



AGENDA
CITY OF CITRUS HEIGHTS
PLANNING COMMISSION MEETING
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA
Wednesday, September 28, 2022
7:00 p.m.

PLEASE NOTE:

The Commission may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on the agenda. The Commission established a procedure for addressing the Commission. Speaker Identification Sheets are provided on the table inside the Council Chambers. If you wish to address the Commission during the meeting please complete a Speaker Identification Form and give it to the Commission Secretary. Those addressing the Commission are limited to three (3) minutes. The Chair may also reduce the allowed time if there is a lengthy Agenda or a large number of people wanting to address the Commission.

Planning Commission Meeting Agenda September 28, 2022

Documents:

[9-28-22 PC AGENDA.PDF](#)

CALL REGULAR MEETING TO ORDER

1. FLAG SALUTE
2. ROLL CALL
Ingle, Makhnovskiy, Nishimura, Turner Mike, Scheeler, Vice Chair Van Duker,
Chair Flowers
3. CONSENT CALENDAR
Approval of minutes for August 10, 2022

Documents:

[M8-10-22 DRAFT MINUTES.PDF](#)

4. PUBLIC COMMENT
Under Government Code Section 54954.3, members of the audience may address the Commission on any item within the jurisdiction of the Commission or on any agenda item. Those wishing to speak on non-agenda items will be called upon at the beginning of the meeting. Those wishing to speak for or against an agenda item will be called upon after the presentation by the City Planning Division and the Applicant for that agenda item.
5. PUBLIC HEARING
 - a. Raising Cane's Parcel Map: 7804 Greenback Lane PLN-22-14
The current proposal would involve splitting the existing 5-acre parcel into two parcels, 4.12 and 0.88-acres respectively (Exhibit B). The proposed parcels are based on the existing lease lines held between Raising Cane's and the current property owner. Access easements will be required after the map has been recorded. No physical changes are being proposed to the property, and no existing easements shall be affected by the proposed lot split. **Project Planner: Eric Singer**

Documents:

[RAISING CANES PM SR 9.28.22.PDF](#)
[ATTACHMENT 1 - RAISING CANES PM VICINITY MAP.PDF](#)
[EXHIBIT A - RAISING CANES PM RESO.PDF](#)
[EXHIBIT B - RAISING CANES PROPOSED TENTATIVE PARCEL MAP.PDF](#)
[EXHIBIT C - RAISING CANES PM COAS.PDF](#)

- b. Zoning Code Amendment: Sunrise MarketPlace (SMP) PLN-22-22
The proposed amendment to the Zoning Code would establish an Overlay Zone that would prohibit certain automobile focused land uses including, but not limited to gas stations (Service Stations), car washes, and vehicle services/repair within the Sunrise MarketPlace Overlay Zone. **Project planner: Alison Bermudez**

Documents:

[SR_ZONING CODE UPDATE - SMP OVERLAY.PDF](#)
[ATT 1 ZONING MAP W OVERLAY.PDF](#)
[ATT 2 SMP MAP.PDF](#)
[ATT 3 COMMERCIAL LAND USE TABLES.PDF](#)
[ATT 4 BH LETTER.PDF](#)
[ATT 5 CHASEN 2 EMAIL.PDF](#)
[ATT 6 SUNRISE RANCH LETTER.PDF](#)
[ATT 7 SOAR LETTER.PDF](#)
[ATT 8 EMAIL GLENDA ANDERSON.PDF](#)
[EX A ZONING CODE TEXT SMP OVERLAY.PDF](#)
[EX B ZONING MAP SMP OVERLAY.PDF](#)

6. REGULAR CALENDAR
None
7. GENERAL CORRESPONDENCE, PRESENTATIONS AND REPORTS FROM CITY STAFF
8. 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 Blvd., 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 6360 Fountain Square Drive, Citrus Heights, CA.

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
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**PLANNING COMMISSION MEETING
7:00 PM**

September 28, 2022 Planning Commission Meeting Agenda pdf

CALL REGULAR MEETING TO ORDER

1. **FLAG SALUTE**
2. **ROLL CALL** Ingle, Makhnovskiy, Nishimura, Turner Mike, Scheeler, Vice Chair Van Duker, Chair Flowers
3. **CONSENT CALENDAR**
Approval of minutes for August 10, 2022
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changes are being proposed to the property, and no existing easements shall be affected by the proposed lot split. **Project Planner: Eric Singer**

- b. **Zoning Code Amendment: Sunrise MarketPlace (SMP) PLN-22-22:** The proposed amendment to the Zoning Code would establish an Overlay Zone that would prohibit certain automobile focused land uses including, but not limited to gas stations (Service Stations), car washes, and vehicle services/repair within the Sunrise MarketPlace Overlay Zone. **Project planner: Alison Bermudez**

6. **REGULAR CALENDAR**

None

7. **GENERAL CORRESPONDENCE, PRESENTATIONS AND REPORTS FROM CITY STAFF**

8. **ADJOURNMENT**

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CA

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**Citrus Heights
Planning Commission Meeting Minutes
August 10, 2022
Draft**

MEETING CALLED TO ORDER

Chair called meeting to order at 7:00 pm

1. **FLAG SALUTE:** Commissioner Makhnovskiy led the flag salute.
2. **ROLL CALL:** Commission Present: Ingle, Makhnovskiy, Nishimura, Scheeler, Turner-Mike, Vice Chair Van Duker
ABSENT: Scheeler
STAFF PRESENT: Bermudez, Flores, Hildebrand, Jones, Kempenaar

3. **CONSENT CALENDAR**

Approval of minutes for July 13, 2022

MOTION 1: Approval of minutes for July 13, 2022

M/S: Turner-Mike /Nishimura

AYES: (6) Ingle, Makhnovskiy, Nishimura, Turner-Mike, Vice Chair Van Duker, Chair Flowers

NOES: (0)

ABSENT: (1) Scheeler

4. **PUBLIC COMMENT**

No public comments.

