division. Environmental Determination: The project is Categorically Exempt from CEQA under Section 15305 of the Guidelines. Project Planner: Alison Bermudez

7. REGULAR CALENDAR

None

8. PLANNING MANAGER ITEMS

None

9. ADJOURNMENT

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City of Citrus Heights
Planning Commission Meeting
Minutes
April 22, 2020
DRAFT

The meeting was held via webcast with no physical location for public attendance. Public comment was taken via email and any public comment received was read aloud by the Planning Commission Secretary.

1. CALL MEETING TO ORDER

Chair Schaefer called the meeting to order at 7:06 PM.

2. ROLL CALL

Commission Present: Flowers, Ingle, Lagomarsino, Schaefer, Scheeler, Van Duker

Absent: Duncan

Staff Present: Bermudez, Flores, Hildebrand, Jones, Kempenaar, McDuffee, Singer

3. FLAG SALUTE

Vice Chair Scheeler led the flag salute.

4. PUBLIC COMMENT

None

5. CONSENT CALENDAR

The meeting minutes for February 26, 2020 were approved as submitted.

AYES: (6) Ingle, Flowers, Lagomarsino, Schaefer, Scheeler, Van Duker,

Absent: (1) Duncan

NOES: (0)

6. PUBLIC HEARING

A. LORDS GRACE CHURCH EXPANSION – 7227 CANELO HILLS DRIVE:

Applicant requested approval of a Use Permit and Design Review Permit Modification to allow for the placement of two modular classrooms onto an existing church property located at 7227 Canelo Hills Drive, Citrus Heights. Environmental Determination: the project is Categorically Exempt from CEQA per Section 15303 of the California Environmental Quality Act (New Construction or Conversion of Small Structures) Project Planner: Eric Singer

Chair Schaefer opened the public hearing.

Applicant, Tim Alatorre, addressed the Commission and responded to questions. Mr. Alatorre confirmed the basketball courts are currently on the site and remain locked when not in use. He further stated the eight foot wall will be compatible with the existing building and is needed to protect the property from the homeless. Furthermore, he believed the church is a willing community partner and would welcome the neighborhood association to use their facilities.

Chair Schaefer closed the public hearing.

Commission Comments

Commission discussed the following, wall height, use of facility for neighborhood meeting.

Chair Schaefer called for a motion.

Motions

1. Adopt Resolution 20-05 finding that the project is Categorically Exempt from CEQA per Section 15303 of the California Environmental Quality Act (New Construction or Conversion of Small Structures);

M/S: Lagomarsino/Van Duker

AYES: (6) Flowers, Ingle, Lagomarsino, Van Duker, Vice Chair Scheeler, Chair Schaefer

NOES: (0)

Absent: Duncan

2. Approve a Use Permit to allow for the installation of two modular classrooms onto an existing church property based on the findings and conditions of approval contained in the staff report; and

M/S: Lagomarsino/Van Duker

AYES: (6) Flowers, Ingle, Lagomarsino, Van Duker, Vice Chair Scheeler, Chair Schaefer

NOES: (0)

Absent: Duncan

3. Approve a Design Review Permit Modification to allow for the installation of two modular classrooms onto existing church property based on the findings and conditions of approval contained in the staff report.

M/S: Lagomarsino/Van Duker

AYES: (6) Flowers, Ingle, Lagomarsino, Van Duker, Vice Chair Scheeler, Chair Schaefer

NOES: (0)

Absent: Duncan

CONDITIONS OF APPROVAL – USE PERMIT # UP-20-02

- 1) The applicant shall comply with all City of Citrus Heights Codes and Regulations, including but not limited to Citrus Heights Municipal Code and Zoning Code, Uniform Building Code; Uniform Fire Code and Sacramento County Environmental Health Department standards.

- 2) The project is approved as described in this report and as shown in Attachment 3 and described in the Applicant's project description and shall conform to all conditions of approval and exhibits included within this project; File # UP-20-02 and DRPMOD-20-01 for the installation of two modular classrooms onto an existing church property located at 7227 Canelo Hills Drive. This Use Permit authorizes up to 175 persons onsite at any given time. Any changes that exceed this threshold will require a modification of the Use Permit. [Planning]
- 3) The Use Permit approval is valid for two years. The Use Permit will expire on April 22, 2022 unless the permit is effectuated or a time extension has been granted. (Planning)
- 4) 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 Agreement or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Agreement. 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.

CONDITIONS OF APPROVAL – DESIGN REVIEW PERMIT # DRP-20-01
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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, California Building Standards.
2. The project is approved as described in this report and as shown in Attachment 3 and described in the Applicant's project description and shall conform to all conditions of approval and exhibits included within this project; File # UP-20-02 and DRPMOD-20-01 for the installation of two modular classrooms onto an existing church property located at 7227 Canelo Hills Drive.
3. Minor modifications to the design of the project, including site layout, colors and materials, may be approved by Community Development staff, provided such changes are consistent with the overall design as approved herein. Major modifications will require Planning Commission approval. (Planning)

4. This Design Review Permit Modification approval does not include any signs. All sign plans must receive separate review and approval by the Planning Division prior to installation of any new signs. (Planning)
5. Any outdoor lighting including parking lot lighting shall be designed with full shields, and cut off flat lenses to ensure that all light from any fixture will not direct light skyward, and will minimize light pollution consistent with section 106.35 of the Zoning Code. Flood lights on the existing modular buildings shall be removed. Flood lights are strictly prohibited. (Planning)
6. Rooftop equipment shall be screened from public view subject to Planning Division Approval. (Planning)
7. Any plans submitted to the Building Division for review and approval shall indicate all approved revisions/alterations as approved by the Planning Commission. (Planning)

Prior to Issuance of Building Permit

8. Final detailed landscaping and irrigation plans for the project site shall be submitted to Planning staff prior to issuance of any building permits. [Planning]
9. The design and materials for any proposed walls shall be approved by the Planning and Engineering Divisions prior to issuance of building permits. The applicant shall adhere to the design guidelines outlined in section 106.31.040 of the Citrus Heights Zoning Code when designing the wall. Anti-graffiti coating is required. [Planning]
10. 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 Agreement or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Agreement. 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. ZONING CODE UPDATE- ACCESSORY DWELLING UNITS:** The Planning Commission reviewed the proposed updates to Chapter 106.42.015 and 106.80.020 of the city's Zoning Code and forwarded a recommendation to the City Council. Environmental Determination: The project is Categorically Exempt from CEQA under Section 15282(h) which exempts ordinances amendments for accessory dwelling units from environmental review. Project Planner: Alison Bermudez

Commission Comments

Commission discussed the following; impact to HOA, clarifying questions on setback for accessory dwelling units, number of accessory dwelling units allowed, height regulations possible Airbnb usage and use of prefabricated homes.

Chair Schaefer opened the public hearing. No one from the public requested to address the Commission.

Chair Schaefer closed the public hearing.

Chair Schaefer called for a motion.

Motions

1. Recommend the City Council adopt the Resolution to find the proposed amendments are exempt from the California Environmental Quality Act (CEQA) under section 15282(h) of the CEQA Guidelines and collected impact fees for ADUs will be in compliance with new legislation.

M/S: Vice Chair Scheeler /Lagomarsion

AYES: (6) Flowers, Ingle, Lagomarsino, Van Duker, Vice Chair Scheeler, Chair Schaefer

NOES: (0)

Absent: Duncan

2. Recommend the City Council adopt the Ordinance to approve the proposed amendments to Section 106.42.015 and Section 106.80.020 in regard to accessory dwelling units shown in Attachment 1.

M/S: Vice Chair Scheeler /Lagomarsion

AYES: (6) Flowers, Ingle, Lagomarsino, Van Duker, Vice Chair Scheeler, Chair Schaefer

NOES: (0)

Absent: Duncan

C. ZONING CODE UPDATE – REVISIONS TO VARIOUS SECTIONS OF THE ZONING CODE: The Planning Commission reviewed a variety of updates to Articles 1 through 4 and Article 8 of the city's Zoning Code. The proposed amendments included revisions to the regulation of indoor commercial recreation centers, small recycling centers and other various sections of the Zoning Code and forwarded a recommendation to the City Council. Environmental Determination: The project is Categorically Exempt from CEQA under Section 15061(b)(3) of the Guidelines. Project Planner: Alison Bermudez

Commission Comments

Commission discussed the following; impact on new/existing centers, potential noise and definition of pole sign.

Chair Schaefer opened the public hearing. No one from the public requested to address the Commission. Chair Schaefer closed the public hearing.

Motions

Recommend the City Council adopt a Resolution to find the proposed amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15061 (b) (3) of the CEQA Guidelines; and

M/S: Lagomarsion/Flowers

AYES: (6) Flowers, Ingle, Lagomarsino, Van Duker, Vice Chair Scheeler, Chair Schaefer

NOES: (0)

Absent: Duncan

Recommend the City Council adopt an Ordinance amending Chapter 106 of the City of Citrus Heights Municipal Code (Zoning Code Section) as shown in Exhibit A.

M/S: Lagomarsion/Flowers

AYES: (6) Flowers, Ingle, Lagomarsino, Van Duker, Vice Chair Scheeler, Chair Schaefer

NOES: (0)

Absent: Duncan

7. PLANNING COMMISSION RULES AND REGULATIONS

Planning Manager Kempenaar addressed Commission with revisions to Planning Commission Rules and Regulations.

There being no further business, the meeting was adjourned at 8:42 PM.

Respectfully Submitted,

Stacy Hildebrand
Planning Commission Secretary



STAFF REPORT

Community Development Department
Planning Division
6360 Fountain Square Dr.
Citrus Heights, CA 95621
www.citrusheights.net
(916) 727-4740

Hearing Date: July 22, 2020

File Number: GPA-20-02 & OTA-20-02

Application Type: General Plan
Amendment and Ordinance Text
Amendment

Assessor's Parcel Number(s): Citywide

Prepared by: Alison Bermudez, Associate
Planner abermudez@citrusheights.net

Project Name: General Plan Amendment (Density in General Commercial Zone) and Minor Zoning
Code Amendments

Project Address: N/A

Gross Acreage: N/A

Net Acreage: N/A

Net Density: N/A

Current Zoning: N/A

Proposed Zoning: N/A

Surrounding Zoning:

**Surrounding Land Use
Designation**

Actual Use:

**On-
site:**

North:

South:

West:

East:

Not Applicable
Citywide

Environmental Status:

☒ Exempt Section 15061(b)(3)

☐ Previous Negative Declaration

☐ Negative Declaration

☐ Environmental Impact Report

☐ Mitigated Negative Declaration

☐ Previous Environmental Impact Report

Planning Department Recommendations:

☒ Recommend approval and forward to the City Council for final action

☐ Approve with conditions

☐ Denial

Applicant:

City of Citrus Heights
Planning Division

**Property
Owner:**

Citywide Ordinance

REQUEST

The Planning Division requests the Planning Commission review the attached General Plan and Zoning Code Amendments and forward a recommendation to the City Council.

SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission make the following motions:

Motion 1: Recommend the City Council adopt a Resolution to find the proposed General Plan amendments and Zoning Code amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15305 of the Guidelines.

Motion 2: Recommend the City Council adopt a Resolution amending the General Plan as shown in Exhibit A.

Motion 3: Recommend the City Council adopt an Ordinance amending various sections of Chapter 106 of the City of Citrus Heights Municipal Code (Zoning Code Section) as shown in Exhibit B.

BACKGROUND

General Plan Amendments

The city's General Plan provides a number of policies and actions to guide the orderly development of the city. Additionally, the Plan provides a range of allowed density and intensity for each of the city's land use designations and the Zoning Code serves as the tool by which they are implemented. Since the General Plan and the Zoning Code work together, it's important that the two are consistent. The project includes an amendment to the General Plan where there is an inconsistency with the Zoning Code in the allowed density within the General Commercial land use designation.

Zoning Code Amendments

On occasion, refinements to the Zoning Code are necessary to clarify existing standards, implement new ones, reflect changes in law, and address changing business types and their activities. Staff proposes to modify various sections of the Zoning Code to implement necessary refinements. The approval of these amendments does not approve any development project. Rather, they amend and clarify the certain sections of the Zoning Code.

PROJECT DESCRIPTION

General Plan Amendments

Table 4 of the city's General Plan contains general development standards for the city's land use designations. The table includes broad ranges for the allowed density and intensity for each designation. The General Plan is purposely broad in its information as the Zoning Code further defines these standards. As mentioned, since the General Plan and the Zoning Code work together, it's important that they are consistent.

As shown below, General Plan Table 4 (Figure 1) and the Zoning Code Table 2-6 (Figure 2) both allow residential development within commercial zones. The inconsistency lies in the allowed densities. Figure 1 indicates the allowed density for the General Commercial category ranges from 0-20 units per acre. The Zoning Code (Figure 2) allows 20 units per acre for the Business Professional (BP) and Limited Commercial (LC) zones but allows a density up to 40 units per acre in the Shopping Center (SC) and General Commercial (GC) zones. The proposed amendment will modify the General Plan to allow a range from 0-40 units per acre to be consistent with the Zoning Code.

Figure 1- Existing General Plan Table 4

General Plan Land Use Designation	Zoning Districts*	Residential Density (units/acre)	Assumed Avg. Population/Household	Maximum FAR****	Assumed Avg. Employees Per Acre***
General Commercial	AC (Auto Commercial) GC (General Commercial) LC (Limited Commercial) SC (Shopping Center) SPA (Special Planning Area)	0-20		0.6	48

The Residential Density is shown as 0-20 units per acre. It should read 0-40 units to be consistent with the Zoning Code

Figure 2- Existing Zoning Code Table 2-6

	Requirement by Zoning District			
Development Feature	BP Business and Professional Office	LC Limited Commercial	SC Shopping Center	GC General Commercial
Residential density	Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the City through subdivision or planning permit approval, as applicable.			
Maximum density	20 units per net acre	20 units per net acre	40 units per net acre	40 units per net acre

These two Zoning Districts allow 40 units per acre.

