



## AGENDA

### CITY OF CITRUS HEIGHTS

### PLANNING COMMISSION MEETING AGENDA

Wednesday, September 23, 2020

#### 7:00 PM-Regular Meeting

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](mailto: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](mailto:planning@citrusheights.net) or by completion of an online Speaker Card at [planning@citrusheights.net](mailto: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](mailto: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. ROLL CALL

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

#### 2. CALL MEETING TO ORDER

#### 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 July 22, 2020

Documents:

[2.M07-22-20 DRAFT.PDF](#)

6. PUBLIC HEARING

- a. None

7. REGULAR CALENDAR

- a. DISPOSITION OF PROPERTY LOCATED AT 6550 MING WAY:

Adopt Resolution No. 2020-07, A Resolution of the Planning Commission of the City of Citrus Heights, California, Adopting its Report and Certain Findings Required Under California Government Code Section 65402 for the Disposition of the Property Located at 6550 Ming Way. This project is exempt from CEQA. Project Planner: Casey Kempenaar

Documents:

[STAFF REPORT AND ATTACHMENTS.PDF](#)

- b. PRESENTATION FROM CITRUS HEIGHTS COLLABORATIVE

- c. HOUSING ELEMENT OVERVIEW DISCUSSION

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 Stacy Hildebrand at (916) 727-4707. 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 Meeting Minutes  
July 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 7:00 PM.

**2. ROLL CALL**

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

**Absent:** Duncan

**Staff Present:** Bermudez, Hildebrand, Hodgkins, Jones, Kempenaar, McDuffee

**3. FLAG SALUTE**

Planning Commissioner Ingle led the flag salute.

**4. PUBLIC COMMENT**

None

**5. CONSENT CALENDAR**

The meeting minutes for April 22, 2020 were approved as submitted

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

**NOES:** (0)

**Absent:** Duncan

**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

Associate Planner Bermudez presented project to the Commission and responded to questions from the Commission. The Commission discussed the following:

- Question regarding number of vehicles a business can have on site

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

Chair Schaefer closed the public hearing.

**Commission Comments**

None

Chair Schaefer called for a motion.

- **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.

Commissioner Lagomarsino made a motion, second by Commissioner Flowers to recommend the City Council adopt Resolution finding that the project is Categorical Exempt from CEQA. The motion passed with the following vote:

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

**Absent:** Duncan

**NOES:** (0)

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

Commissioner Lagomarsino made a motion, second by Commissioner Flowers to recommend the City Council adopt Resolution finding that the project is Categorical Exempt from CEQA. The motion passed with the following vote:

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

**Absent:** Duncan

**NOES:** (0)

- **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 and as amended.

Commissioner Lagomarsino made a motion, second by Commissioner Flowers to recommend the City Council adopt Resolution finding that the project is Categorical Exempt from CEQA. The motion passed with the following vote:

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

**Absent:** Duncan

**NOES:** (0)

**7. REGULAR CALENDAR**

None

**8. PLANNING MANAGER ITEMS**

Planning Manager thanked the Commission for being patient and advised that we have a few more meetings in this format.

9. **ADJOURNMENT**

The meeting was adjourned at 7:22 PM.

Respectfully Submitted,

Stacy Hildebrand  
Planning Commission Secretary

---

Prepared by: Casey Kempenaar, Planning Manager

## **REQUEST**

This is a request by the City of Citrus Heights for the Planning Commission to find that the disposition of property located at 6550 Ming Way (Sayonara Neighborhood Park) is consistent with the city's General Plan.

Project Address: 6550 Ming Way

Applicant: This is a city initiated project

## **SUMMARY RECOMMENDATION**

The Planning Division recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 2020-\_\_\_, A Resolution of the Planning Commission of the City of Citrus Heights, California, Adopting its Report and Certain Findings Required Under California Government Code Section 65402 for the Disposition of the Property Located at 6550 Ming Way.

## **BACKGROUND**

In 2008, the former Citrus Heights Redevelopment Agency purchased 15 properties with deteriorated housing units as part of the Sayonara Drive Improvement Project. In 2010, the city relocated the tenants and demolished the dilapidated housing units. In February 2012, the state dissolved Redevelopment agencies and all of the Redevelopment Agency properties along Sayonara Drive and Ming Way were transferred to the Housing Successor Agency.

In July 2012, the city completed construction of the Citrus Heights Children and Youth Center (Sayonara Center) on two of the vacant parcels. In November 2012, the city completed construction of the Sayonara Neighborhood Park on the parcel located at 6550 Ming Way.