5. **PUBLIC HEARING**

- a. **Calvary Cemetery Maintenance Facility Relocation File # PLN-22-04 7101 Verner Ave:**

The project applicant requested an amendment a previously approved project for Calvary Cemetery by relocating the future maintenance facility area from the north side of the property to the south side of the property. The maintenance facility area will include the construction of a 6,000+ sf maintenance building and a 1,500 sf garage with attached open space storage bins. **Project planner: Alison Bermudez**

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

- Building elevation
- Noise concern
- Path of travel in fire lane
- Hours of operation
- Maintenance on north end of property
- Wall requirement

Chair opened the public hearing

- Phillips emailed comment
- Kiddie emailed comment
- Ford emailed comment

Applicant Scott Miller addressed questions from Commission:

- Vineyards on north end of property will remain with the new maintenance building location
- Long-range plan is the north end of property will become grave sites as space is needed but not part of any current proposal
- Spraying of the vineyard must be completed at night and is completed 1-2 times a year. The cemetery will notify Mr. Kiddle in advance of the spraying
- Employee parking will be provided to prevent use of fire lane
- Operating hours
- Catalyst for moving from original location was due to high cost of new utilities

Chair closed the public hearing

MOTION 1: Adopt Resolution No. 22-07, finding that the project is categorically exempt under CEQA Guidelines Section 15303 Class 3(c), exemption for the construction and location of limited numbers of new, small facilities or structures;

M/S: Makhnovskiy/Turner-Mike

AYES: (6) Ingle, Makhnovskiy, Nishimura, Turner-Mike, Vice Chair Van Duker, Chair Flowers

NOES: (0)

ABSENT: (1) Scheeler

MOTION 2: Approve the USE PERMIT MODIFICATION and DESIGN REVIEW PERMIT MODIFICATION (PLN-22-04) for Calvary Cemetery located at 7101 Verner Avenue subject to the findings contained in the staff report and the conditions of approval provided as Exhibit A.

M/S: Nishimura/Makhnovskiy

AYES: (6) Ingle, Makhnovskiy, Nishimura, Turner-Mike, Vice Chair Van Duker, Chair Flowers

NOES: (0)

ABSENT: (1) Scheeler

6. **REGULAR CALENDAR**

- a. Planning Commission rules and regulations update. Project planner: Alison Bermudez
- Commission reviewed the proposed updates to the Planning Commission handbook and hand no changes or comments.

7. **PLANNING MANAGER COMMENTS**

None

8. **ADJOURNMENT**

Meeting adjourned at 7:27 pm

Respectfully Submitted,

Stacy Hildebrand
Planning Commission Secretary

CONDITIONS OF APPROVAL FOR CALVARY CEMETERY PROJECT
Planning Commission Hearing August 10, 2022

Project PLN-22-04 (Use Permit and Design Review Permit Modification)
(These conditions of approval supplement the conditions of approval provided under Project File # UPMOD-21-xx which are still in effect)

- 1) The approval of project # PLN-22-04, shall be exercised within a two (2) year period from the date of final approval otherwise the Use Permit and Design Review Permit Modifications shall expire. (Planning)
- 2) This project is approved as described and as shown in Attachments 1 through 6 of the Planning Commission's staff report dated August 10, 2022. (Planning)
- 3) Minor modifications to the Project may be approved by the Planning Division. Significant changes will require approval by the Planning Commission. (Planning)
- 4) A final landscape plan is required to be submitted and approved by the Planning Division prior to the issuance of the building permit for maintenance facility. The landscape plan shall include tree plantings as shown on the site plan (Attachment xx). The final plan shall provide a tree species which will be grow to provide screening of the buildings from the adjacent mobile homes. Consideration should be given as to placement of the trees so the storm drain is not impacted and the trees do not overhang onto the adjacent properties. (Planning)
- 5) The project shall comply with all regulations of the City of Citrus Heights including the city's Municipal Code and Building Code. (Planning)
- 6) The project shall comply with all requirements of all servicing agencies of the City of Citrus Heights including but not limited to Sacramento Metropolitan Fire District, California American Water. The funeral home, including the embalming process, shall comply with and be licensed by the CA Department of Consumer Affairs (Funeral Bureau) as required. The handling of human remains including any and all waste generated by the embalming process shall be stored in an appropriate storage tank and the disposal shall comply with all Bureau regulations. (Planning)
- 7) The development shall meet all the requirements of the California State Water Resources Control Board's General Permit for storm water discharges associated with construction activity. (Engineering)
- 8) Prior to commencement of any work on site, all contractors and subcontractors shall obtain a valid City of Citrus Heights Business License. The general contractor shall be responsible for ensuring that all subcontractors obtain required Business License and shall retain copies of said permits on site for verification by City staff. (Planning)

- 9) Prior to excavation or trenching, the applicant shall call Underground Service Alert (dial 811) for a mark out of service utilities. (Engineering)
- 10) Construction hours are limited to 6:00 a.m. to 8:00 p.m. on weekdays and 7:00 a.m. to 8:00 p.m. on weekends. (Engineering)

7101 Verner Avenue PLN-22-04

August 10, 2022 Page 2

- 11) Proposed storm drain line along the south property line must be protected from roots of the proposed shrubs and/or trees located in the same alignment. (Engineering)
- 12) Site shall meet the pre and post construction Best Management Practices (BMP's) for Stormwater Mitigation per State of California requirements. Storm Drain runoff shall drain into landscaping or other Stormwater quality mitigating feature before entering the public Storm Drain system. The City of Citrus Heights is a member of the Sacramento Stormwater Quality Partnership and uses their guidelines and requirements. The following is their link: <http://www.sactostormwater.org/SSQP/development.asp>. (Engineering)
- 13) State of California's General Construction Permit: Provide documentation of compliance with applicable requirements. The current State permit must be updated with new location of the maintenance building area. In addition, a revised/amended SWPPP (Stormwater Pollution Prevention Plan) is required. (Engineering)
- 14) Post-project stormwater runoff cannot exceed the runoff from the previous existing conditions. Provide calculations to demonstrate compliance with this requirement. (Engineering)
- 15) Property owner shall complete a storm-water device maintenance and access declaration for the proposed stormwater quality features on the site. The maintenance & access declaration shall be executed prior to any occupancy. (Engineering)
- 16) Roof drains for the buildings shall not directly connect into the storm drain system. Downspouts shall flow to rain garden, landscaped areas, bio-swale, and/or other approved filtering methods before entering the city's storm drain system. (Engineering)
- 17) Site shall comply with the State's Stormwater Trash Capture requirement: The State Water Resources Control Board has issued requirements for each commercial and multi-family property to capture all fugitive trash greater than 1/4" in diameter before it enters the public drainage system. Prior to any occupancy and/or Building Permit Finals, the property owner shall implement a Trash Management Plan and have a Trash Management Declaration recorded with the Sacramento County Recorder's Office. (Engineering)
- 18) This project shall meet all federal, state, and local solid waste disposal requirements; including, but not limited to, California SB1383, California AB341, and the City's Municipal Code requirements. (Engineering)
- 19) Required Roadway, Transit & Administration Development Impact Fees shall be paid prior to Building Permit issuance. (Engineering)
- 20) Drainage Impact Fees shall be paid to the County of Sacramento Water Resources Department prior to issuance of the Building Permit and/or approval of the Improvement Plans; whichever

is issued first. Applicant shall contact the County of Sacramento for calculation & collection of the fees. (Engineering)