In addition to Table-4, the General Plan also references the 20 units per acre density within the written description of the General Commercial land use designation. This description is proposed to be updated as shown below:

General Commercial

This designation provides for retail uses, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, multi-family residences, public and quasi-public uses, and similar and compatible uses. The FAR for nonresidential uses shall not exceed 0.6. Residential densities shall not exceed ~~20~~ 40 units per net acre.

The proposed amendment will not only eliminate the inconsistency between the Zoning Code and General Plan, it will also increase flexibility for the City to provide a variety of housing options in the City. In addition, the proposed change will provide more opportunity to meet the city's Regional Housing Need Allocation within the future Housing Element Update required under state law.

Staff recommends the Planning Commission recommend the City Council adopt the proposed General Plan Amendments to be consistent with the Zoning Code by allowing up to 40 units per acre within the General Commercial and Shopping Center land use designations. No changes are proposed to the density allowed by the Zoning Code.

Zoning Code Amendments

Staff proposes to modify various sections of the Zoning Code to implement necessary refinements. The approval of these amendments does not approve any development project. Rather, they amend and clarify certain sections of the Zoning Code. While many of the proposed changes are minor, special attention should be given to the key areas discussed below where the changes are more significant.

- **106.26.030 - Commercial and Industrial District Land Uses and Permit Requirements.** The commercial land use table identifies the allowed business activities permitted within each zoning designation. While the table includes the permitted/prohibited land uses, there are certain land uses that may be allowed depending on the scale of its use.

An example of this is food service (restaurant café, etc.) within the BP zone which is typically commercial offices, office parks, or office buildings. While a high traffic generating restaurant may not be appropriate in that zone, smaller food services such as café or coffee shop would support the office environment. The Zoning Code currently allows this use provided the food service did not occupy more than 15% of the building's floor space and if more than 15% of the floor space will be used, a Use Permit would be required.

On occasion, staff has encountered a proposed use that exceeds the 15% cap. For the business to move forward they must obtain a Use Permit. Due to the time and cost associated with processing a Use Permit, staff is proposing to modify the requirement to a Minor Use Permit (MUP).

This revision will still provide staff the ability to review the intended use and compatibly with the surrounding businesses but will allow for a shorter process as MUP's do not require a public hearing.

The proposed revision would amend 106.26.030.C to read as follows:

Permit requirements based on scale of use. Where Table 2-5 identifies a use with an "S" and the last column in the table refers to this Subsection, the use is permitted with a Zoning Clearance if it is a building tenant that will occupy 15 percent or less of the total building floor area. Minor Use Permit approval is required when the use occupies more than 15 percent of the total floor area.

- **106.30.040 Creekside Development.** The Zoning Code regulates development near certain waterways to provide adequate buffer area between creek and the proposed adjacent development. The standards ensure that development either avoids areas subject to inundation by a 100-year flood or more frequent flooding event, or is located and/or designed and protected so that it will not be damaged by flooding, erosion, or increase the hazard of flooding on other properties.

A key provision of this Chapter is a minimum setback requirement between the top of the creek bank and the edge of any development. Currently, two setback distance measurement methods when proposing a structure adjacent to a creek. As shown below, the structure must meet the greater of the two distances-either:

1. 2.5 times the height of the bank plus 30 feet
2. 30 feet outward from the bank.

Staff is requesting to amend the text and eliminate measurement (2). Since the code requires the development to comply with the greater distance of the two measurements, measurement (1) would always be greater since it requires the 30 feet plus and additional distance depending on the height of the streambank. This edit will eliminate confusion which has occurred during development project reviews.

The proposed revision would amend 106.30.040.E.1.a to read as follows:

Each proposed structure shall be set back a distance of 2.5 times the height of the stream bank plus 30 feet, ~~or 30 feet outward from the stream bank, whichever distance is greater,~~ as measured from the top of the stream bank outward.

- **106.36.070 Reduction of Parking Requirements.** The Zoning Code provides a variety of options to reduce the parking requirements for commercial development projects. One method allows a reduction in spaces due to proximity to transit. Currently, a reduction up to five percent of the number of spaces is allowed if the site is within 300 feet of a transit stop. Staff is requesting to increase the distance to 500 feet to provide more opportunities for this reduction to be applied. Staff believes 500 feet is a reasonable distance an employee or patron is willing to walk between a transit stop and a business.

The proposed revision would amend 106.36.070.E.1.a to read as follows:

Developments which are located within ~~300~~ 500 feet of an operational transit stop may reduce their parking requirement by one vehicle space for every twenty spaces provided. Maximum reduction: five percent of required parking.

- **106.40.100 Home Occupations.** The Zoning Code provides information on the permitted/prohibited types of businesses that are allowed to operate as a home based business. One business activity that has been a prohibited home business activity since the City's incorporation is "transportation services."

While the prohibition specifically listed examples of transportation services to include limousines, taxis and similar, the transportation industry has evolved. Transportation services would now encompass transportation network services such as Uber, Lyft and Instacart, all very common home-based transportation activities using standard passenger vehicles.

Staff is proposing to remove transportation services as a prohibited home occupation and instead regulate transportation services through the operating standards such as the size, type and weight of a vehicle allowed as part of a home based business. This modification will allow transportation network services to operate from a residence but still continue to prohibit limousines and other similar vehicles from being kept in a residential area. The modification is shown below:

Uses prohibited as home occupations.

I. ~~Transportation services, including taxis, limousines, tow trucks, etc.;~~

Operating Standards:

Traffic, vehicles. The use shall not generate pedestrian or vehicular traffic beyond that which is normal in a residential district nor in any case require the parking of more than two additional vehicles at any one time. No motor vehicle that is used or kept on the premises in conjunction with the home occupation shall exceed two axles or a length of 20 feet. Examples of prohibited vehicles include limousines, taxis, tow trucks, etc.

Summary of All Zoning Code Changes

The table below includes all the changes proposed with this Zoning Code Update.

Article 2 – Zoning Code Districts and Allowable Land Uses		
<i>Code Section</i>	<i>Topic</i>	<i>Change</i>
106.26.030	Table 2-5 Commercial Development Standards	Modify the permit requirements from Use Permit to Minor Use Permit for those uses identified in Table 2-6 by an “S”, which propose to exceed the 15% floor space cap.
Article 3 – Zoning Code Districts and Allowable Land Uses		
<i>Code Section</i>	<i>Topic</i>	<i>Change</i>
106.30.050	Table 3-1 Maximum Height of Fences, Walls and Hedges	Removed reference to Building Permit requirement Clarified footnote (2) to include the front yard fence setback distance for each zoning category
106.36.070.E.4	Transit Access	Increase opportunity for more parking reductions by increasing allowed distance from a transit stop from 300 ft to 500 ft.

Article 4 – Standards for Specific Land Uses		
<i>Code Section</i>	<i>Topic</i>	<i>Change</i>
106.42.1000.C.1	Home Occupations-	Expanded examples of allowed uses for Home Occupations
106.42.1000.C.2	Home Occupations	Added tattooing and similar body art activities as a prohibited use Removed transportation services as a prohibited use and regulating the use through the types of vehicles allowed at a residence in conjunction with the home based business is more appropriate.

CONCLUSION

Upon completion of the review of both the General Plan Amendment and the Zoning Code Amendments, the Planning Commission shall make a recommendation to the City Council on the adoption and approval of the proposed changes. The Planning Department will present the project to the City Council at a future City Council hearing.

ENVIRONMENTAL DETERMINATION

This proposed Zoning Ordinance and General Plan amendment is categorically exempt from CEQA (CEQA Guidelines Section 15305) under proposed amendments to the Zoning Ordinance and General Plan are minor alterations to land use limitations do not have the potential to have a significant effect on the environment.

Exhibit C demonstrates that the proposed change to the General Plan density standards will not result in a significant impact. This is largely based on the fact that residential projects generate less traffic and associated impacts than commercial uses. The exhibit also demonstrates that, based on development trends, the city is well below the development capacity anticipated under the General Plan and General Plan EIR so no additional environmental review is required.

RECOMMENDATION

The Planning Division recommends the Planning Commission make the following motions:

Motion 1: Recommend the City Council adopt a Resolution to find the proposed General Plan amendments and Zoning Code amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15305 of the Guidelines.

Motion 2: Recommend the City Council adopt a Resolution amending the General Plan as shown in Exhibit A.

Motion 3: Recommend the City Council adopt an Ordinance amending various sections of Chapter 106 of the City of Citrus Heights Municipal Code (Zoning Code Section) as shown in Exhibit B.

Exhibit A:	Redline of General Plan Text
Exhibit B:	Redline of Zoning Code Text
Exhibit C:	General Plan Intensity Memo

General Plan Chapter 2 – Community Development General Plan Text Amendments

Table 4
Land Use Designations

General Plan Land Use Designation	Zoning Districts*	Residential Density (units/acre)	Assumed Avg. Population/ Household	Maximum FAR****	Assumed Avg. Employees Per Acre***
Very Low Density Residential	RD-1, RD-2, RD-3, RD-4, SPA	0-4	2.55	0.4	
Low Density Residential	RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, SPA	1-8	2.55	0.4	
Medium Density Residential	RD-10, RD-15, RD-20, MH (Mobile Home), SPA	9-20	2.55	0.5	
High Density Residential	RD-30, SPA	21-30	2.55	0.5	
General Commercial	AC (Auto Commercial) GC (General Commercial) LC (Limited Commercial) SC (Shopping Center) SPA (Special Planning Area)	0-20 0-40		0.6	48
Business Professional	BP (Business Professional) SPA (Special Planning Area)	0-20	2.55	0.5	87
Industrial	MP (Industrial/Office Park) SPA (Special Planning Area)			0.5	27
Open Space	CR (Commercial Recreation) O (Recreation/Open Space) SPA (Special Planning Area)			0.1	
Public	RD-2, RD-5, RD-30, SPA O (Recreation/Open Space) SC (Shopping Center)			0.5	
Corridor Transition Overlay	All Residential Districts SPA (Special Planning Area)	0-30**	2.55	0.5	
Notes: * Special Planning Areas (SPAs) are consistent with all General Plan designations ** Not to exceed density of underlying designations *** Source: SACOG **** Maximum Floor Area Ratio for non-residential uses					

The General Plan is implemented largely through zoning. Table 4, which also shows correspondence between the General Plan land use designations and zoning districts, is a guide to assist in implementing the General Plan, but does not constitute a formal statement of General Plan policy. The table identifies the zoning districts that will normally be considered consistent with the various land use designations of the General Plan.

Very Low Density Residential

This designation provides for single family detached homes, secondary residential units, hobby farming and keeping of animals, public and quasi-public uses, and similar and compatible uses. Residential densities should not exceed four units per net acre. The FAR for nonresidential uses shall not exceed 0.4.

Low Density Residential

This designation provides for single family detached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 1-8 units per net acre. The FAR for nonresidential uses shall not exceed 0.4.

Medium Density Residential

This designation provides for single family detached and attached homes, duplexes, triplexes, fourplexes, multi-family residential units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 9-20 units per net acre. The FAR for nonresidential uses shall not exceed 0.5.

High Density Residential

This designation provides for single family attached homes, multi-family residential units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 21-30 units per net acre. The FAR for nonresidential uses shall not exceed 0.5.

General Commercial

This designation provides for retail uses, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, multi-family residences, public and quasi-public uses, and similar and compatible uses. The FAR for nonresidential uses shall not exceed 0.6. Residential densities shall not exceed 20 40 units per net acre.

Business Professional

This designation provides for office uses, including uses supportive of offices, public and quasi-public uses, mixed-use projects, multi-family and similar and compatible uses. The FAR for nonresidential uses shall not exceed 0.5. Residential densities shall not exceed 20 units per net acre.

Industrial

This designation provides for industrial parks, warehouses, manufacturing, research and development, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.5.

Open Space

This designation provides for outdoor recreational uses, habitat protection, agriculture, drainage features, public and quasi-public uses, and other areas typically limited for human occupation due to public health

and safety features such as floodways or unstable soils or environmentally-sensitive features. The FAR shall not exceed 0.1.

Public

This designation applies to public and quasi-public facilities such as schools, hospitals, libraries, government offices, religious places of worship, meeting halls, and similar and compatible uses. The FAR shall not exceed 0.5.

Corridor Transition Overlay

The Corridor Transition Overlay designation is a combining designation that is applied in conjunction with a residential land use designation to modify the uses and standards of that designation. The purpose of the Corridor Transition Overlay designation is to provide for a mix of business service uses and other nonresidential uses that are compatible with residential uses in transitional areas between residential and commercial areas. Allowable nonresidential uses are those that meet the following criteria: generate low to moderate traffic volumes; have daytime or evening hours, as long as it can be clearly demonstrated that any evening operations support and will not negatively affect nearby residential uses; and are otherwise compatible with the residential character and uses of the area. The building intensity and density standards of this designation shall be those of the underlying designation. The corresponding Zoning Code section is designed to encourage the use of the Corridor Transition Overlay designation.

106.26.030 - Commercial and Industrial District Land Uses and Permit Requirements

- A. **General permit requirements.** Table 2-5 identifies the uses of land allowed by this Zoning Code in each commercial and industrial zoning district, and the planning permit required to establish each use, in compliance with Section 106.22.030 (Allowable Land Uses and Permit Requirements).
- B. **Permit requirements for certain specific land uses.** Where the last column in Table 2-5 ("Specific Use Regulations") includes a section number, the referenced section determines whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit. The referenced section may also establish other requirements and standards applicable to the use.
- C. **Permit requirements based on scale of use.** Where Table 2-5 identifies a use with an "S" and the last column in the table refers to this Subsection, the use is permitted with a Zoning Clearance if it is a building tenant that will occupy 15 percent or less of the total building floor area. Minor Use Permit approval is required when the use occupies more than 15 percent of the total floor area.