### **Project**

Due to the loss of Redevelopment funding, the city does not have the financial resources or staffing to continue to maintain the Sayonara Neighborhood Park. As such, the Sunrise Recreation and Park District (SRPD) has agreed to take over the ownership and associated maintenance of the Sayonara Neighborhood Park. SRPD will continue to operate the Sayonara Neighborhood Park in its current capacity, as a neighborhood park

Government Code section 65402 requires that the Planning Commission make a determination of conformity with the General Plan prior to the disposition of any real property owned by the city. The Planning Commission must report as to the proposed disposition's conformity with the city's General Plan within forty (40) days from the submittal of the matter to the Planning Commission. The Planning Commission's report on the disposition's conformity with the city's General Plan is not a determination of whether a specific project should proceed.

The subject property is 6550 Ming Way, on the south side of Sayonara Drive (the "Property"). The Property consists of approximately 7,167 square feet of land (0.16 acres) and is zoned RD20. The

Property's Sacramento County APN is 243-0283-002. The site is fully developed as a neighborhood park.

No physical changes are proposed to the park as part of the disposition. The park will remain operational and open to the public, under ownership of the Sunrise Recreation and Park District.

Staff has reviewed the proposed disposition of the Property and has determined that the disposition is consistent with the General Plan, in particular Goals 39 and 47:

**Goal 39:** Create open spaces in future urban development with natural features for public use and enjoyment

**Goal 47:** Provide a supportive environment for youth and families

The disposition of the Property will not change the existing use and the land will continue to serve the youth of the community as well as serve an open space in an otherwise urban environment. Furthermore, a public park is consistent with the zoning of RD20. These findings are set forth in the attached Resolution.

Attachment 1 provides an aerial view of the Property and the surrounding neighborhood. Attachment 2 is the General Plan and Land Use Map of the Property. The primary land use designation for the Property is Medium Density Residential.

### **ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from the requirements of the California Environmental Quality Act per Section 15061 of the CEQA Guidelines. The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

### **RECOMMENDATION**

The Planning Division recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 2020-\_\_\_, A Resolution of the Planning Commission of the City of Citrus Heights, California, Adopting Its Report and Certain Findings Required Under California Government Code Section 65402 for the Disposition of the Property Located at 6550 Ming Way

### **Attachments:**

1. Vicinity Map
2. Resolution 20-\_\_\_
3. General Plan Land Use Map



North



Attachment 1

## Sayonara Park Disposition

6550 Ming Way



**RESOLUTION NO. 2020-07**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, ADOPTING A REPORT AND CERTAIN FINDINGS REQUIRED UNDER CALIFORNIA GOVERNMENT CODE SECTION 65402 FOR THE DISPOSITION OF THE PROPERTY LOCATED AT 6550 MING WAY**

**WHEREAS**, Government Code section 65402 requires that the Planning Commission make a determination of conformity with the city's General Plan prior to the disposition of any real property owned by the city; and

**WHEREAS**, the Planning Commission must report as to the proposed disposition's conformity with the city's General Plan within forty (40) days from the submittal of the matter to the Planning Commission, unless a longer period of time has been adopted by the City Council; and

**WHEREAS**, the Planning Commission's report on the disposition's conformity with the city's General Plan is not a determination of whether a specific project should proceed; and

**WHEREAS**, the city owns property located at 6550 Ming Way, Sacramento County Assessor Parcel No. 243-0283-002 (the "Property"); and

**WHEREAS**, the city's former Redevelopment Agency purchased the Property in 2012 as part of the Sayonara Drive Improvement Project; and

**WHEREAS**, the Property is fully developed with the Sayonara Neighborhood Park; and

**WHEREAS**, the city has determined that the sale of the Property will benefit the city and its residents in the future, and the city is now proposing to transfer the Property to the Sunrise Recreation and Park District; and

**WHEREAS**, on September 23, 2020, the Planning Commission conducted a duly noticed meeting to determine whether the disposition of the Property conformed to the General Plan of the city; and

**WHEREAS**, city staff has determined, based on its review of the General Plan of the city, that the proposed disposition of the Property conforms with the General Plan of the City of Citrus Heights; and

**WHEREAS**, the Planning Commission has carefully considered all pertinent testimony, the staff report, the city's General Plan and all additional information presented to the Planning Commission.

**NOW THEREFORE BE IT RESOLVED AND ORDERED AS FOLLOWS:**

**Section 1.** Recitals. The above Recitals are true and correct, and hereby incorporated by reference.

**Section 2.** Findings and Determinations. The city is proposing the disposition of property commonly known as 6550 Ming Way, Citrus Heights, California, and designated as Sacramento County Assessor Parcel No. 243-0283-002. Based upon substantial evidence presented to this Planning Commission during its meeting on September 23, 2020, including written and oral evidence presented at or before the hearing, the Planning Commission hereby specifically finds that the proposed disposition of the Property is consistent with the city's General Plan.