- 21) All other outside agency impact fees & connection fees shall be paid prior to issuance of the Building Permit. (Engineering)
- 22) The applicant/owner and/or successor in interest 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 Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from these Approvals. The applicant/owner and/or successor in interest may select its own legal counsel to represent their interest at their sole cost and expense. The parties shall cooperate in defending such action or proceeding. The applicant/owner and/or successor in interest shall pay for City's

7101 Verner Avenue PLN-22-04

August 10, 2022 Page 3

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 the applicant and/or successor in interest agrees to pay directly or timely reimburse on a monthly basis City for all such court costs, attorney fees, and time referenced herein. (City Attorney)



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

STAFF REPORT

Hearing Date:
September 28, 2022

File Number:
PLN-22-14

Application Type:
Tentative Parcel Map

Assessor's Parcel Number:
243-0191-023-0000

Prepared by:
Eric Singer, Associate Planner

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

Project Name: Raising Cane's Parcel Map

Project Address: 7804 Greenback Lane

Gross Acreage: 5.0	Net Acreage: 0.89 (lease area-proposed new parcel area)	Maximum FAR: 0.60 Provided FAR: 0.09
Current Zoning: SC	Proposed Zoning: SC	Neighborhood Association: 11

Surrounding Zoning:		Surrounding Land Use Designation	Actual Use:
On-site:	Shopping Center (SC)	General Commercial (GC)	Commercial Retail Center and Drive-thru
North:	Shopping Center (SC)	General Commercial (GC)	Commercial Retail Center
South:	Shopping Center (SC)	General Commercial (GC)	Commercial Retail Center
West:	Medium Density Residential (RD-20)	Medium Density Residential	Apartment Complex
East:	Shopping Center (SC)	General Commercial (GC)	Commercial Retail Center

Environmental Status:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Exempt Section 15315 (Minor Land Divisions) | <input type="checkbox"/> Previous Negative Declaration |
| <input type="checkbox"/> Negative Declaration | <input type="checkbox"/> Environmental Impact Report |
| <input type="checkbox"/> Mitigated Negative Declaration | <input type="checkbox"/> Previous Environmental Impact Report |

Planning Department Recommendations:

- ☐ Approve
☒ Approve with conditions (Attachment 3)
☐ Denial

Applicant:	Lawrence Lipp JFL LLC 5150 Fair Oaks Blvd, Ste 101 Carmichael, CA 95608	Property Owner:	Same as applicant
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SUMMARY RECOMMENDATION

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

1. Adopt Resolution 22-____ determining the project is Categorically Exempt from CEQA per Section 15315 (Minor Land Divisions) of the California Environmental Quality Act;
2. Approve a Tentative Parcel Map to allow the division of an existing 5-acre parcel into two parcels, 4.12 and 0.88-acres in size, for an existing Raising Cane's drive-thru restaurant located at 7804 Greenback Lane as shown as Exhibit B and subject to the findings contained in the staff report and the conditions of approval as listed in Exhibit C.

BACKGROUND

The subject site is a 5-acre parcel fronting Greenback Lane to the north and Birdcage Street to the west. The southern end of the parcel is occupied by Hobby Lobby, with the north end occupied by a Raising Cane's drive-through restaurant that the Planning Commission approved at the December 9, 2022 meeting. The parcel is surrounded by commercial retail uses to the north, east, and south, with Birdcage Village Apartments to the west (Attachment 1).

PROJECT DESCRIPTION

The current proposal would involve splitting the existing 5-acre parcel into two parcels, 4.12 and 0.88-acres respectively (Exhibit B). The proposed parcels are based on the existing lease lines held between Raising Cane's and the current property owner. Access easements will be required after the map has been recorded. No physical changes are being proposed to the property, and no existing easements shall be affected by the proposed lot split.

TENTATIVE PARCEL MAP (FILE # PLN-22-14)

Tentative Parcel Map – *Description of Request*

The Tentative Parcel Map proposes to create two (2) parcels from one existing parcel. There is no further development proposed for the site, and the splitting of the parcel would not hinder further development of the site as it is fully developed with a drive-through restaurant.

Tentative Parcel Map – *Analysis of Request*

The Citrus Heights Zoning Code and the California Subdivision Map Act require that findings be made in order to approve a Tentative Parcel Map. The required findings are listed below in italicized bold print and are followed by an evaluation of the tentative parcel map in relation to each finding.

- ***The proposed tentative parcel map is consistent with the General Plan and the design or improvement of the proposed subdivision is consistent with the General Plan.***

The site has a General Plan Designation of General Commercial (GC). The proposed tentative map is consistent with the General Plan and the creation of one additional parcel is consistent with the General Plan and Zoning Ordinance. The subdivision will be contained wholly within the project site, an existing Hobby Lobby and Raising Cane's drive-through restaurant.

In September 2018, the City Council adopted General Plan Policy 9.5 which states:

- ***Discourage the creation of any new parcels within existing commercial centers, if such creation might hinder the viability and/or future redevelopment of the center.***

The intent of this policy is to ensure that subdivisions in commercial developments do not hinder future redevelopment opportunities. The proposed subdivision is limited to the existing Hobby Lobby and Raising Cane's buildings and the immediate infrastructure serving the buildings. The intent of the subdivision is to allow the sale of the drive-through lease area to Raising Cane's.

Due to the fact that the subdivision is limited to the existing buildings, staff does not believe the subdivision will hinder future redevelopment opportunities to the site. Further, the location of the existing building is located near the perimeter of the site and will not hinder access to and from the balance of the property. The property is contained within an existing easement, maintenance, and access agreement to ensure the future parcel continues to be maintained as part of the larger center.