106.30.040 - Creekside Development and Flood Hazard Mitigation

A. **Purpose.** This Section provides standards that are intended to:

1. Protect the natural, scenic, and recreational value of waterway and riparian resources within the City, including the provision of adequate buffer areas between creeks and adjacent development;
2. Ensure that development either avoids areas subject to inundation by a 100-year flood or more frequent flooding event, or is located and/or designed and protected so that it will not be damaged by flooding, or increase the hazard of flooding on other properties;
3. Protect new development from erosion caused by the meandering nature of the creek system; and
4. Protect the water quality of the creeks.

B. **Applicability.** The requirements of this Section apply to:

1. **Creekside properties.** Proposed development, other than public works or infrastructure, on any site adjacent to or crossed by a watercourse that is shown on the map in Figure 3-1; and

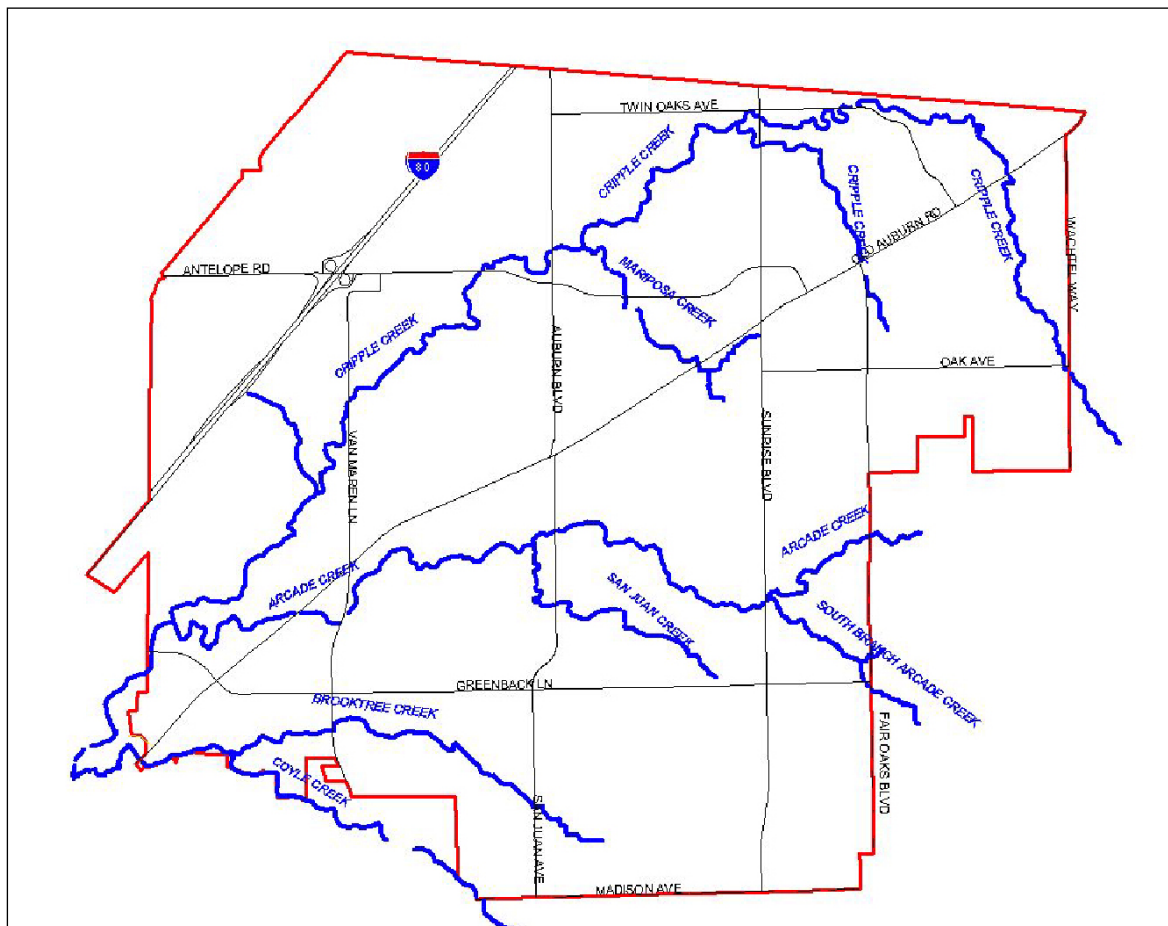


Figure 3-1 - Creeks Where Section 106.30.040 Applies

2. **Properties within areas subject to flooding.** All properties shown on the Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA) as being partly or entirely located in an area

subject to flooding by a 100-year flood or more frequent flooding event, and other areas known to the City to be subject to flooding. These areas shall be referred to in this Section as "flood hazard areas."

- C. **Streambed analysis required.** A planning permit application for a project subject to this Section shall include a site-specific streambed analysis prepared by a hydrologist, civil engineer, or other qualified professional approved by the City to identify the precise boundary/top of bank of the waterway. The Director may waive this requirement if it is determined that the project, because of its size, location, or design will not have a significant impact on the waterway, or that sufficient information already exists and further analysis is not necessary. A required streambed analysis shall include all information and materials required by the Department and/or the City Engineer.
- D. **Subdivision requirements.** Each new parcel proposed adjacent to a designated tributary shall be designed to provide the lot area shown in the following table for the applicable zone, located outside the 100-year floodplain of the tributary.

Zoning District	Minimum Net Lot Area
RD-1	0.50 acres
RD-2	0.25 acres
RD-3, RD-4	7,500 sf
RD-5, RD-7	Entire lot or 5,000 sf, whichever is less
RD-10 and above	Entire area except for common open space and landscape areas
Commercial and Industrial zones	Entire area except for landscaping

E. **Development standards.**

1. **Location of proposed development.** Proposed structures and other development shall comply with the more restrictive of the following requirements.
 - a. **Creek setback for resource preservation.** Each proposed structure shall be set back a distance of 2.5 times the height of the stream bank plus 30 feet, ~~or 30 feet outward from the stream bank, whichever distance is greater,~~ as measured from the top of the stream bank outward.
 - (1) The City may require additional setbacks to preserve existing vegetation or other significant environmental resources along any waterway.
 - (2) The City may require erosion protection to be placed at creek bends, drainage outfalls, and other locations that are subject to erosion, or where bank steepness indicates that severe erosion is taking, or may take place.
 - (3) A setback required by the applicable zoning district adjacent to a creekside path or open space area shall be measured from the boundary of the path or open space on the side away from the creek.
 - (4) A path or trail may be located within a creekside setback; however, no structure, road, parking access, parking space, paved area, or swimming pool shall be constructed within a creek or creekside setback area.
 - b. **Limitations on development within floodplain.** All construction, except fences, shall be located outside the 100-year floodplain of the tributary. The 100-year floodplain shall be established using the most current data available and a physical survey by a registered surveyor. Current data includes the Flood Insurance Rate Map, historical data from the 1986, 1995 & 1997 flood events, and the county hydrology study. Fences within a floodplain shall be limited to wrought iron or split rail design. No fill or grading shall be

allowed within a 100-year floodplain. Where the review authority determines that an existing parcel contains no feasible building site outside of a 100-year floodplain and that the site complies with an exception outlined in the City's Drainage and Development Policy, the review authority may approve construction that complies with the creek setback required by Subsection E.1.a.

2. **Standards for development allowed within floodplain.** Any development allowed within a 100-year floodplain in compliance with this Section shall comply with the following standards, as applicable.
 - a. **Finished floor elevation.** Each approved structure shall be designed to provide all habitable finished floor areas at least two feet above the maximum 100-year water surface elevation. The FEMA 100-year flood elevation may be considered as a minimum level. Historical data from the 1986, 1995 & 1997 flood events, the county hydrology study and other miscellaneous studies shall be used to determine if a higher minimum elevation is required. The venting under the home and venting for a garage shall comply with the standards of the National Flood Insurance Program.
 - b. **Fences, culverts, bridges, and drainage improvements.**
 - (1) Fences and other structures including culverts and bridges that must be constructed within a floodway shall be designed to the requirements of the Engineering Division to prevent obstructions or diversions of flood and drainage flow, and to minimize adverse effects to natural riparian vegetation.
 - (2) Where drainage improvements are required, they shall be placed in the least visible locations and naturalized through the use of river rock, earthtone concrete, and landscaping with native plant materials.
 - c. **Anchorage.** All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.
 - d. **Construction practices and materials.** All new construction or substantial improvements shall be constructed with materials and utility equipment resistant to flood damage using methods and practices that minimize flood damage.
 - e. **Water and sewer systems.** New and replacement water and sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.
 - f. **Floodproofing.** Each structure requiring floodproofing shall be designed in compliance with National Flood Insurance Program standards. A FEMA elevation certificate shall be obtained and filed with the City prior to occupancy. A registered professional engineer or architect shall certify compliance with the standards of this Section, and the Building Official shall be provided a copy of the certification.
3. **Alteration of natural features.** No construction, grading or filling, planting of exotic/non-native or non-riparian plant species, or removal of native vegetation shall occur within a creek or creekside setback area, except where:
 - a. Approved by the review authority in conjunction with an application for rezoning, and/or a planning permit, or through Use Permit approval if no other application has been filed; and
 - b. Authorized for flood control purposes by the proper permits issued by the California State Department of Fish and Game, and all other applicable State and Federal agencies having authority over the creek.
4. **Use of permeable surfaces.** Proposed development should incorporate permeable surfaces (for example, wood decks, sand-joined bricks, and stone walkways) where feasible, to minimize off-site flows and facilitate the absorption of water into the ground.

5. **Creek bank stabilization.** Development or land use changes that increase impervious surfaces or sedimentation may result in channel erosion. This may require measures to stabilize creek banks.

- a. Creek rehabilitation is the preferred method of stabilization, with the objective of maintaining the natural character of the creek and riparian area. Rehabilitation may include enlarging the channel at points of obstruction, clearing obstructions at points of constriction, limiting uses in areas of excessive erosion, and restoring riparian vegetation.
- b. Concrete channels are not allowed. Other mechanical stabilization measures shall not be allowed unless no other alternative exists.
- c. If bank stabilization requires other than rehabilitation or vegetative methods, hand-placed stone or rock rip-rap are the preferred methods.

6. **Physical and visual access.**

- a. Public access and visibility to creeks should be provided, if feasible, through the use of single-loaded frontage roads adjacent to creeks, but outside of the creek setback. Structures or lots that back-up to creeks or creek frontage roads are discouraged.
- b. The provision of multipurpose creekside trails and public open space is encouraged. Open space areas should include planting for riparian enhancement with native shrubs and trees, paths and trails, lighting, benches, play and exercise equipment, and trash receptacles outside of the riparian habitat area, where appropriate.
- c. Where streets are not used, frequent access to creekside trails and public open space should be provided at least every 300 feet, and may occur at the end of cul-de-sacs.

7. **Best management practices (BMPs) for storm water quality.** Development along creekside areas shall be designed to minimize impacts to storm water quality.

- a. Drainage swales and runoff should be filtered through grassy swales or other BMPs acceptable to the City Engineer to remove street oils, sediments and other site specific storm water environmental hazards.
- b. Fertilizer or pesticide usage is discouraged. Plants and trees for landscape areas should be selected that can survive without fertilizers or pesticides. Long-term ponding of water from landscape irrigation shall be avoided.
- c. Retention/detention basins will require mosquito abatement.

F. **Warning – Liability denied.** The degree of flood protection required by this Section is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This Section does not imply that land outside the areas of special flood hazards or uses permitted within the areas will be free from flooding or flood damages. This Section shall not create liability on the part of the City or by any officer or employee for any flood damages that result from reliance on this Section or any administrative decision lawfully made under this Section.

TABLE 3-1 - MAXIMUM HEIGHT OF FENCES, WALLS, AND HEDGES

Location	Maximum Height
Within required front yard setback	3 ft (2)
Within required side and rear yard setbacks	8 ft as the fence appears from a parcel or right-of-way abutting the site, 10 ft as the fence appears on the site. See Figure 3-2. (1)
Within required street side setback	3 ft. See also Section 106.30.060.E (Height Limit at Street Corners). Fencing exceeding a height of 3 ft shall be set back a minimum of 3 ft from the property line or sidewalk to allow for the planting of landscaping to mitigate the visual impact of the fence mass; provided that this requirement shall not apply to a fence that was lawfully constructed prior to November 6, 2006, which may be replaced in the same location. (1)
At intersections of alleys, streets, and driveways within sight visibility areas. See 106.30.060.E (Height Limit at Street Corners).	2' 6"
Outside of a required setback	As determined by the height limit for structures within the applicable zoning district. A fence higher than 6 ft requires a Building Permit. (1)
Within a zone where no setback is required, and not adjacent to a street	8 ft (1)

Notes:

- (1) Additional height to a maximum of 10 ft (higher than 6 ft requires a Building Permit) may be authorized through Design Review approval (Section 106.62.040)
- (2) Front yard fence setback in the RD-1 through RD-15 zoning districts is 20 ft. In the RD-20 through RD-30 zoning districts the front yard fence setback is 25 ft. In the RD 5 — RD 15 zoning districts, the front yard fence setback shall be a minimum of 20 feet.