**Section 3.** General Plan Findings. The disposition of the Property is consistent with the following General Plan Goals and Policies:

**Goal 39:** Create open spaces in future urban development with natural features for public use and enjoyment.

**Goal 47:** Provide a supportive environment for youth and families

The disposition of the Property is consistent with these General Plan goals because the Property will continue to serve as an open space feature within the community and provide, in conjunction with the Sayonara Center, an environment for youth and families. The Property is currently zoned RD20, which is consistent with the continued use and operation as a public park. The primary land use designation of the Property is medium density residential.

**Section 4.** Conformity Determination. Based upon the substantial evidence presented to the Planning Commission during its meeting on September 23, 2020 and upon the specific findings set forth in Sections 1, 2, and 3 above, the Planning Commission hereby concludes that the disposition of the Property conforms to the City of Citrus Heights General Plan.

**Section 5.** Transmittal. The Secretary of the Planning Commission shall transmit a certified copy of this Resolution, with all attachments, to the City Council.

The Secretary to the Planning Commission shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

**PASSED AND ADOPTED** by the Planning Commission of the City of Citrus Heights, California, this 23<sup>rd</sup> day of September 2020 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved:

Attested:

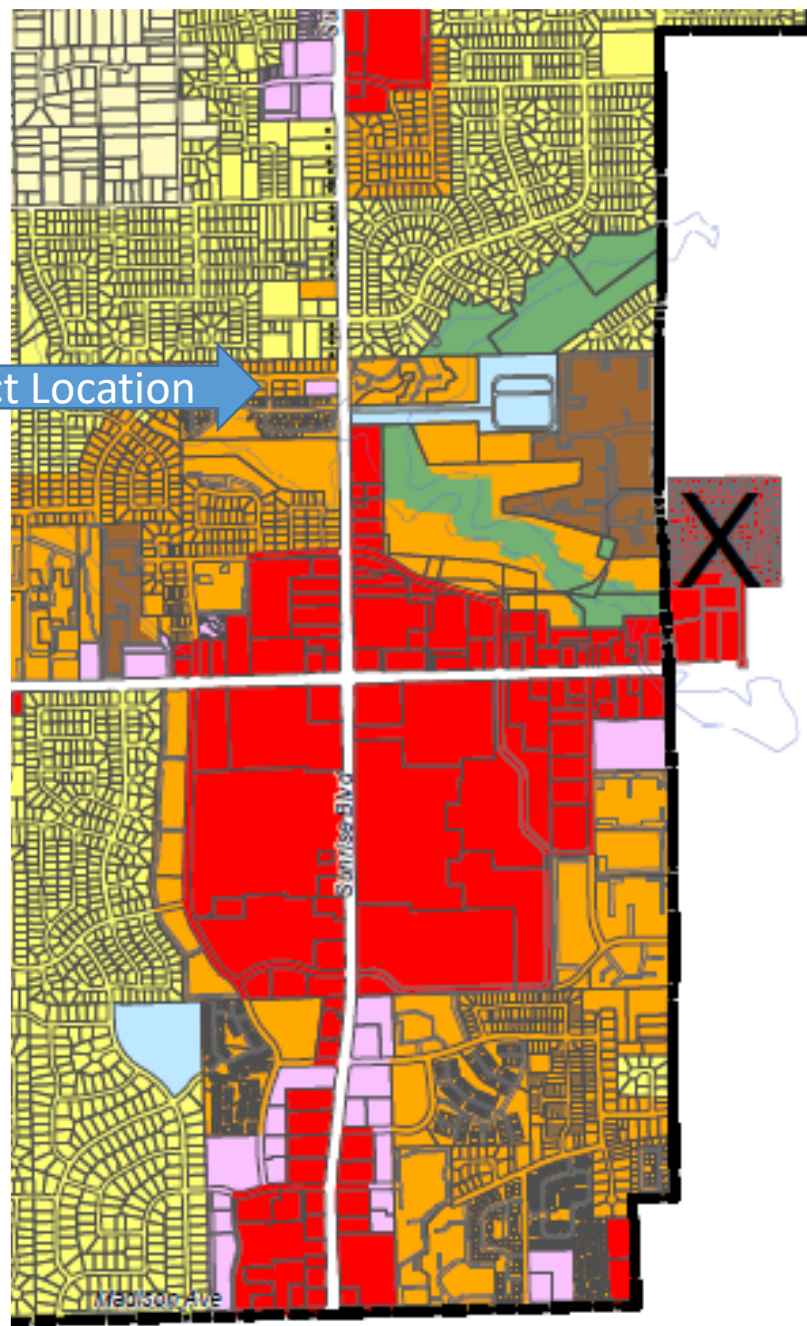
---

Tim Schaefer, Chairman

---

Stacy Hildebrand, Planning Commission Secretary

Project Location



### Legend

- City Limits
- Corridor Overlay
- 100-year flood plain
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- Business Professional
- Industrial
- Open Space
- Public



Last Updated January 23, 2019