The property is within the Shopping Center (SC) zoning designation. There is no minimum lot area, width and depth in the SC zone.

The property is fully developed with landscaping, parking and site improvements. No new physical improvements are proposed. Site parking is shared across the existing and proposed parcels. The project is conditioned to ensure the new parcel will maintain existing access and parking for the complex, and that access easements be recorded across the Hobby Lobby parcel to provide access to the Raising Cane's parcel after the map has been recorded and the property has been sold, as the existing owner cannot grant an easement to themselves. (Condition of Approval #4).

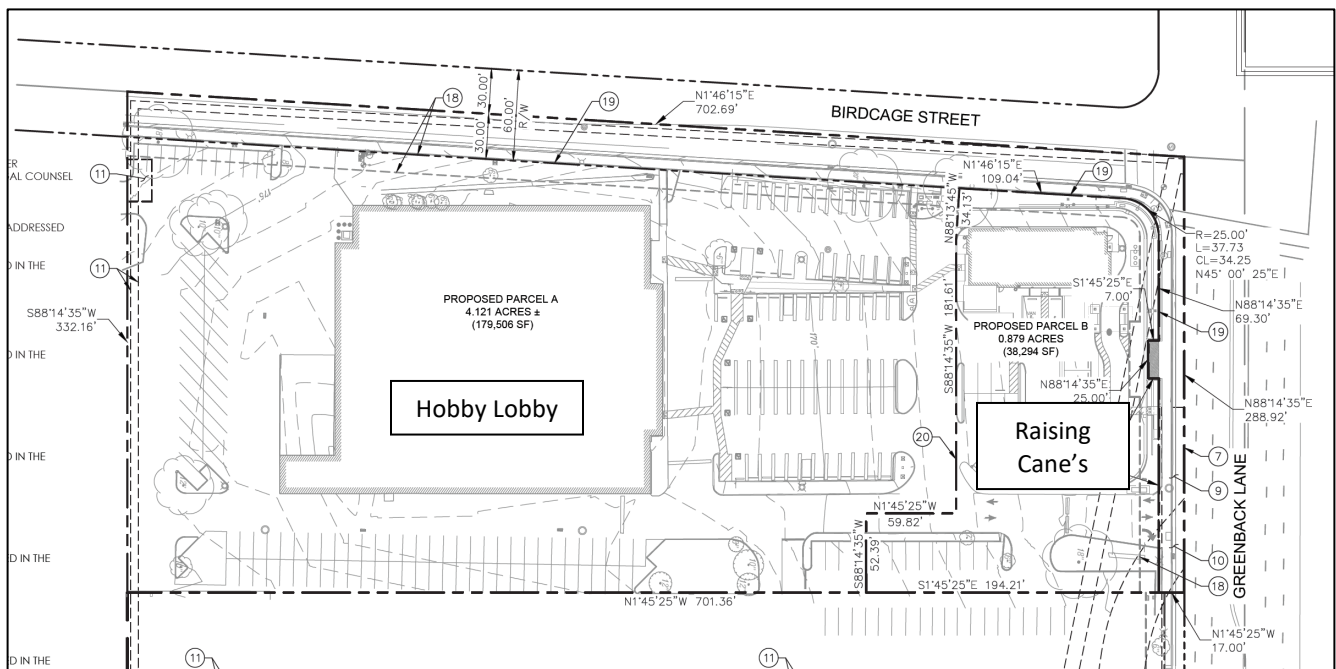


Figure 1: Proposed Parcel Map

- ***The site is physically suited for the type and proposed density of development.***

There are no minimum lot dimensions in a commercial zone so long as new development complies with the City's commercial development standards. No new development is proposed at this time.

- ***The design of the proposed tentative map is not likely to cause substantial environmental damage and the type of improvements is not likely to cause serious public health problems.***

The purpose of the requested tentative map is to allow separate ownership of the existing Raising Cane's drive-through lease area. No improvements are proposed as part of this project so the proposed subdivision does not have the potential to cause substantial environmental damage or cause public health problems.

- ***The design of the proposed tentative map will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.***

The project site retains existing access to both Greenback Lane and Birdcage Street. The project will not affect any existing easement and will be required to create access easements for the newly created Raising Cane's parcel.

Tentative Parcel Map – Conclusion

Based upon the information above, staff believes that the Planning Commission can make the required findings to approve a Tentative Parcel Map.

FINDINGS FOR TENTATIVE PARCEL MAP APPROVAL

- ***The proposed tentative parcel map is consistent with the General Plan and the design or improvement of the proposed subdivision is consistent with the General Plan.***
- ***The site is physically suited for the type and proposed density of development.***
- ***The design of the proposed tentative parcel map is not likely to cause substantial environmental damage and the type of improvements is not likely to cause serious public health problems.***
- ***The design of the proposed tentative parcel map will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.***

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from CEQA under Class 15 of the CEQA Guidelines as a minor land division. This exemption is warranted because the project conforms with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.

PUBLIC OUTREACH

Property owners within 500 feet of the project site were mailed a meeting notice as required and a notice of this hearing was published in the Citrus Heights Messenger. In addition, the nearby neighborhood association (NA #11) was notified of the project. To date, no comments have been received on the project.