106.36.070 - Reduction of Parking Requirements

- A. **Shared on-site parking.** Where two or more adjacent nonresidential uses have distinct and differing peak parking usage periods, (e.g. a theater and a bank), a reduction in the required number of parking spaces may be allowed through Minor Use Permit approval. Approval shall also require a recorded covenant running with the land, recorded by the owner of the parking facility, guaranteeing that the required parking will be maintained exclusively for the use or activity served, for a time period determined by the Minor Use Permit.
- B. **Reduction of parking for a use with low parking demand.** The review authority for the overall project may reduce the number of parking spaces required by Section 106.36.040 (Number of Parking Spaces Required) for the re-use of an existing building by up to 15 percent, based on quantitative information provided by the applicant that documents the need for fewer spaces (e.g., sales receipts, documentation of customer frequency, information on parking standards required for the proposed land use by other cities, etc.).
- C. **Reduced parking for restricted senior housing projects.**
 - 1. **Extent of reduction.** The review authority may reduce the number of parking spaces required by Section 106.36.040 (Number of Parking Spaces Required) for senior housing projects, for persons aged 55 and over, based on quantitative information provided by the applicant that documents the need for fewer spaces for these types of residential development projects.
 - 2. **Change of use, removal of senior restriction.**
 - a. **Notification to the City.** The owner/operator of a senior housing project that was granted reduced parking on the basis of senior occupancy shall immediately notify the Director of any change of site occupancy or operations that allows other than seniors to reside on the site.
 - b. **Effect of removal of senior restriction.** Upon notification that a restriction to occupancy by seniors has been removed, the Director shall determine a reasonable time in which one of the following shall occur:
 - (1) Substitute parking is provided that is acceptable to the Director; or
 - (2) The size or capacity of the use is reduced in proportion to the parking spaces lost.
- D. **Reduced parking for mixed use projects.** The residential component of a horizontal mixed use project shall provide the parking required by Table 3-7 for multi-unit dwellings, minus the guest spaces required by Table 3-7. A vertical mixed use project shall require the same number of spaces as a horizontal mixed use project, reduced by 30 percent.
- E. **Parking reduction based on alternative facilities or programs.** A proponent of an office, commercial or industrial project may provide alternative facilities or programs which serve to reduce parking demand in return for a reduction in vehicle parking requirements. Vehicle parking requirements may be reduced in accordance with the following provisions by the Director:
 - 1. **Shower/locker facilities.** A project with 100 or more employees may reduce its parking requirement by providing shower and clothing locker facilities for bicycle commuting employees. Maximum reduction: two percent of required parking.
 - 2. **Secure bicycle parking.** Developments which provide secure bicycle parking facilities may reduce their parking requirement by one vehicle space for every three additional bicycle spaces provided. Maximum reduction: two percent of required parking.
 - 3. **Preferred carpool/vanpool parking spaces.** Office or industrial developments which guarantee preferred parking spaces (e.g., covered, shaded, or near building entrance) to employees who participate regularly in a carpool or vanpool may reduce their parking requirement by one vehicle space for every one space which is marked and reserved for carpools/vanpools at a preferred location. Maximum reduction: two percent of required parking.

4. **Transit Access.** Developments which are located within ~~300~~ 500 feet of an operational transit stop may reduce their parking requirement by one vehicle space for every twenty spaces provided. Maximum reduction: five percent of required parking.
- F. **Parking Variances.** Parking reductions exceeding the maximums in this Section, or modifications of improvement requirements, may be authorized by Variance in compliance with Subsection 106.62.060.F.2 (Findings for off-street parking Variance).
- G. **Off-site parking.** With Minor Use Permit approval, required parking may be located in a common or shared parking facility up to 300 feet away from the site of the proposed use in compliance with the following requirements.
 1. **Evaluation of proposal.** In considering a request for shared off-site parking, the review authority shall consider how the distance between the parking area and the proposed use may affect whether the off-site facility will satisfy the parking needs of the proposed use.
 2. **Guarantee of continued availability.** Required parking spaces that are approved off-site shall be committed by a recordable covenant, lease, or other agreement, acceptable to the City Attorney. The parties to the covenant, lease, or agreement shall include the owners, and if applicable, the lessees of the off-site parking spaces and the owners, and if applicable, the lessees of the subject site, with covenants reflecting the conditions of approval and the approved off-site parking plan.
 3. **Loss of off-site spaces.**
 - a. **Notification to the City.** The owner/operator of a business that uses approved off-site spaces to satisfy its parking requirements shall immediately notify the Director of a change of ownership or use of the property for which the spaces are required, and of termination or default of the agreement between the parties.
 - b. **Effect of termination of agreement.** Upon notification that a lease for required off-site parking has terminated, the Director shall determine a reasonable time in which one of the following shall occur:
 - (1) Substitute parking is provided that is acceptable to the Director; or
 - (2) The size or capacity of the use is reduced in proportion to the parking spaces lost.
- H. **Valet parking.** The Commission may modify the parking configuration required by this Chapter (e.g., to allow tandem parking) in the case of a use proposed to have permanent valet parking.
- I. **Parking lot re-striping to accommodate disabled parking.** A site shall not be considered to have nonconforming parking if the number of off-street spaces provided is reduced to less than required by this Chapter solely because the lot is re-striping to comply with disabled parking requirements.

106.42.100 - Home Occupations

Where allowed by Article 2 (Zoning Districts and Allowable Land Uses), a home occupation shall comply with the requirements of this Section.

- A. **Purpose.** The requirements of this Section are intended to provide reasonable opportunities for employment within the home, while avoiding changes to the residential character of a dwelling that accommodates a home occupation, or the surrounding neighborhood.
- B. **Business License required.** A home occupation shall comply with the City's Business License requirements.
- C. **Limitations on use.** The following are examples of business activities that may be approved as home occupations, uses that may be allowed as home occupations under limited circumstances, and uses that are prohibited as home occupations.
 - 1. **Uses allowed as home occupations.** The following and other uses determined by the Director to be similar may be approved by the Director in compliance with this Section.
 - a. Art and craft work (ceramics, flower arranging, jewelry, painting, photography, sculpture, etc.);
 - b. Beauty salon/barber limited to one station, and in compliance with Subsection D.7 (Client/customer visits) below;
 - c. Cottage Food Operations;
 - d. Direct sale product distribution (Avon, Herbalife, Quixtar, Tupperware, etc.);
 - e. Office-only uses, including: an office for an architect, attorney, consultant, counselor, doctor, engineer, insurance agent, planner, **real estate agent**, tutor, writer; typing, word processing, data processing, electronic commerce;
 - f. Personal trainers, licensed massage therapy in compliance with Municipal Code Chapter 22, Article VIII, and physical therapy;
 - g. Private lessons, on a part-time basis, providing individual instruction in academic subjects, music, athletics (e.g., swimming), arts, crafts, or similar fields, provided that client/customer visits shall comply with Subsection D.7 (Client/customer visits) below;
 - h. Tailors, sewing; and
 - i. Home electronics and small appliance repair.
 - 2. **Uses prohibited as home occupations.** The following are examples of business activities that are not incidental to or compatible with residential activities, and are, therefore, prohibited as home occupations:
 - a. Adult entertainment activities/businesses;
 - b. Animal hospitals and boarding facilities;
 - c. Automotive and other vehicle repair and service (body or mechanical), painting, storage, or upholstery, or the repair, reconditioning, servicing, or manufacture of any vehicle engine, or of any motor vehicle, including automobiles, boats, motorcycles, or trucks;
 - d. Commercial cabinet or furniture making, and similar uses;
 - e. Contractor's and other storage yards;

- f. Dismantling, junk, or scrap yards;
- g. Fitness/health facilities, except those allowed under Subsection C.1.e;
- h. Manufacturing activities, except those allowed under Subsections C.1;
- i. Medical clinics and laboratories;
- j. On-site sales other than of artist originals produced on site, except that mail order businesses may be allowed where there is no stock-in-trade on the site;
- k. Personal services as defined in Article 8 (Glossary), except those allowed under Subsection C.1, and all restricted personal services;

~~l. Tattooing, branding, body art, including body piercing, or application of permanent cosmetics;~~

~~l. Transportation services, including taxis, limousines, tow trucks, etc.;~~

- m. Uses involving explosives or highly combustible or toxic materials, including ammunition reloading;
- n. Welding and machine shop operations; and
- o. Other uses the Director determines to be similar to those above.

D. Operating standards. Each home occupation shall comply with all of the following standards.

1. **Relationship to primary use.** Each home occupation shall be clearly incidental and subordinate to the use of the dwelling and site for residential purposes. The home occupation may be conducted in the primary dwelling or an accessory structure on the subject property provided that the area does not exceed 20 percent or 400 square feet of the habitable floor area of the primary dwelling, whichever is greater. No parking space required for the dwelling shall be used for any home occupation activity.
2. **Employees.** A home occupation shall have no more than one employee on-site at any one time, or more than one employee reporting to work in any given day, not including the full-time residents of the dwelling. If needed, the City may request employee verification information from the business owner. Home Occupations having more than one employee on-site at any one time is permitted only when authorized through a Minor Use Permit.
3. **Visibility.** The use shall not require any exterior modification to the structure not customarily found in a dwelling, nor shall the home occupation activity be visible from a public right-of-way, or from neighboring residential properties.
4. **Off-site effects.** There shall be no mechanical equipment or operation used which creates or makes dust, odor, vibration or other effects detectable at the property line. Each home occupation shall comply with the City's noise ordinance.
5. **On-site sales.** There shall be no products sold on the premises except for artist originals, or products individually made to order on the premises. Articles that are not artist originals or individually made to order may be produced on-site, using equipment normally found in a residence, provided that these products shall only be sold off-site.
6. **Traffic, vehicles.** The use shall not generate pedestrian or vehicular traffic beyond that which is normal in a residential district nor in any case require the parking of more than two additional vehicles at any one time. No motor vehicle that is used or kept on the premises in conjunction with the home occupation shall exceed two axles or a length of 20 feet. **Examples of prohibited vehicles include limousines, taxis, tow trucks, etc.**

7. **Client/customer visits.** The home occupation shall be operated so as to not require more than two business visitors per hour, not to exceed a total of eight business visitors per day, only between the hours of 9:00 a.m. and 8:00 p.m.; except that in the case of tutoring or instruction (e.g., academic subjects, arts and crafts, music, swimming, etc.), a maximum of four clients are allowed on the site at the same time, subject to the limitations of this Section on the total number of clients per day.
 8. **Deliveries.** The home occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises in a manner different from normal residential usage, except for FedEx, UPS, or USPS-type home pick-ups and deliveries.
 9. **Hazardous materials.** The storage of hazardous materials shall be limited to below the threshold established by the Sacramento County Fire Districts which do not require any special permits or licenses.
 10. **Signs.** A home occupation shall be limited to a single wall mounted non-illuminated sign, not to exceed one square foot, except for home occupation signs located in the Corridor Overlay General Plan Designation may provide a maximum of ten square feet and may be wall-mounted or freestanding. Home occupation signs shall be limited to display the company name, logo, contact information, hours of operation, services provided or other relevant information. Signs are prohibited from displaying credit card, debit card, or other similar logos and other advertising unrelated to the home occupation.
- E. **Conditions.** The Director may establish reasonable conditions on the operation any home occupation if necessary to meet the intent of this Section. Conditions shall be attached to the Business License for the home occupation as provided in Municipal Code Section 4.06.090.

Exhibit 2 – General Plan Commercial Land Use Density Modification Evaluation Memo

General Plan – Residential Density in Commercial Zones

The 2011 Citrus Heights General Plan and affiliated EIR reviewed the development capacity of the City based on the City's land use patterns, goals, policies, and objectives.

The EIR assumed that all developable property will be developed by 2035. These assumptions were considered "maximum reasonable case" assumptions in terms of total development, since it is unlikely that all developable property will be fully developed by 2035 as envisioned by the General Plan.

The General Plan EIR assumptions assumed the Plan could result in the following:

Factor	New Development Assumed by 2035	Assumed Average per year	Actual Numbers	Actual Average per year
New Dwelling Units (New Units)	3,557	148	79 ^a	16
Population in 2035 (Total Number)	100,480	689	85,954 ^b	405
Non-residential development (SF)	2,950,000	122,916 SF	206,753 SF ^c	25,844 SF

a. 3-2017 Annual Housing Element Progress Report

b. 2016 2012-2016 American Community Survey 5-Year Estimates for 2016

c. New Commercial Buildings 1/3/11 – 12/30/19 (8 years) per PermitCity

206753

The General Plan EIR based these assumptions on the maximum intensity for all commercially and Residentially Zoned land, regardless of natural features or other development restrictions. These intensities were based on maximum Dwelling Units per Acre for residential and maximum Floor Area Ratio for Commercially designated land.

The proposed General Plan Amendment proposes to eliminate an inconsistency between the allowable densities of the General Plan (20 units per acre) and Zoning Code (40 units per acre) within commercially designated land. The assumptions in the General Plan were based on the impact of commercially designated land being developed in a mixture of commercial uses ranging from retail centers, to offices and affiliated services at maximum floor area ratios allowed under the General Plan as these uses produce higher volumes of traffic and affiliated potential impacts.

Although the General Plan Amendment may lead to additional housing production, the resulting traffic impacts would be a reduction in overall traffic impacts from the impacts projected by the General Plan. For example:

The maximum buildout potential of 1-acre of commercially designated land is restricted to a 0.6 FAR. The maximum building area allowed under this criteria would be 26,136 SF. The vehicular trips generated for this development of a retail center would result in approximately 2,800 daily trips.

Alternatively, under the proposed General Plan Amendment, if the same acre of land were to be developed as residential apartments the maximum number would be 40 units per acre. This residential development would yield a maximum of 40 units.

This would result in 490 daily trips, only 17.5% of the number of trips produced by a commercial development on the same sized parcel.

Conclusion

According to the 2016 American Community Survey 5-Year Estimates, the City had 35,280 households. The most recent SACOG projections identify an addition of 1,510 units from 2016 to 2040. This would result in a buildout of about 37,000 units. This projected increase is much less than the 3,557 identified in the City's General Plan EIR. Furthermore between 2013 and 2019, the City constructed a total of 98 new units which is about 14 units per year (on average).

The City has not grown at the projected rate since adoption of the General Plan. The average annual growth rate between 2010 and 2017 was 0.6% (DOF 2017). Between 2013 and 2017, a total of 79 dwelling units were constructed (City of Citrus Heights 2018). Buildout of the City is expected to generate approximately 3,577 new residential dwelling units by 2035, and a population increase of approximately 15,880 people (18%) from 2010 to 2035 (City of Citrus Heights 2011a).

The outcome of the General Plan Amendment may result in an increase in dwelling units and decrease in commercial uses assumed by the 2011 General Plan. The effects of this change will be less impactful than originally assumed under the 2011 General Plan EIR, therefore there is no new impact as a result and no supplemental environmental review is required.

City of Citrus Heights
Planning Commission Meeting
Minutes
April 22, 2020
APPROVED

The meeting was held via webcast with no physical location for public attendance. Public comment was taken via email and any public comment received was read aloud by the Planning Commission Secretary.

1. CALL MEETING TO ORDER

Chair Schaefer called the meeting to order at 7:06 PM.

2. ROLL CALL

Commission Present: Flowers, Ingle, Lagomarsino, Schaefer, Scheeler, Van Duker

Absent: Duncan

Staff Present: Bermudez, Flores, Hildebrand, Jones, Kempenaar, McDuffee, Singer

3. FLAG SALUTE

Vice Chair Scheeler led the flag salute.

4. PUBLIC COMMENT

None

5. CONSENT CALENDAR

The meeting minutes for February 26, 2020 were approved as submitted.

AYES: (6) Ingle, Flowers, Lagomarsino, Schaefer, Scheeler, Van Duker,

Absent: (1) Duncan

NOES: (0)

6. PUBLIC HEARING

A. LORDS GRACE CHURCH EXPANSION – 7227 CANELO HILLS DRIVE:

Applicant requested approval of a Use Permit and Design Review Permit Modification to allow for the placement of two modular classrooms onto an existing church property located at 7227 Canelo Hills Drive, Citrus Heights. Environmental Determination: the project is Categorically Exempt from CEQA per Section 15303 of the California Environmental Quality Act (New Construction or Conversion of Small Structures) Project Planner: Eric Singer

Chair Schaefer opened the public hearing.

Applicant, Tim Alatorre, addressed the Commission and responded to questions. Mr. Alatorre confirmed the basketball courts are currently on the site and remain locked when not in use. He further stated the eight foot wall will be compatible with the existing building and is needed to protect the property from the homeless. Furthermore, he believed the church is a willing community partner and would welcome the neighborhood association to use their facilities.

Chair Schaefer closed the public hearing.

Commission Comments

Commission discussed the following, wall height, use of facility for neighborhood meeting.

Chair Schaefer called for a motion.

Motions

1. Adopt Resolution 20-05 finding that the project is Categorically Exempt from CEQA per Section 15303 of the California Environmental Quality Act (New Construction or Conversion of Small Structures);

M/S: Lagomarsino/Van Duker

AYES: (6) Flowers, Ingle, Lagomarsino, Van Duker, Vice Chair Scheeler, Chair Schaefer

NOES: (0)

Absent: Duncan

2. Approve a Use Permit to allow for the installation of two modular classrooms onto an existing church property based on the findings and conditions of approval contained in the staff report; and

M/S: Lagomarsino/Van Duker

AYES: (6) Flowers, Ingle, Lagomarsino, Van Duker, Vice Chair Scheeler, Chair Schaefer

NOES: (0)

Absent: Duncan

3. Approve a Design Review Permit Modification to allow for the installation of two modular classrooms onto existing church property based on the findings and conditions of approval contained in the staff report.

M/S: Lagomarsino/Van Duker

AYES: (6) Flowers, Ingle, Lagomarsino, Van Duker, Vice Chair Scheeler, Chair Schaefer

NOES: (0)

Absent: Duncan

CONDITIONS OF APPROVAL – USE PERMIT # UP-20-02

- 1) The applicant shall comply with all City of Citrus Heights Codes and Regulations, including but not limited to Citrus Heights Municipal Code and Zoning Code, Uniform Building Code; Uniform Fire Code and Sacramento County Environmental Health Department standards.

- 2) The project is approved as described in this report and as shown in Attachment 3 and described in the Applicant's project description and shall conform to all conditions of approval and exhibits included within this project; File # UP-20-02 and DRPMOD-20-01 for the installation of two modular classrooms onto an existing church property located at 7227 Canelo Hills Drive. This Use Permit authorizes up to 175 persons onsite at any given time. Any changes that exceed this threshold will require a modification of the Use Permit. [Planning]
- 3) The Use Permit approval is valid for two years. The Use Permit will expire on April 22, 2022 unless the permit is effectuated or a time extension has been granted. (Planning)
- 4) 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 Agreement or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Agreement. 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.

CONDITIONS OF APPROVAL – DESIGN REVIEW PERMIT # DRP-20-01
--

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, California Building Standards.
2. The project is approved as described in this report and as shown in Attachment 3 and described in the Applicant's project description and shall conform to all conditions of approval and exhibits included within this project; File # UP-20-02 and DRPMOD-20-01 for the installation of two modular classrooms onto an existing church property located at 7227 Canelo Hills Drive.
3. Minor modifications to the design of the project, including site layout, colors and materials, may be approved by Community Development staff, provided such changes are consistent with the overall design as approved herein. Major modifications will require Planning Commission approval. (Planning)

4. This Design Review Permit Modification approval does not include any signs. All sign plans must receive separate review and approval by the Planning Division prior to installation of any new signs. (Planning)
5. Any outdoor lighting including parking lot lighting shall be designed with full shields, and cut off flat lenses to ensure that all light from any fixture will not direct light skyward, and will minimize light pollution consistent with section 106.35 of the Zoning Code. Flood lights on the existing modular buildings shall be removed. Flood lights are strictly prohibited. (Planning)
6. Rooftop equipment shall be screened from public view subject to Planning Division Approval. (Planning)
7. Any plans submitted to the Building Division for review and approval shall indicate all approved revisions/alterations as approved by the Planning Commission. (Planning)

Prior to Issuance of Building Permit

8. Final detailed landscaping and irrigation plans for the project site shall be submitted to Planning staff prior to issuance of any building permits. [Planning]
9. The design and materials for any proposed walls shall be approved by the Planning and Engineering Divisions prior to issuance of building permits. The applicant shall adhere to the design guidelines outlined in section 106.31.040 of the Citrus Heights Zoning Code when designing the wall. Anti-graffiti coating is required. [Planning]
10. 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 Agreement or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Agreement. 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. ZONING CODE UPDATE- ACCESSORY DWELLING UNITS:** The Planning Commission reviewed the proposed updates to Chapter 106.42.015 and 106.80.020 of the city's Zoning Code and forwarded a recommendation to the City Council. Environmental Determination: The project is Categorically Exempt from CEQA under Section 15282(h) which exempts ordinances amendments for accessory dwelling units from environmental review. Project Planner: Alison Bermudez

Commission Comments

Commission discussed the following; impact to HOA, clarifying questions on setback for accessory dwelling units, number of accessory dwelling units allowed, height regulations possible Airbnb usage and use of prefabricated homes.

Chair Schaefer opened the public hearing. No one from the public requested to address the Commission.

Chair Schaefer closed the public hearing.

Chair Schaefer called for a motion.

Motions

1. Recommend the City Council adopt the Resolution to find the proposed amendments are exempt from the California Environmental Quality Act (CEQA) under section 15282(h) of the CEQA Guidelines and collected impact fees for ADUs will be in compliance with new legislation.

M/S: Vice Chair Scheeler /Lagomarsion

AYES: (6) Flowers, Ingle, Lagomarsino, Van Duker, Vice Chair Scheeler, Chair Schaefer

NOES: (0)

Absent: Duncan

2. Recommend the City Council adopt the Ordinance to approve the proposed amendments to Section 106.42.015 and Section 106.80.020 in regard to accessory dwelling units shown in Attachment 1.

M/S: Vice Chair Scheeler /Lagomarsion

AYES: (6) Flowers, Ingle, Lagomarsino, Van Duker, Vice Chair Scheeler, Chair Schaefer

NOES: (0)

Absent: Duncan

C. ZONING CODE UPDATE – REVISIONS TO VARIOUS SECTIONS OF THE ZONING CODE: The Planning Commission reviewed a variety of updates to Articles 1 through 4 and Article 8 of the city's Zoning Code. The proposed amendments included revisions to the regulation of indoor commercial recreation centers, small recycling centers and other various sections of the Zoning Code and forwarded a recommendation to the City Council. Environmental Determination: The project is Categorically Exempt from CEQA under Section 15061(b)(3) of the Guidelines. Project Planner: Alison Bermudez

Commission Comments

Commission discussed the following; impact on new/existing centers, potential noise and definition of pole sign.

Chair Schaefer opened the public hearing. No one from the public requested to address the Commission. Chair Schaefer closed the public hearing.

Motions

Recommend the City Council adopt a Resolution to find the proposed amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15061 (b) (3) of the CEQA Guidelines; and

M/S: Lagomarsion/Flowers

AYES: (6) Flowers, Ingle, Lagomarsino, Van Duker, Vice Chair Scheeler, Chair Schaefer

NOES: (0)

Absent: Duncan

Recommend the City Council adopt an Ordinance amending Chapter 106 of the City of Citrus Heights Municipal Code (Zoning Code Section) as shown in Exhibit A.

M/S: Lagomarsion/Flowers

AYES: (6) Flowers, Ingle, Lagomarsino, Van Duker, Vice Chair Scheeler, Chair Schaefer

NOES: (0)

Absent: Duncan

7. PLANNING COMMISSION RULES AND REGULATIONS

Planning Manager Kempenaar addressed Commission with revisions to Planning Commission Rules and Regulations.

There being no further business, the meeting was adjourned at 8:42 PM.

Respectfully Submitted,

Stacy Hildebrand
Planning Commission Secretary



**CITRUS
HEIGHTS**
Solid roots. New growth.

STAFF REPORT

Community Development Department
Planning Division
6360 Fountain Square Dr.
Citrus Heights, CA 95621
www.citrusheights.net
(916) 727-4740

Hearing Date: July 22, 2020

File Number: GPA-20-02 & OTA-20-02

Application Type: General Plan
Amendment and Ordinance Text
Amendment

Assessor's Parcel Number(s): Citywide

Prepared by: Alison Bermudez, Associate
Planner abermudez@citrusheights.net

Project Name: General Plan Amendment (Density in General Commercial Zone) and Minor Zoning Code Amendments

Project Address: N/A

Gross Acreage: N/A

Net Acreage: N/A

Net Density: N/A

Current Zoning: N/A

Proposed Zoning: N/A

Surrounding Zoning:

**Surrounding Land Use
Designation**

Actual Use:

**On-
site:**

North:

South:

West:

East:

Not Applicable
Citywide

Environmental Status:

☒ Exempt Section 15061(b)(3)

☐ Previous Negative Declaration

☐ Negative Declaration

☐ Environmental Impact Report

☐ Mitigated Negative Declaration

☐ Previous Environmental Impact Report

Planning Department Recommendations:

☒ Recommend approval and forward to the City Council for final action

☐ Approve with conditions

☐ Denial

Applicant:

City of Citrus Heights
Planning Division

**Property
Owner:**

Citywide Ordinance

REQUEST

The Planning Division requests the Planning Commission review the attached General Plan and Zoning Code Amendments and forward a recommendation to the City Council.

SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission make the following motions:

Motion 1: Recommend the City Council adopt a Resolution to find the proposed General Plan amendments and Zoning Code amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15305 of the Guidelines.

Motion 2: Recommend the City Council adopt a Resolution amending the General Plan as shown in Exhibit A.

Motion 3: Recommend the City Council adopt an Ordinance amending various sections of Chapter 106 of the City of Citrus Heights Municipal Code (Zoning Code Section) as shown in Exhibit B.

BACKGROUND

General Plan Amendments

The city's General Plan provides a number of policies and actions to guide the orderly development of the city. Additionally, the Plan provides a range of allowed density and intensity for each of the city's land use designations and the Zoning Code serves as the tool by which they are implemented. Since the General Plan and the Zoning Code work together, it's important that the two are consistent. The project includes an amendment to the General Plan where there is an inconsistency with the Zoning Code in the allowed density within the General Commercial land use designation.

Zoning Code Amendments

On occasion, refinements to the Zoning Code are necessary to clarify existing standards, implement new ones, reflect changes in law, and address changing business types and their activities. Staff proposes to modify various sections of the Zoning Code to implement necessary refinements. The approval of these amendments does not approve any development project. Rather, they amend and clarify the certain sections of the Zoning Code.

PROJECT DESCRIPTION

General Plan Amendments

Table 4 of the city's General Plan contains general development standards for the city's land use designations. The table includes broad ranges for the allowed density and intensity for each designation. The General Plan is purposely broad in its information as the Zoning Code further defines these standards. As mentioned, since the General Plan and the Zoning Code work together, it's important that they are consistent.

As shown below, General Plan Table 4 (Figure 1) and the Zoning Code Table 2-6 (Figure 2) both allow residential development within commercial zones. The inconsistency lies in the allowed densities. Figure 1 indicates the allowed density for the General Commercial category ranges from 0-20 units per acre. The Zoning Code (Figure 2) allows 20 units per acre for the Business Professional (BP) and Limited Commercial (LC) zones but allows a density up to 40 units per acre in the Shopping Center (SC) and General Commercial (GC) zones. The proposed amendment will modify the General Plan to allow a range from 0-40 units per acre to be consistent with the Zoning Code.

Figure 1- Existing General Plan Table 4

General Plan Land Use Designation	Zoning Districts*	Residential Density (units/acre)	Assumed Avg. Population/Household	Maximum FAR****	Assumed Avg. Employees Per Acre***
General Commercial	AC (Auto Commercial) GC (General Commercial) LC (Limited Commercial) SC (Shopping Center) SPA (Special Planning Area)	0-20		0.6	48

The Residential Density is shown as 0-20 units per acre. It should read 0-40 units to be consistent with the Zoning Code

Figure 2- Existing Zoning Code Table 2-6

	Requirement by Zoning District			
Development Feature	BP Business and Professional Office	LC Limited Commercial	SC Shopping Center	GC General Commercial
Residential density	Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the City through subdivision or planning permit approval, as applicable.			
Maximum density	20 units per net acre	20 units per net acre	40 units per net acre	40 units per net acre

These two Zoning Districts allow 40 units per acre.