RECOMMENDED MOTIONS

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

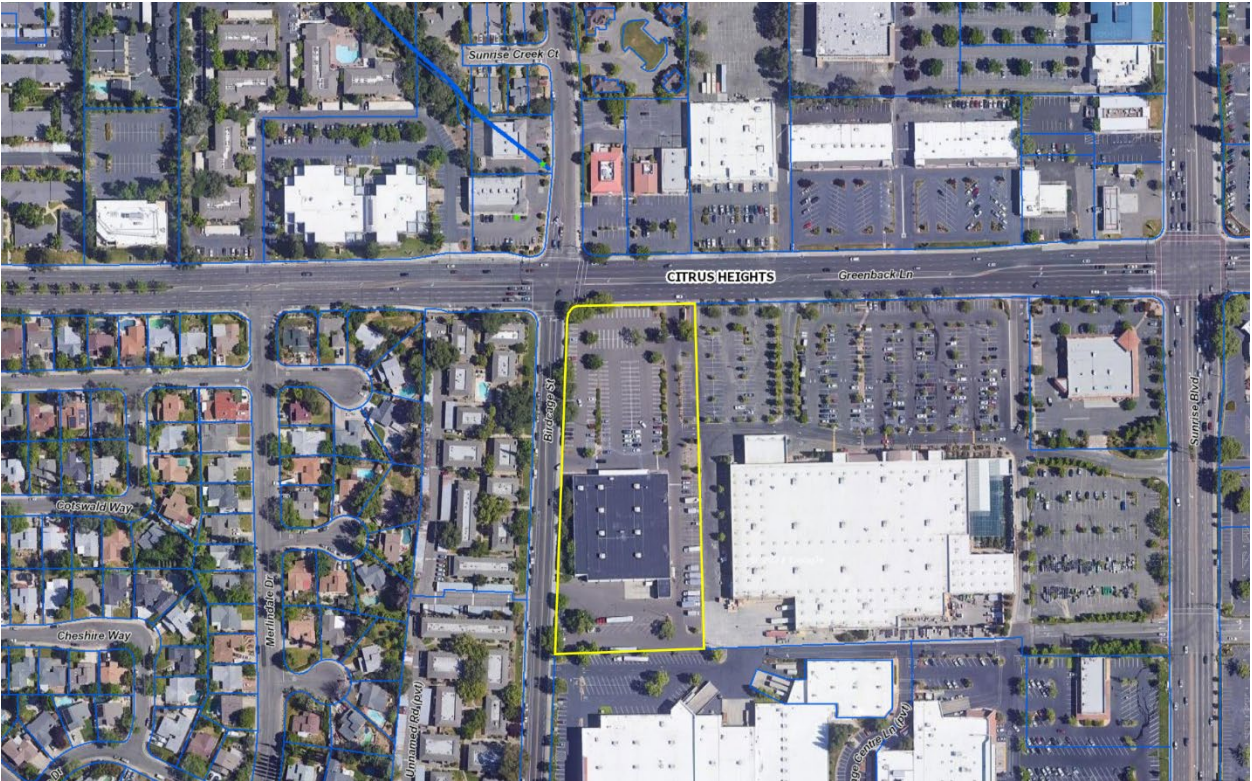
1. Adopt Resolution 22-_____ determining the project is Categorically Exempt from CEQA per Section 15315 (Minor Land Divisions) of the California Environmental Quality Act;
2. Approve a Tentative Parcel Map to allow the division of an existing 5-acre parcel into two parcels, 4.12 and 0.88-acres in size, for an existing Raising Cane's drive-thru restaurant located at 7804 Greenback Lane as shown in Exhibit B subject to the findings listed in the staff report and the conditions contained provided as shown in Exhibit C.

Exhibits:

- A: Resolution 22-_____
- B: Proposed Tentative Map
- C: Conditions of Approval

Attachments

1. Vicinity Map



Attachment 1

**Raising Cane's Tentative Parcel Map
7804 Greenback lane
PLN-22-14**

RESOLUTION NO. 2022- 09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA PER SECTION 15315 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, RELATING TO MINOR LAND DIVISIONS, AND APPROVING THE TENTATIVE PARCEL MAP FOR THE RAISING CANE'S PARCEL MAP LOCATED AT 7804 GREENBACK LANE

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA") (Pub. Resources Code, ' 21000 et seq.), the project is categorically exempt from CEQA per Section 15315, related to Minor Land Divisions;

WHEREAS, the applicant requested approval of a Tentative Parcel Map to allow for the split of a single 5-acre parcel into two smaller parcels;

WHEREAS, the Planning Commission of the City of Citrus Heights finds that the Categorical Exemption is applicable to the proposed parcel map and the project has been designed to avoid impacts to resources on the site, and no further review is required;

WHEREAS, the proposed Parcel Map is consistent with the General Plan enacted at the time of the application submittal; and

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The matters set forth in the preceding clauses of this Resolution are hereby adopted and incorporated.
2. The Planning Commission does hereby approve the Parcel Map for 7804 Greenback Lane.

The Planning Commission Secretary 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 28th day of September, 2022 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED

ATTESTED

Marcelle Flowers, Chairperson

Stacy Hildebrand,
Planning Commission Secretary

1 OF 1

CONDITIONS OF APPROVAL – TENTATIVE PARCEL MAP (FILE # PLN-22-14)

General Conditions

- 1) The Tentative Parcel Map shall be exercised within a three (3) year period from the date of the approval and if not effectuated shall expire on September 28, 2025. Extensions in time shall be subject to 106.64.070 of the Zoning Code and in compliance with the Subdivision Map Act. [Planning]
- 2) The development approved by this action is the creation of two (2) commercial lots from an existing 5-acre lot, 4.12 and 0.88-acres in size, as described in the staff report and all associated Exhibits. [Planning]
- 3) The development shall substantially comply with the plans submitted to the Planning Division as well as all applicable provisions of the Citrus Heights Municipal Code (Zoning Ordinance, Subdivision, Building Codes, Grading/Erosion Control, Sewer, etc.), Citrus Heights General Plan and any applicable policy or specific plan. Any revisions to the approved tentative map shall be subject to review and approval by the Planning and Engineering Divisions prior to recordation of the final map. [Planning]

Prior to Recordation of Map

- 4) The applicant shall provide to the Planning Division a draft of the reciprocal parking, maintenance, drainage, and access easement documentation that shall be provided for all parcels, subject to City Attorney review and approval. (Planning and Engineering)
- 5) Update and/or dedicate easements (private or public) for all existing utilities if affected by the change in property lines. [Engineering]
- 6) Developer 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 Tentative Parcel Map challenging the validity of the Tentative Parcel Map or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Tentative Parcel Map. 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. [Planning]



**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: September 28, 2022

File Number: PLN-22-22

Application Type: Zoning Text Amendment
and Zoning Map Amendment

Assessor's Parcel Number(s): Commercially
Zoned Properties within the Sunrise
MarketPlace

Prepared by:
Casey Kempenaar, CDD Director
Alison Bermudez, Senior Planner

Project Name: Sunrise Marketplace Overlay

Project Address: Several parcels within the boundaries of the Sunrise Marketplace

Gross Acreage: N/A

Net Acreage: N/A

Net Density: N/A

Current Zoning: Variety of
Commercial Zones

Proposed Zoning: Zoning Remains
the Same but with Overlay

Zoning Designation

On-site:

North:

South:

West:

East:

See Attachment 1

Environmental Status:

☒ Exempt Section 15061(b)(3)

☐ Negative Declaration

☐ Mitigated Negative Declaration

☐ Previous Negative Declaration

☐ Environmental Impact Report

☐ 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:**

Owners of Certain Properties within the
Sunrise Marketplace

REQUEST

The Planning Division requests the Planning Commission review the attached proposed Zoning Amendments which would create an overlay zoning district. The development of the Sunrise MarketPlace Overlay District will define a boundary which will restrict certain uses within the Sunrise MarketPlace. The Planning Commission's decision will be forwarded to the City Council for final action.