In addition to Table-4, the General Plan also references the 20 units per acre density within the written description of the General Commercial land use designation. This description is proposed to be updated as shown below:

General Commercial

This designation provides for retail uses, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, multi-family residences, public and quasi-public uses, and similar and compatible uses. The FAR for nonresidential uses shall not exceed 0.6. Residential densities shall not exceed ~~20~~ 40 units per net acre.

The proposed amendment will not only eliminate the inconsistency between the Zoning Code and General Plan, it will also increase flexibility for the City to provide a variety of housing options in the City. In addition, the proposed change will provide more opportunity to meet the city's Regional Housing Need Allocation within the future Housing Element Update required under state law.

Staff recommends the Planning Commission recommend the City Council adopt the proposed General Plan Amendments to be consistent with the Zoning Code by allowing up to 40 units per acre within the General Commercial and Shopping Center land use designations. No changes are proposed to the density allowed by the Zoning Code.

Zoning Code Amendments

Staff proposes to modify various sections of the Zoning Code to implement necessary refinements. The approval of these amendments does not approve any development project. Rather, they amend and clarify certain sections of the Zoning Code. While many of the proposed changes are minor, special attention should be given to the key areas discussed below where the changes are more significant.

- **106.26.030 - Commercial and Industrial District Land Uses and Permit Requirements.** The commercial land use table identifies the allowed business activities permitted within each zoning designation. While the table includes the permitted/prohibited land uses, there are certain land uses that may be allowed depending on the scale of its use.

An example of this is food service (restaurant café, etc.) within the BP zone which is typically commercial offices, office parks, or office buildings. While a high traffic generating restaurant may not be appropriate in that zone, smaller food services such as café or coffee shop would support the office environment. The Zoning Code currently allows this use provided the food service did not occupy more than 15% of the building's floor space and if more than 15% of the floor space will be used, a Use Permit would be required.

On occasion, staff has encountered a proposed use that exceeds the 15% cap. For the business to move forward they must obtain a Use Permit. Due to the time and cost associated with processing a Use Permit, staff is proposing to modify the requirement to a Minor Use Permit (MUP).

This revision will still provide staff the ability to review the intended use and compatibly with the surrounding businesses but will allow for a shorter process as MUP's do not require a public hearing.

The proposed revision would amend 106.26.030.C to read as follows:

Permit requirements based on scale of use. Where Table 2-5 identifies a use with an "S" and the last column in the table refers to this Subsection, the use is permitted with a Zoning Clearance if it is a building tenant that will occupy 15 percent or less of the total building floor area. Minor Use Permit approval is required when the use occupies more than 15 percent of the total floor area.

- **106.30.040 Creekside Development.** The Zoning Code regulates development near certain waterways to provide adequate buffer area between creek and the proposed adjacent development. The standards ensure that development either avoids areas subject to inundation by a 100-year flood or more frequent flooding event, or is located and/or designed and protected so that it will not be damaged by flooding, erosion, or increase the hazard of flooding on other properties.

A key provision of this Chapter is a minimum setback requirement between the top of the creek bank and the edge of any development. Currently, two setback distance measurement methods when proposing a structure adjacent to a creek. As shown below, the structure must meet the greater of the two distances-either:

1. 2.5 times the height of the bank plus 30 feet
2. 30 feet outward from the bank.

Staff is requesting to amend the text and eliminate measurement (2). Since the code requires the development to comply with the greater distance of the two measurements, measurement (1) would always be greater since it requires the 30 feet plus and additional distance depending on the height of the streambank. This edit will eliminate confusion which has occurred during development project reviews.

The proposed revision would amend 106.30.040.E.1.a to read as follows:

Each proposed structure shall be set back a distance of 2.5 times the height of the stream bank plus 30 feet, ~~or 30 feet outward from the stream bank, whichever distance is greater,~~ as measured from the top of the stream bank outward.

- **106.36.070 Reduction of Parking Requirements.** The Zoning Code provides a variety of options to reduce the parking requirements for commercial development projects. One method allows a reduction in spaces due to proximity to transit. Currently, a reduction up to five percent of the number of spaces is allowed if the site is within 300 feet of a transit stop. Staff is requesting to increase the distance to 500 feet to provide more opportunities for this reduction to be applied. Staff believes 500 feet is a reasonable distance an employee or patron is willing to walk between a transit stop and a business.

The proposed revision would amend 106.36.070.E.1.a to read as follows:

Developments which are located within ~~300~~ 500 feet of an operational transit stop may reduce their parking requirement by one vehicle space for every twenty spaces provided. Maximum reduction: five percent of required parking.

- **106.40.100 Home Occupations.** The Zoning Code provides information on the permitted/prohibited types of businesses that are allowed to operate as a home based business. One business activity that has been a prohibited home business activity since the City's incorporation is "transportation services."

While the prohibition specifically listed examples of transportation services to include limousines, taxis and similar, the transportation industry has evolved. Transportation services would now encompass transportation network services such as Uber, Lyft and Instacart, all very common home-based transportation activities using standard passenger vehicles.

Staff is proposing to remove transportation services as a prohibited home occupation and instead regulate transportation services through the operating standards such as the size, type and weight of a vehicle allowed as part of a home based business. This modification will allow transportation network services to operate from a residence but still continue to prohibit limousines and other similar vehicles from being kept in a residential area. The modification is shown below:

Uses prohibited as home occupations.

I. ~~Transportation services, including taxis, limousines, tow trucks, etc.;~~

Operating Standards:

Traffic, vehicles. The use shall not generate pedestrian or vehicular traffic beyond that which is normal in a residential district nor in any case require the parking of more than two additional vehicles at any one time. No motor vehicle that is used or kept on the premises in conjunction with the home occupation shall exceed two axles or a length of 20 feet. Examples of prohibited vehicles include limousines, taxis, tow trucks, etc.

Summary of All Zoning Code Changes

The table below includes all the changes proposed with this Zoning Code Update.

Article 2 – Zoning Code Districts and Allowable Land Uses		
<i>Code Section</i>	<i>Topic</i>	<i>Change</i>
106.26.030	Table 2-5 Commercial Development Standards	Modify the permit requirements from Use Permit to Minor Use Permit for those uses identified in Table 2-6 by an “S”, which propose to exceed the 15% floor space cap.
Article 3 – Zoning Code Districts and Allowable Land Uses		
<i>Code Section</i>	<i>Topic</i>	<i>Change</i>
106.30.050	Table 3-1 Maximum Height of Fences, Walls and Hedges	Removed reference to Building Permit requirement Clarified footnote (2) to include the front yard fence setback distance for each zoning category
106.36.070.E.4	Transit Access	Increase opportunity for more parking reductions by increasing allowed distance from a transit stop from 300 ft to 500 ft.

Article 4 – Standards for Specific Land Uses		
<i>Code Section</i>	<i>Topic</i>	<i>Change</i>
106.42.1000.C.1	Home Occupations-	Expanded examples of allowed uses for Home Occupations
106.42.1000.C.2	Home Occupations	Added tattooing and similar body art activities as a prohibited use Removed transportation services as a prohibited use and regulating the use through the types of vehicles allowed at a residence in conjunction with the home based business is more appropriate.

CONCLUSION

Upon completion of the review of both the General Plan Amendment and the Zoning Code Amendments, the Planning Commission shall make a recommendation to the City Council on the adoption and approval of the proposed changes. The Planning Department will present the project to the City Council at a future City Council hearing.

ENVIRONMENTAL DETERMINATION

This proposed Zoning Ordinance and General Plan amendment is categorically exempt from CEQA (CEQA Guidelines Section 15305) under proposed amendments to the Zoning Ordinance and General Plan are minor alterations to land use limitations do not have the potential to have a significant effect on the environment.

Exhibit C demonstrates that the proposed change to the General Plan density standards will not result in a significant impact. This is largely based on the fact that residential projects generate less traffic and associated impacts than commercial uses. The exhibit also demonstrates that, based on development trends, the city is well below the development capacity anticipated under the General Plan and General Plan EIR so no additional environmental review is required.

RECOMMENDATION

The Planning Division recommends the Planning Commission make the following motions:

Motion 1: Recommend the City Council adopt a Resolution to find the proposed General Plan amendments and Zoning Code amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15305 of the Guidelines.

Motion 2: Recommend the City Council adopt a Resolution amending the General Plan as shown in Exhibit A.

Motion 3: Recommend the City Council adopt an Ordinance amending various sections of Chapter 106 of the City of Citrus Heights Municipal Code (Zoning Code Section) as shown in Exhibit B.

Exhibit A: Redline of General Plan Text
Exhibit B: Redline of Zoning Code Text
Exhibit C: General Plan Intensity Memo

General Plan Chapter 2 – Community Development General Plan Text Amendments

Table 4
Land Use Designations

General Plan Land Use Designation	Zoning Districts*	Residential Density (units/acre)	Assumed Avg. Population/ Household	Maximum FAR****	Assumed Avg. Employees Per Acre***
Very Low Density Residential	RD-1, RD-2, RD-3, RD-4, SPA	0-4	2.55	0.4	
Low Density Residential	RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, SPA	1-8	2.55	0.4	
Medium Density Residential	RD-10, RD-15, RD-20, MH (Mobile Home), SPA	9-20	2.55	0.5	
High Density Residential	RD-30, SPA	21-30	2.55	0.5	
General Commercial	AC (Auto Commercial) GC (General Commercial) LC (Limited Commercial) SC (Shopping Center) SPA (Special Planning Area)	0-20 0-40		0.6	48
Business Professional	BP (Business Professional) SPA (Special Planning Area)	0-20	2.55	0.5	87
Industrial	MP (Industrial/Office Park) SPA (Special Planning Area)			0.5	27
Open Space	CR (Commercial Recreation) O (Recreation/Open Space) SPA (Special Planning Area)			0.1	
Public	RD-2, RD-5, RD-30, SPA O (Recreation/Open Space) SC (Shopping Center)			0.5	
Corridor Transition Overlay	All Residential Districts SPA (Special Planning Area)	0-30**	2.55	0.5	
Notes: * Special Planning Areas (SPAs) are consistent with all General Plan designations ** Not to exceed density of underlying designations *** Source: SACOG **** Maximum Floor Area Ratio for non-residential uses					

The General Plan is implemented largely through zoning. Table 4, which also shows correspondence between the General Plan land use designations and zoning districts, is a guide to assist in implementing the General Plan, but does not constitute a formal statement of General Plan policy. The table identifies the zoning districts that will normally be considered consistent with the various land use designations of the General Plan.

Very Low Density Residential

This designation provides for single family detached homes, secondary residential units, hobby farming and keeping of animals, public and quasi-public uses, and similar and compatible uses. Residential densities should not exceed four units per net acre. The FAR for nonresidential uses shall not exceed 0.4.

Low Density Residential

This designation provides for single family detached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 1-8 units per net acre. The FAR for nonresidential uses shall not exceed 0.4.

Medium Density Residential

This designation provides for single family detached and attached homes, duplexes, triplexes, fourplexes, multi-family residential units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 9-20 units per net acre. The FAR for nonresidential uses shall not exceed 0.5.

High Density Residential

This designation provides for single family attached homes, multi-family residential units, group quarters, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 21-30 units per net acre. The FAR for nonresidential uses shall not exceed 0.5.

General Commercial

This designation provides for retail uses, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, multi-family residences, public and quasi-public uses, and similar and compatible uses. The FAR for nonresidential uses shall not exceed 0.6. Residential densities shall not exceed 20 40 units per net acre.

Business Professional

This designation provides for office uses, including uses supportive of offices, public and quasi-public uses, mixed-use projects, multi-family and similar and compatible uses. The FAR for nonresidential uses shall not exceed 0.5. Residential densities shall not exceed 20 units per net acre.

Industrial

This designation provides for industrial parks, warehouses, manufacturing, research and development, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.5.

Open Space

This designation provides for outdoor recreational uses, habitat protection, agriculture, drainage features, public and quasi-public uses, and other areas typically limited for human occupation due to public health

and safety features such as floodways or unstable soils or environmentally-sensitive features. The FAR shall not exceed 0.1.

Public

This designation applies to public and quasi-public facilities such as schools, hospitals, libraries, government offices, religious places of worship, meeting halls, and similar and compatible uses. The FAR shall not exceed 0.5.

Corridor Transition Overlay

The Corridor Transition Overlay designation is a combining designation that is applied in conjunction with a residential land use designation to modify the uses and standards of that designation. The purpose of the Corridor Transition Overlay designation is to provide for a mix of business service uses and other nonresidential uses that are compatible with residential uses in transitional areas between residential and commercial areas. Allowable nonresidential uses are those that meet the following criteria: generate low to moderate traffic volumes; have daytime or evening hours, as long as it can be clearly demonstrated that any evening operations support and will not negatively affect nearby residential uses; and are otherwise compatible with the residential character and uses of the area. The building intensity and density standards of this designation shall be those of the underlying designation. The corresponding Zoning Code section is designed to encourage the use of the Corridor Transition Overlay designation.

106.26.030 - Commercial and Industrial District Land Uses and Permit Requirements

- A. **General permit requirements.** Table 2-5 identifies the uses of land allowed by this Zoning Code in each commercial and industrial zoning district, and the planning permit required to establish each use, in compliance with Section 106.22.030 (Allowable Land Uses and Permit Requirements).
- B. **Permit requirements for certain specific land uses.** Where the last column in Table 2-5 ("Specific Use Regulations") includes a section number, the referenced section determines whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit. The referenced section may also establish other requirements and standards applicable to the use.
- C. **Permit requirements based on scale of use.** Where Table 2-5 identifies a use with an "S" and the last column in the table refers to this Subsection, the use is permitted with a Zoning Clearance if it is a building tenant that will occupy 15 percent or less of the total building floor area. Minor Use Permit approval is required when the use occupies more than 15 percent of the total floor area.

106.30.040 - Creekside Development and Flood Hazard Mitigation

A. **Purpose.** This Section provides standards that are intended to:

1. Protect the natural, scenic, and recreational value of waterway and riparian resources within the City, including the provision of adequate buffer areas between creeks and adjacent development;
2. Ensure that development either avoids areas subject to inundation by a 100-year flood or more frequent flooding event, or is located and/or designed and protected so that it will not be damaged by flooding, or increase the hazard of flooding on other properties;
3. Protect new development from erosion caused by the meandering nature of the creek system; and
4. Protect the water quality of the creeks.

B. **Applicability.** The requirements of this Section apply to:

1. **Creekside properties.** Proposed development, other than public works or infrastructure, on any site adjacent to or crossed by a watercourse that is shown on the map in Figure 3-1; and

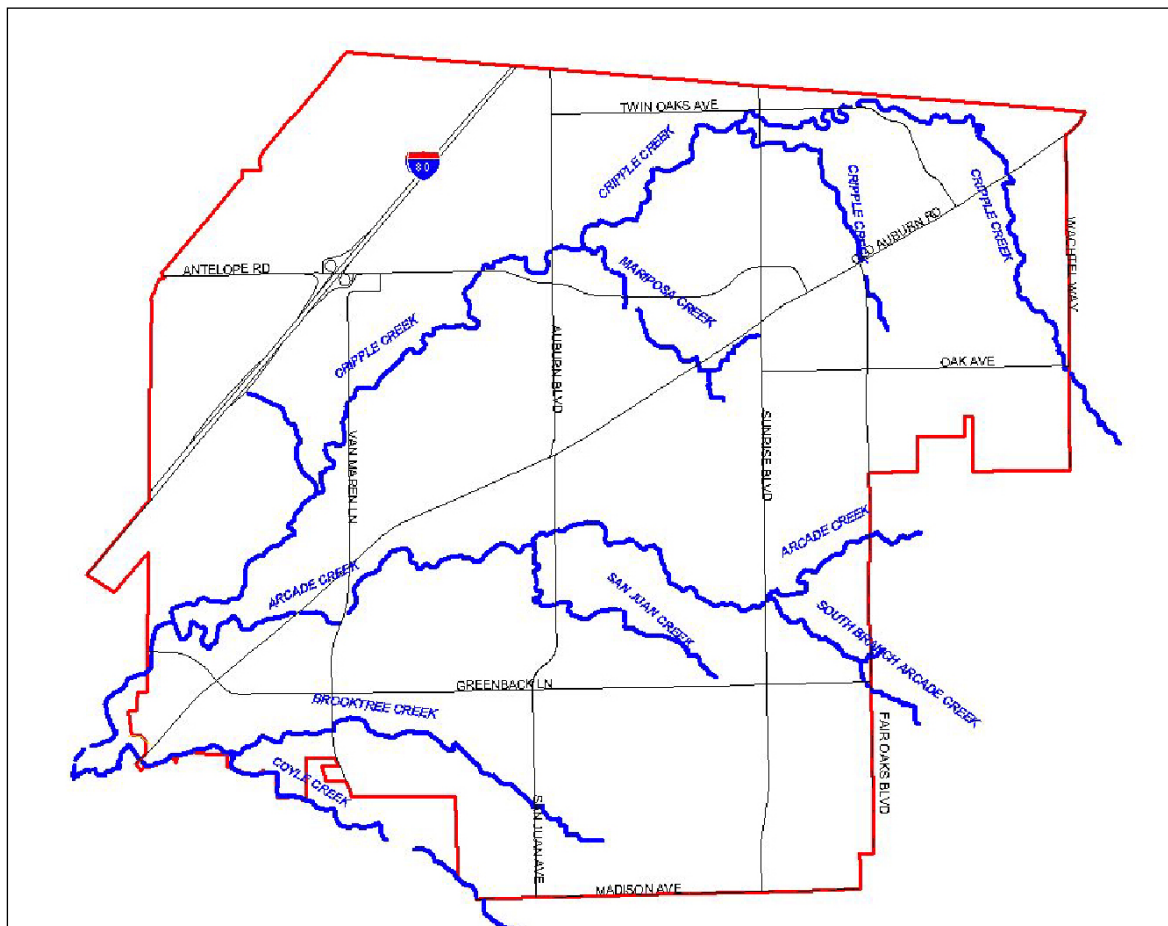


Figure 3-1 - Creeks Where Section 106.30.040 Applies

2. **Properties within areas subject to flooding.** All properties shown on the Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA) as being partly or entirely located in an area

subject to flooding by a 100-year flood or more frequent flooding event, and other areas known to the City to be subject to flooding. These areas shall be referred to in this Section as "flood hazard areas."

- C. **Streambed analysis required.** A planning permit application for a project subject to this Section shall include a site-specific streambed analysis prepared by a hydrologist, civil engineer, or other qualified professional approved by the City to identify the precise boundary/top of bank of the waterway. The Director may waive this requirement if it is determined that the project, because of its size, location, or design will not have a significant impact on the waterway, or that sufficient information already exists and further analysis is not necessary. A required streambed analysis shall include all information and materials required by the Department and/or the City Engineer.
- D. **Subdivision requirements.** Each new parcel proposed adjacent to a designated tributary shall be designed to provide the lot area shown in the following table for the applicable zone, located outside the 100-year floodplain of the tributary.

Zoning District	Minimum Net Lot Area
RD-1	0.50 acres
RD-2	0.25 acres
RD-3, RD-4	7,500 sf
RD-5, RD-7	Entire lot or 5,000 sf, whichever is less
RD-10 and above	Entire area except for common open space and landscape areas
Commercial and Industrial zones	Entire area except for landscaping

E. **Development standards.**

1. **Location of proposed development.** Proposed structures and other development shall comply with the more restrictive of the following requirements.
 - a. **Creek setback for resource preservation.** Each proposed structure shall be set back a distance of 2.5 times the height of the stream bank plus 30 feet, ~~or 30 feet outward from the stream bank, whichever distance is greater,~~ as measured from the top of the stream bank outward.
 - (1) The City may require additional setbacks to preserve existing vegetation or other significant environmental resources along any waterway.
 - (2) The City may require erosion protection to be placed at creek bends, drainage outfalls, and other locations that are subject to erosion, or where bank steepness indicates that severe erosion is taking, or may take place.
 - (3) A setback required by the applicable zoning district adjacent to a creekside path or open space area shall be measured from the boundary of the path or open space on the side away from the creek.
 - (4) A path or trail may be located within a creekside setback; however, no structure, road, parking access, parking space, paved area, or swimming pool shall be constructed within a creek or creekside setback area.
 - b. **Limitations on development within floodplain.** All construction, except fences, shall be located outside the 100-year floodplain of the tributary. The 100-year floodplain shall be established using the most current data available and a physical survey by a registered surveyor. Current data includes the Flood Insurance Rate Map, historical data from the 1986, 1995 & 1997 flood events, and the county hydrology study. Fences within a floodplain shall be limited to wrought iron or split rail design. No fill or grading shall be

allowed within a 100-year floodplain. Where the review authority determines that an existing parcel contains no feasible building site outside of a 100-year floodplain and that the site complies with an exception outlined in the City's Drainage and Development Policy, the review authority may approve construction that complies with the creek setback required by Subsection E.1.a.

2. **Standards for development allowed within floodplain.** Any development allowed within a 100-year floodplain in compliance with this Section shall comply with the following standards, as applicable.
 - a. **Finished floor elevation.** Each approved structure shall be designed to provide all habitable finished floor areas at least two feet above the maximum 100-year water surface elevation. The FEMA 100-year flood elevation may be considered as a minimum level. Historical data from the 1986, 1995 & 1997 flood events, the county hydrology study and other miscellaneous studies shall be used to determine if a higher minimum elevation is required. The venting under the home and venting for a garage shall comply with the standards of the National Flood Insurance Program.
 - b. **Fences, culverts, bridges, and drainage improvements.**
 - (1) Fences and other structures including culverts and bridges that must be constructed within a floodway shall be designed to the requirements of the Engineering Division to prevent obstructions or diversions of flood and drainage flow, and to minimize adverse effects to natural riparian vegetation.
 - (2) Where drainage improvements are required, they shall be placed in the least visible locations and naturalized through the use of river rock, earthtone concrete, and landscaping with native plant materials.
 - c. **Anchorage.** All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.
 - d. **Construction practices and materials.** All new construction or substantial improvements shall be constructed with materials and utility equipment resistant to flood damage using methods and practices that minimize flood damage.
 - e. **Water and sewer systems.** New and replacement water and sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.
 - f. **Floodproofing.** Each structure requiring floodproofing shall be designed in compliance with National Flood Insurance Program standards. A FEMA elevation certificate shall be obtained and filed with the City prior to occupancy. A registered professional engineer or architect shall certify compliance with the standards of this Section, and the Building Official shall be provided a copy of the certification.
3. **Alteration of natural features.** No construction, grading or filling, planting of exotic/non-native or non-riparian plant species, or removal of native vegetation shall occur within a creek or creekside setback area, except where:
 - a. Approved by the review authority in conjunction with an application for rezoning, and/or a planning permit, or through Use Permit approval if no other application has been filed; and
 - b. Authorized for flood control purposes by the proper permits issued by the California State Department of Fish and Game, and all other applicable State and Federal agencies having authority over the creek.
4. **Use of permeable surfaces.** Proposed development should incorporate permeable surfaces (for example, wood decks, sand-joined bricks, and stone walkways) where feasible, to minimize off-site flows and facilitate the absorption of water into the ground.

5. **Creek bank stabilization.** Development or land use changes that increase impervious surfaces or sedimentation may result in channel erosion. This may require measures to stabilize creek banks.

- a. Creek rehabilitation is the preferred method of stabilization, with the objective of maintaining the natural character of the creek and riparian area. Rehabilitation may include enlarging the channel at points of obstruction, clearing obstructions at points of constriction, limiting uses in areas of excessive erosion, and restoring riparian vegetation.
- b. Concrete channels are not allowed. Other mechanical stabilization measures shall not be allowed unless no other alternative exists.
- c. If bank stabilization requires other than rehabilitation or vegetative methods, hand-placed stone or rock rip-rap are the preferred methods.

6. **Physical and visual access.**

- a. Public access and visibility to creeks should be provided, if feasible, through the use of single-loaded frontage roads adjacent to creeks, but outside of the creek setback. Structures or lots that back-up to creeks or creek frontage roads are discouraged.
- b. The provision of multipurpose creekside trails and public open space is encouraged. Open space areas should include planting for riparian enhancement with native shrubs and trees, paths and trails, lighting, benches, play and exercise equipment, and trash receptacles outside of the riparian habitat area, where appropriate.
- c. Where streets are not used, frequent access to creekside trails and public open space should be provided at least every 300 feet, and may occur at the end of cul-de-sacs.

7. **Best management practices (BMPs) for storm water quality.** Development along creekside areas shall be designed to minimize impacts to storm water quality.

- a. Drainage swales and runoff should be filtered through grassy swales or other BMPs acceptable to the City Engineer to remove street oils, sediments and other site specific storm water environmental hazards.
- b. Fertilizer or pesticide usage is discouraged. Plants and trees for landscape areas should be selected that can survive without fertilizers or pesticides. Long-term ponding of water from landscape irrigation shall be avoided.
- c. Retention/detention basins will require mosquito abatement.

F. **Warning – Liability denied.** The degree of flood protection required by this Section is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This Section does not imply that land outside the areas of special flood hazards or uses permitted within the areas will be free from flooding or flood damages. This Section shall not create liability on the part of the City or by any officer or employee for any flood damages that result from reliance on this Section or any administrative decision lawfully made under this Section.

TABLE 3-1 - MAXIMUM HEIGHT OF FENCES, WALLS, AND HEDGES

Location	Maximum Height
Within required front yard setback	3 ft (2)
Within required side and rear yard setbacks	8 ft as the fence appears from a parcel or right-of-way abutting the site, 10 ft as the fence appears on the site. See Figure 3-2. (1)
Within required street side setback	3 ft. See also Section 106.30.060.E (Height Limit at Street Corners). Fencing exceeding a height of 3 ft shall be set back a minimum of 3 ft from the property line or sidewalk to allow for the planting of landscaping to mitigate the visual impact of the fence mass; provided that this requirement shall not apply to a fence that was lawfully constructed prior to November 6, 2006, which may be replaced in the same location. (1)
At intersections of alleys, streets, and driveways within sight visibility areas. See 106.30.060.E (Height Limit at Street Corners).	2' 6"
Outside of a required setback	As determined by the height limit for structures within the applicable zoning district. A fence higher than 6 ft requires a Building Permit. (1)
Within a zone where no setback is required, and not adjacent to a street	8 ft (1)

Notes:

- (1) Additional height to a maximum of 10 ft **(higher than 6 ft requires a Building Permit)** may be authorized through Design Review approval (Section 106.62.040)
- (2) **Front yard fence setback in the RD-1 through RD-15 zoning districts is 20 ft. In the RD-20 through RD-30 zoning districts the front yard fence setback is 25 ft. In the RD 5 — RD 15 zoning districts, the front yard fence setback shall be a minimum of 20 feet.**