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 amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the Guidelines in that adoption of the proposed Ordinance will not result in any impacts on the physical environment; and

Motion 2: Recommend the City Council adopt an Ordinance adding Section 106.28.050 to Chapter 106 of the City of Citrus Heights Municipal Code (Zoning Code Section) as shown in Exhibit A and amend the Zoning Map to include the Sunrise MarketPlace Overlay District as shown in Exhibit B.

BACKGROUND

In 2019, the City Council adopted an amended General Plan Goal and Policies related to the Sunrise MarketPlace (SMP). The intent of the change was to reflect the importance of the SMP and the role SMP will play in the City's broader vision and economic development goals. This effort was spurred by the increased interest from property owners wanting to parcel off and sell portions of Sunrise Mall frontage or enter into long term leases with businesses/owners who didn't have a comprehensive development plan which supported the City's vision.

The City recognized that without proper planning and design, these developments can be detrimental to the future redevelopment of the mall, and more broadly, the future of the Sunrise MarketPlace. Also with the City is 98-percent built out, the ability to ensure high quality redevelopment of underutilized land is paramount for future redevelopment and economic development in the City. As a result, the City Council adopted Goal 12 for the General Plan.

Goal 12: Create an inviting and distinctive identity for Sunrise MarketPlace to promote its image as the City's premier destination to shop, work, live and play.

Shortly after the adoption of the General Plan policy, the City initiated the Sunrise Tomorrow Specific Plan (STSP). The STSP supported a community-based vision for the future of the 100-acre Sunrise Mall and supported a comprehensive and holistic approach to planning the future of the mall property. The Specific Plan was adopted in November 2021.

The Specific Plan is built on a vision for the site that includes five interrelated "Big Picture" ideas:

1. Community and Regional Destination
2. Connected Green Spaces
3. Streets for People
4. Livable Neighborhoods
5. Economic Engine

The Plan's vision includes new redevelopment framework and allows for a mix of uses not found elsewhere in the City. The Plan prescribes a diverse mix of retail, restaurants, and other uses distributed appropriately and strategically throughout the Plan Area to create a mixed-use destination and restricts uses not compatible with the Plan's vision. The STSP is anticipated to spur significant growth on the Sunrise Mall site and the nearby commercial properties within the boundary of the Sunrise MarketPlace (See Attachment 2, PBID Map).

Since the STSP was adopted, the City has received an increasing number of inquiries for new uses within the SMP which do not support the area's mixed-use destination vision and are incompatible with the anticipated growth within SMP. Currently, the commercial zones within the SMP allow for a variety of auto-intensive uses such as service stations (gas stations), car washes, vehicle repair, and mini-storage facilities with a Use Permit approved by the Planning Commission. These uses have the potential to limit the growth anticipated by the STSP through their introduction of traffic, noise, air quality, and similar impacts that are incompatible with uses encouraged by the STSP and the overall economic strategies for the SMP.

PROJECT DESCRIPTION

In order to support the vision of the STSP and to ensure development within the SMP, the Planning Division recommends consideration of a Zoning Overlay within the SMP. An overlay zone is a zoning district which is applied over the existing commercial zoning district of those properties within the overlay boundary and establishes additional standards and in addition to those of the underlying zoning district.

The existing zonings districts within the proposed overlay area include a mix of Shopping Center (SC), Limited Commercial (LC), and Business Professional (BP). Absent an overlay, these zones allow a variety of auto-intensive uses with a Use Permit approved by the Planning Commission (See Attachment 3, existing Zoning Use Table).

Proposed Overlay Text

Exhibit A includes the proposed Sunrise MarketPlace Zoning Overlay text. The text includes four key topics:

- A. Purpose.** This section establishes the purpose of the SMP Overlay District. The language focusses on the implementation of the General Plan and supports the vision and economic development goals for the SMP
- B. Allowed Land Uses and Permit Requirements.** This section specifies that all uses allowed within the underlying zones (SC, BP, LC) will continue to be allowed as specified within the Zoning Code. However, the following uses are prohibited:
 - a. Service Stations (Gas Stations)
 - b. Vehicle Services – Major (includes uses such as towing, collision repair, auto repair)
 - c. Vehicle Services – Minor (includes uses such as car washes, brakes, batteries)
 - d. Storage – Personal Storage Facility (mini-storage)
 - e. Ambulance, taxi, and specialized transportation facility

This section also clarifies that uses legally in existence which become prohibited with the adoption of the overlay, may continue to operate (including through transfer of ownership). Additionally, the adoption of the overlay will not prohibit these existing business from enlarging or expanding their building in accordance with Section C below.

C. Development and operating standards for prohibited use expansion. This section provides the standards which would allow existing businesses, which are made prohibitive through the adoption of the overall zone, to expand with approval of a Use Permit and Design Review Permit. The following standards would apply:

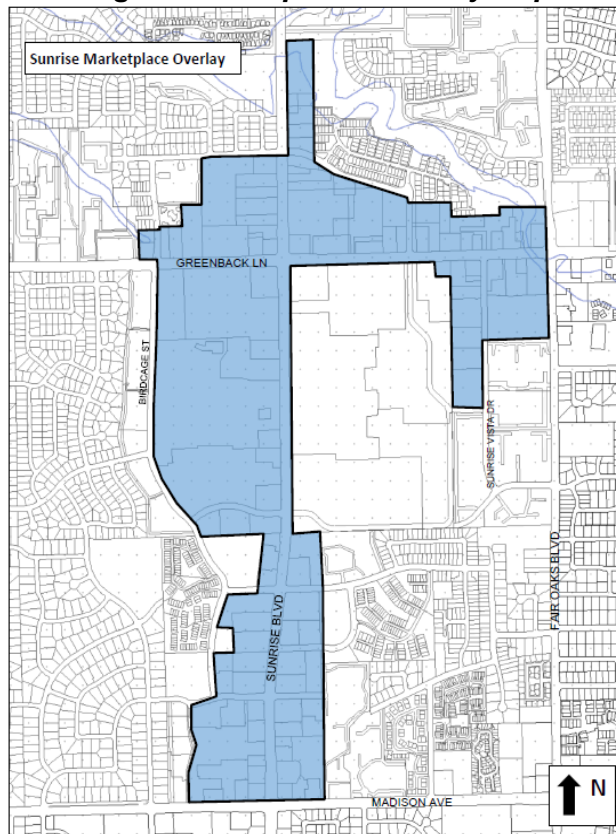
- a. Driveway Consolidation – This standard encourages these uses to consolidate driveways and strongly discourages the creation of new driveways for expansion of these uses.
- b. Active Transportation – This standard prioritizes site access and circulation for active transportation users.
- c. Health Risk Assessment – This standard requires a Health Risk Assessment as part of the application submittal for uses that generate operational air quality emissions that may be hazardous.
- d. Design Standards – This standard requires the expansion to adhere to existing design guidelines and requires a comprehensive update of impacted sites, not just the expanded portions.

D. Required Findings for Approval. This section includes six findings necessary for the Review Authority to make prior to approving a project that is legally existing before December 1, 2022.

Proposed Overlay Map

The proposed SMP Overlay geography is largely consistent with the existing Sunrise MarketPlace Property Business Improvement District as shown in Figure 1. The proposed SMP overlay does not include the Sunrise Mall property, as this property is regulated by the Sunrise Tomorrow Specific Plan.

Figure 1 – Proposed Overlay Map



ANALYSIS

The Citrus Heights Zoning Code (Section 106.74.060.B) states that a Zoning Ordinance Amendment may occur only if the following findings listed below in bold italics can be made:

- ***The amendment is consistent with the General Plan; and***
- ***The amendment would not be detrimental to the public interest, health safety, convenience or welfare of the City***

Given the City's built-out nature (98% built out), nearly all future development in the city involves redevelopment of existing retail centers. The most likely location for redevelopment is along the City's existing commercial corridors, of which Greenback Lane and Sunrise Boulevard is a premier location and strong trade area. The land uses surrounding these corridors typically have an abundance of parking and are largely centered on retail, restaurant, or complementary uses.

The Sunrise MarketPlace, the City, and the state are continuing to see the retail market evolve based on the impacts of e-commerce, competition from other shopping centers, and the impacts of Covid-19. While certain uses may be feasible today, the long-term impact of a new use may not be felt for many years. Once established, most land use are typically relatively permanent and create long lasting impacts.

For example, introduction of a gas station, even a well-designed gas station, can deter redevelopment or leasing of adjacent sites due to the odor, air quality, and traffic related impacts. Given the limited availability of land, more destination oriented uses are needed for the more future forward investment and redevelopment strategy the Sunrise MarketPlace must attract in order to achieve the broader economic development and housing related goals of the City.

As a result, dozens of General Plan goals, policies, and objectives focus on ensuring high quality redevelopment along the City's commercial corridors is supportive of the future growth anticipated to occur along these corridors. The General Plan recognizes the importance of ensuring this redevelopment is high quality and compatible with the land uses anticipated to support future growth along these corridors.

The addition of an Overlay Zone amending the Zoning Code is consistent with many goals of the General Plan. The table below lists some of the most applicable goals, with a short discussion of how the overlay relates to that goal.

Goal/Policy	Goal/Policy Language	Discussion
Goal 8	<i>Maintain the economic strength of retail centers by focusing retail activities at major intersections</i>	The intent of the overlay is to reduce the impact of land uses on existing and future land uses along two of the City's major corridors within the SMP.
Goal 9	<i>Revitalize and maintain corridors as economically viable and physically attractive</i>	The overlay will prohibit land uses that are oftentimes less attractive than alternative uses.
Policy 9.1	<i>Where appropriate, provide opportunities for a mix of low-intensity nonresidential land uses in residential sections of major corridors that will support attractive and healthy work and living environments</i>	Residential, dining, and mixed-use projects are sensitive to uses that produce noise, odors, and high volumes of traffic. The proposed ordinance limits these uses to

Policy 9.2	<i>Provide opportunities for mixed-use projects within commercial corridors</i>	preserve land for uses that are more compatible with sensitive uses.
Goal 10	<i>Achieve attractive, inviting, and functional corridors</i>	The proposed overlay will support attractive, inviting, and functional corridors that support land uses that are envisioned within the SMP. Restricting uses that cause noise, odors, or similar operational challenges creates more opportunity to revitalize public spaces to encourage sense of community and personal safety.
Policy 10.1	<i>Require superior architectural and functional site design features for new development projects along major corridors</i>	
Policy 10.2	<i>Design buildings to revitalize streets and public spaces and to enhance a sense of community and personal safety</i>	
Policy 10.8	<i>Discourage concentration of auto intensive facilities (such as drive through and gas station uses) and ensure that drive-through businesses are allowed only where compatible with the surrounding areas</i>	Over-concentration of auto intensive uses can create an undesirable atmosphere for sensitive land uses such as residential and mixed-use development. Often these uses are catered toward pass-through traffic rather than local trips. The proposed overlay will help reduce the concentration of these uses to encourage uses that are supportive of local trips and trips by pedestrians, cyclists, and transit.
Goal 11	<i>Maintain and strengthen Sunrise MarketPlace as the heart of commercial activity in Citrus Heights</i>	The proposed overlay is intended to restrict uses that may have a negative impact on surrounding land uses. The overlay preserves scarce land for uses that are more compatible with the SMP and surrounding neighborhoods.
Policy 11.1	<i>Actively seek to attract, retain and expand commercial activities at Sunrise MarketPlace</i>	
Policy 11.3	<i>Promote new regional and community-oriented commercial development within Sunrise MarketPlace that is compatible and supportive of existing uses</i>	
Goal 12	<i>Create an inviting and distinctive identity for Sunrise MarketPlace to promote its image as the City's premier destination to shop, work, live, and play</i>	The SMP is the City's most likely location for residents to shop, work, live and play. Restricting uses that create impacts on surrounding properties allows for introduction of uses that are not currently found within SMP that can help contribute rather than detract from the fabric which makes it an
Policy 12.1	<i>Implement the Sunrise MarketPlace Revitalization Blueprint to enhance the physical appearance of the district, create a recognizable destination, establish a sense of place, and promote private investment in the area</i>	