106.36.070 - Reduction of Parking Requirements

- A. **Shared on-site parking.** Where two or more adjacent nonresidential uses have distinct and differing peak parking usage periods, (e.g. a theater and a bank), a reduction in the required number of parking spaces may be allowed through Minor Use Permit approval. Approval shall also require a recorded covenant running with the land, recorded by the owner of the parking facility, guaranteeing that the required parking will be maintained exclusively for the use or activity served, for a time period determined by the Minor Use Permit.
- B. **Reduction of parking for a use with low parking demand.** The review authority for the overall project may reduce the number of parking spaces required by Section 106.36.040 (Number of Parking Spaces Required) for the re-use of an existing building by up to 15 percent, based on quantitative information provided by the applicant that documents the need for fewer spaces (e.g., sales receipts, documentation of customer frequency, information on parking standards required for the proposed land use by other cities, etc.).
- C. **Reduced parking for restricted senior housing projects.**
 - 1. **Extent of reduction.** The review authority may reduce the number of parking spaces required by Section 106.36.040 (Number of Parking Spaces Required) for senior housing projects, for persons aged 55 and over, based on quantitative information provided by the applicant that documents the need for fewer spaces for these types of residential development projects.
 - 2. **Change of use, removal of senior restriction.**
 - a. **Notification to the City.** The owner/operator of a senior housing project that was granted reduced parking on the basis of senior occupancy shall immediately notify the Director of any change of site occupancy or operations that allows other than seniors to reside on the site.
 - b. **Effect of removal of senior restriction.** Upon notification that a restriction to occupancy by seniors has been removed, the Director shall determine a reasonable time in which one of the following shall occur:
 - (1) Substitute parking is provided that is acceptable to the Director; or
 - (2) The size or capacity of the use is reduced in proportion to the parking spaces lost.
- D. **Reduced parking for mixed use projects.** The residential component of a horizontal mixed use project shall provide the parking required by Table 3-7 for multi-unit dwellings, minus the guest spaces required by Table 3-7. A vertical mixed use project shall require the same number of spaces as a horizontal mixed use project, reduced by 30 percent.
- E. **Parking reduction based on alternative facilities or programs.** A proponent of an office, commercial or industrial project may provide alternative facilities or programs which serve to reduce parking demand in return for a reduction in vehicle parking requirements. Vehicle parking requirements may be reduced in accordance with the following provisions by the Director:
 - 1. **Shower/locker facilities.** A project with 100 or more employees may reduce its parking requirement by providing shower and clothing locker facilities for bicycle commuting employees. Maximum reduction: two percent of required parking.
 - 2. **Secure bicycle parking.** Developments which provide secure bicycle parking facilities may reduce their parking requirement by one vehicle space for every three additional bicycle spaces provided. Maximum reduction: two percent of required parking.
 - 3. **Preferred carpool/vanpool parking spaces.** Office or industrial developments which guarantee preferred parking spaces (e.g., covered, shaded, or near building entrance) to employees who participate regularly in a carpool or vanpool may reduce their parking requirement by one vehicle space for every one space which is marked and reserved for carpools/vanpools at a preferred location. Maximum reduction: two percent of required parking.

4. **Transit Access.** Developments which are located within ~~300~~ 500 feet of an operational transit stop may reduce their parking requirement by one vehicle space for every twenty spaces provided. Maximum reduction: five percent of required parking.
- F. **Parking Variances.** Parking reductions exceeding the maximums in this Section, or modifications of improvement requirements, may be authorized by Variance in compliance with Subsection 106.62.060.F.2 (Findings for off-street parking Variance).
- G. **Off-site parking.** With Minor Use Permit approval, required parking may be located in a common or shared parking facility up to 300 feet away from the site of the proposed use in compliance with the following requirements.
 1. **Evaluation of proposal.** In considering a request for shared off-site parking, the review authority shall consider how the distance between the parking area and the proposed use may affect whether the off-site facility will satisfy the parking needs of the proposed use.
 2. **Guarantee of continued availability.** Required parking spaces that are approved off-site shall be committed by a recordable covenant, lease, or other agreement, acceptable to the City Attorney. The parties to the covenant, lease, or agreement shall include the owners, and if applicable, the lessees of the off-site parking spaces and the owners, and if applicable, the lessees of the subject site, with covenants reflecting the conditions of approval and the approved off-site parking plan.
 3. **Loss of off-site spaces.**
 - a. **Notification to the City.** The owner/operator of a business that uses approved off-site spaces to satisfy its parking requirements shall immediately notify the Director of a change of ownership or use of the property for which the spaces are required, and of termination or default of the agreement between the parties.
 - b. **Effect of termination of agreement.** Upon notification that a lease for required off-site parking has terminated, the Director shall determine a reasonable time in which one of the following shall occur:
 - (1) Substitute parking is provided that is acceptable to the Director; or
 - (2) The size or capacity of the use is reduced in proportion to the parking spaces lost.
- H. **Valet parking.** The Commission may modify the parking configuration required by this Chapter (e.g., to allow tandem parking) in the case of a use proposed to have permanent valet parking.
- I. **Parking lot re-striping to accommodate disabled parking.** A site shall not be considered to have nonconforming parking if the number of off-street spaces provided is reduced to less than required by this Chapter solely because the lot is re-striping to comply with disabled parking requirements.

106.42.100 - Home Occupations

Where allowed by Article 2 (Zoning Districts and Allowable Land Uses), a home occupation shall comply with the requirements of this Section.

- A. **Purpose.** The requirements of this Section are intended to provide reasonable opportunities for employment within the home, while avoiding changes to the residential character of a dwelling that accommodates a home occupation, or the surrounding neighborhood.
- B. **Business License required.** A home occupation shall comply with the City's Business License requirements.
- C. **Limitations on use.** The following are examples of business activities that may be approved as home occupations, uses that may be allowed as home occupations under limited circumstances, and uses that are prohibited as home occupations.
 - 1. **Uses allowed as home occupations.** The following and other uses determined by the Director to be similar may be approved by the Director in compliance with this Section.
 - a. Art and craft work (ceramics, flower arranging, jewelry, painting, photography, sculpture, etc.);
 - b. Beauty salon/barber limited to one station, and in compliance with Subsection D.7 (Client/customer visits) below;
 - c. Cottage Food Operations;
 - d. Direct sale product distribution (Avon, Herbalife, Quixtar, Tupperware, etc.);
 - e. Office-only uses, including: an office for an architect, attorney, consultant, counselor, doctor, engineer, insurance agent, planner, **real estate agent**, tutor, writer; typing, word processing, data processing, electronic commerce;
 - f. Personal trainers, licensed massage therapy in compliance with Municipal Code Chapter 22, Article VIII, and physical therapy;
 - g. Private lessons, on a part-time basis, providing individual instruction in academic subjects, music, athletics (e.g., swimming), arts, crafts, or similar fields, provided that client/customer visits shall comply with Subsection D.7 (Client/customer visits) below;
 - h. Tailors, sewing; and
 - i. Home electronics and small appliance repair.
 - 2. **Uses prohibited as home occupations.** The following are examples of business activities that are not incidental to or compatible with residential activities, and are, therefore, prohibited as home occupations:
 - a. Adult entertainment activities/businesses;
 - b. Animal hospitals and boarding facilities;
 - c. Automotive and other vehicle repair and service (body or mechanical), painting, storage, or upholstery, or the repair, reconditioning, servicing, or manufacture of any vehicle engine, or of any motor vehicle, including automobiles, boats, motorcycles, or trucks;
 - d. Commercial cabinet or furniture making, and similar uses;
 - e. Contractor's and other storage yards;

- f. Dismantling, junk, or scrap yards;
- g. Fitness/health facilities, except those allowed under Subsection C.1.e;
- h. Manufacturing activities, except those allowed under Subsections C.1;
- i. Medical clinics and laboratories;
- j. On-site sales other than of artist originals produced on site, except that mail order businesses may be allowed where there is no stock-in-trade on the site;
- k. Personal services as defined in Article 8 (Glossary), except those allowed under Subsection C.1, and all restricted personal services;

~~l. Tattooing, branding, body art, including body piercing, or application of permanent cosmetics;~~

~~l. Transportation services, including taxis, limousines, tow trucks, etc.;~~

- m. Uses involving explosives or highly combustible or toxic materials, including ammunition reloading;
- n. Welding and machine shop operations; and
- o. Other uses the Director determines to be similar to those above.

D. Operating standards. Each home occupation shall comply with all of the following standards.

1. **Relationship to primary use.** Each home occupation shall be clearly incidental and subordinate to the use of the dwelling and site for residential purposes. The home occupation may be conducted in the primary dwelling or an accessory structure on the subject property provided that the area does not exceed 20 percent or 400 square feet of the habitable floor area of the primary dwelling, whichever is greater. No parking space required for the dwelling shall be used for any home occupation activity.
2. **Employees.** A home occupation shall have no more than one employee on-site at any one time, or more than one employee reporting to work in any given day, not including the full-time residents of the dwelling. If needed, the City may request employee verification information from the business owner. Home Occupations having more than one employee on-site at any one time is permitted only when authorized through a Minor Use Permit.
3. **Visibility.** The use shall not require any exterior modification to the structure not customarily found in a dwelling, nor shall the home occupation activity be visible from a public right-of-way, or from neighboring residential properties.
4. **Off-site effects.** There shall be no mechanical equipment or operation used which creates or makes dust, odor, vibration or other effects detectable at the property line. Each home occupation shall comply with the City's noise ordinance.
5. **On-site sales.** There shall be no products sold on the premises except for artist originals, or products individually made to order on the premises. Articles that are not artist originals or individually made to order may be produced on-site, using equipment normally found in a residence, provided that these products shall only be sold off-site.
6. **Traffic, vehicles.** The use shall not generate pedestrian or vehicular traffic beyond that which is normal in a residential district nor in any case require the parking of more than two additional vehicles at any one time. No motor vehicle that is used or kept on the premises in conjunction with the home occupation shall exceed two axles or a length of 20 feet. **Examples of prohibited vehicles include limousines, taxis, tow trucks, etc.**

7. **Client/customer visits.** The home occupation shall be operated so as to not require more than two business visitors per hour, not to exceed a total of eight business visitors per day, only between the hours of 9:00 a.m. and 8:00 p.m.; except that in the case of tutoring or instruction (e.g., academic subjects, arts and crafts, music, swimming, etc.), a maximum of four clients are allowed on the site at the same time, subject to the limitations of this Section on the total number of clients per day.
 8. **Deliveries.** The home occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises in a manner different from normal residential usage, except for FedEx, UPS, or USPS-type home pick-ups and deliveries.
 9. **Hazardous materials.** The storage of hazardous materials shall be limited to below the threshold established by the Sacramento County Fire Districts which do not require any special permits or licenses.
 10. **Signs.** A home occupation shall be limited to a single wall mounted non-illuminated sign, not to exceed one square foot, except for home occupation signs located in the Corridor Overlay General Plan Designation may provide a maximum of ten square feet and may be wall-mounted or freestanding. Home occupation signs shall be limited to display the company name, logo, contact information, hours of operation, services provided or other relevant information. Signs are prohibited from displaying credit card, debit card, or other similar logos and other advertising unrelated to the home occupation.
- E. **Conditions.** The Director may establish reasonable conditions on the operation any home occupation if necessary to meet the intent of this Section. Conditions shall be attached to the Business License for the home occupation as provided in Municipal Code Section 4.06.090.

Exhibit 2 – General Plan Commercial Land Use Density Modification Evaluation Memo

General Plan – Residential Density in Commercial Zones

The 2011 Citrus Heights General Plan and affiliated EIR reviewed the development capacity of the City based on the City's land use patterns, goals, policies, and objectives.

The EIR assumed that all developable property will be developed by 2035. These assumptions were considered "maximum reasonable case" assumptions in terms of total development, since it is unlikely that all developable property will be fully developed by 2035 as envisioned by the General Plan.

The General Plan EIR assumptions assumed the Plan could result in the following:

Factor	New Development Assumed by 2035	Assumed Average per year	Actual Numbers	Actual Average per year
New Dwelling Units (New Units)	3,557	148	79 ^a	16
Population in 2035 (Total Number)	100,480	689	85,954 ^b	405
Non-residential development (SF)	2,950,000	122,916 SF	206,753 SF ^c	25,844 SF

a. 3-2017 Annual Housing Element Progress Report

b. 2016 2012-2016 American Community Survey 5-Year Estimates for 2016

c. New Commercial Buildings 1/3/11 – 12/30/19 (8 years) per PermitCity

206753

The General Plan EIR based these assumptions on the maximum intensity for all commercially and Residentially Zoned land, regardless of natural features or other development restrictions. These intensities were based on maximum Dwelling Units per Acre for residential and maximum Floor Area Ratio for Commercially designated land.

The proposed General Plan Amendment proposes to eliminate an inconsistency between the allowable densities of the General Plan (20 units per acre) and Zoning Code (40 units per acre) within commercially designated land. The assumptions in the General Plan were based on the impact of commercially designated land being developed in a mixture of commercial uses ranging from retail centers, to offices and affiliated services at maximum floor area ratios allowed under the General Plan as these uses produce higher volumes of traffic and affiliated potential impacts.

Although the General Plan Amendment may lead to additional housing production, the resulting traffic impacts would be a reduction in overall traffic impacts from the impacts projected by the General Plan. For example:

The maximum buildout potential of 1-acre of commercially designated land is restricted to a 0.6 FAR. The maximum building area allowed under this criteria would be 26,136 SF. The vehicular trips generated for this development of a retail center would result in approximately 2,800 daily trips.

Alternatively, under the proposed General Plan Amendment, if the same acre of land were to be developed as residential apartments the maximum number would be 40 units per acre. This residential development would yield a maximum of 40 units.

This would result in 490 daily trips, only 17.5% of the number of trips produced by a commercial development on the same sized parcel.

Conclusion

According to the 2016 American Community Survey 5-Year Estimates, the City had 35,280 households. The most recent SACOG projections identify an addition of 1,510 units from 2016 to 2040. This would result in a buildout of about 37,000 units. This projected increase is much less than the 3,557 identified in the City's General Plan EIR. Furthermore between 2013 and 2019, the City constructed a total of 98 new units which is about 14 units per year (on average).

The City has not grown at the projected rate since adoption of the General Plan. The average annual growth rate between 2010 and 2017 was 0.6% (DOF 2017). Between 2013 and 2017, a total of 79 dwelling units were constructed (City of Citrus Heights 2018). Buildout of the City is expected to generate approximately 3,577 new residential dwelling units by 2035, and a population increase of approximately 15,880 people (18%) from 2010 to 2035 (City of Citrus Heights 2011a).

The outcome of the General Plan Amendment may result in an increase in dwelling units and decrease in commercial uses assumed by the 2011 General Plan. The effects of this change will be less impactful than originally assumed under the 2011 General Plan EIR, therefore there is no new impact as a result and no supplemental environmental review is required.