Policy 12.2	<i>Market and promote Sunrise MarketPlace as a unique destination and community gathering place</i>	exciting location for residents and visitors to gather.
Goal 13	<i>Increase activity in the Sunrise MarketPlace through transportation investments that enhance the convenience and safety of driving, riding transit, bicycling, and walking to, from, and within the district</i>	The intent of the overlay is to reduce uses that have the potential to impact nearby land uses. These uses, typically catering towards vehicles can be detrimental to pedestrians, transit users, and bicyclists.
Policy 13.1	<i>Improve mobility in the Sunrise MarketPlace area to provide adequate access for vehicles, transit, bicycles and pedestrians</i>	These types of uses can deter transit investment and limit redevelopment of parcels once established.
Policy 13.4	<i>Facilitate the development of new buildings in areas currently devoted to parking to shorten distances between buildings and foster better pedestrian connections between shopping centers</i>	These uses can limit residential and mixed use projects due to noise, traffic, and odors affiliated with operation of these users.
Policy 13.5	<i>Promote transit-oriented development through reuse and redevelopment of opportunity sites near the Greenback Lane/Sunrise Boulevard intersection, including potential mixed-use projects with a residential component. Coordinate potential development plans with transit near this intersection</i>	
Goal 15	<i>Diversify the local economy to meet the present and future employment, shopping, and service needs of Citrus Heights residents and sustain long-term fiscal health</i>	The Overlay seeks to prohibit uses that have the potential to negatively affect existing or future adjacent land uses.
Policy 15.1	<i>Pursue non-retail development and reuse (including home occupations, information services, lodging and conference uses) to provide additional job opportunities, reduce the City's long-term dependence on retail sales for jobs and revenue, and provide viable alternatives for currently underutilized retail centers</i>	As a nearly built-out community, preserving land for non-retail development is a key component of the City's broader economic development goals. Restricting auto-intensive uses can support development of non-retail uses that aid the City in recruiting different business sectors.
Goal 18	<i>Be responsive to changing economic conditions and opportunities</i>	The business environment continues to evolve and change consumer and resident expectations. Preventing uses that have impacts on adjacent land uses can preserve land for new development that is more aligned with changing demands from businesses and the community.

Goal 25	<i>Provide adequate sites for a variety of housing opportunities to serve all residents</i>	The City is required to plan for future growth facing the region within the General Plan. Ensuring that there are adequate sites for housing is a central component of the City's Housing Element.
Policy 25.1	<i>Promote development of a variety of housing types in terms of location, cost, design, style, type, and tenure, while ensuring compatibility with adjacent uses of land.</i>	Housing, in particular is very sensitive to its adjacency to land uses that create noise, odor, and high traffic/circulation challenges.
Policy 25.4:	<i>Support a variety of housing opportunities on vacant or under-utilized lands</i>	Ensuring preservation of land to accommodate the anticipated growth on vacant and underutilized is critical; however, ensuring these development sites are not impacted by adjacent land uses that are incompatible is equally important to the likelihood of housing opportunities.
Policy 25.2.C	<i>Pursue funding to incentivize and promote housing within the City's three identified "Green Zones" for the SACOG Green Means Go Pilot Project, with the goal of achieving 25-35% of the city's overall RHNA requirement within these zones</i>	<p>The Sunrise MarketPlace was identified as a "Green Zone" by the City Council in 2020</p> <p>Green Zones are key areas that must have infill capacity, be in an area planned for infill development, and be in a center, corridor, or established community, as identified in SACOG's Sustainable Communities Strategy (SCS).</p> <p>SACOG provides growth forecasts as part of the MTP/SCS for the region. Within the Sunrise MarketPlace Green Zone, the MTP/SCS identifies the Greenback/Sunrise "center and Corridor Community" (not including Sunrise Tomorrow) as an area anticipated to see residential growth.</p> <p>Not including Sunrise Tomorrow, this corridor (Sunrise Boulevard between Madison Avenue and Sayonara Drive and Greenback Lane between Dewey Drive and Fair Oaks Boulevard) is anticipated to see between 350 and 700 new residential units by 2050.</p>

		As a result, preservation of key redevelopment opportunity sites along this corridor is imperative. Ensuring preservation of sites are developable and compatible with surrounding uses is key to accommodating this growth.
--	--	--

CONCLUSION

The proposed Zoning Code amendment is consistent with the General Plan and will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposed modifications are intended to update the Zoning Code based on changing trends and to implement the General Plan related to Sunrise MarkePlace.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the California Environmental Quality Act (CEQA Guidelines Section 15061(b) (3)) in that adoption of the proposed Ordinance will not result in any impacts on the physical environment; and under the general rule that the proposed amendments to the Municipal Code do not have the potential to have a significant effect on the environment.

OUTREACH

Significant outreach has been conducted throughout the development of the overlay. City staff presented the zoning concept to numerous neighborhood associations including CHASEN (NA #s 7, 8, & 9), SOAR (NA #10), Sunrise Ranch (NA #6), and Birdcage Heights (NA #11). Each association supported the overlay and submitted letters of support (Attachments 4 through 7). In addition, staff has received an e-mail from Glenda Anderson in support of the overlay (Attachment 8).

Staff also worked closely with the Sunrise MarketPlace PBID in efforts to outreach businesses within the SMP. Staff presented the item to the SMP Board on September 8, 2022. The Board asked questions about the proposed overlay and discussed the topic at length, but was unable to reach consensus on whether or not to support the overlay.

Staff also presented the proposed overlay to the Citrus Heights Regional Chamber of Commerce Board on September 22, 2022. Staff responded to questions and discussed the City's vision for the MarketPlace and how land use decisions impact future development. As of the writing of this report, the Chamber has not provided an official letter in response to the proposed overlay. Should communication be received, staff will provide the Commission with a copy.

Public hearing notices were mailed to property owners within 500 feet of the proposed overlay boundary and a notice was published in the general circulating newspaper, the Citrus Heights Messenger.

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 amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines; and

Motion 2: Recommend the City Council adopt an Ordinance adding section 106.28.050 to Chapter 106 of the City of Citrus Heights Municipal Code (Zoning Code Section) as shown in

Exhibit A and amend the Zoning Map to include the Sunrise MarketPlace Overlay District as shown in Exhibit B.

Exhibits:

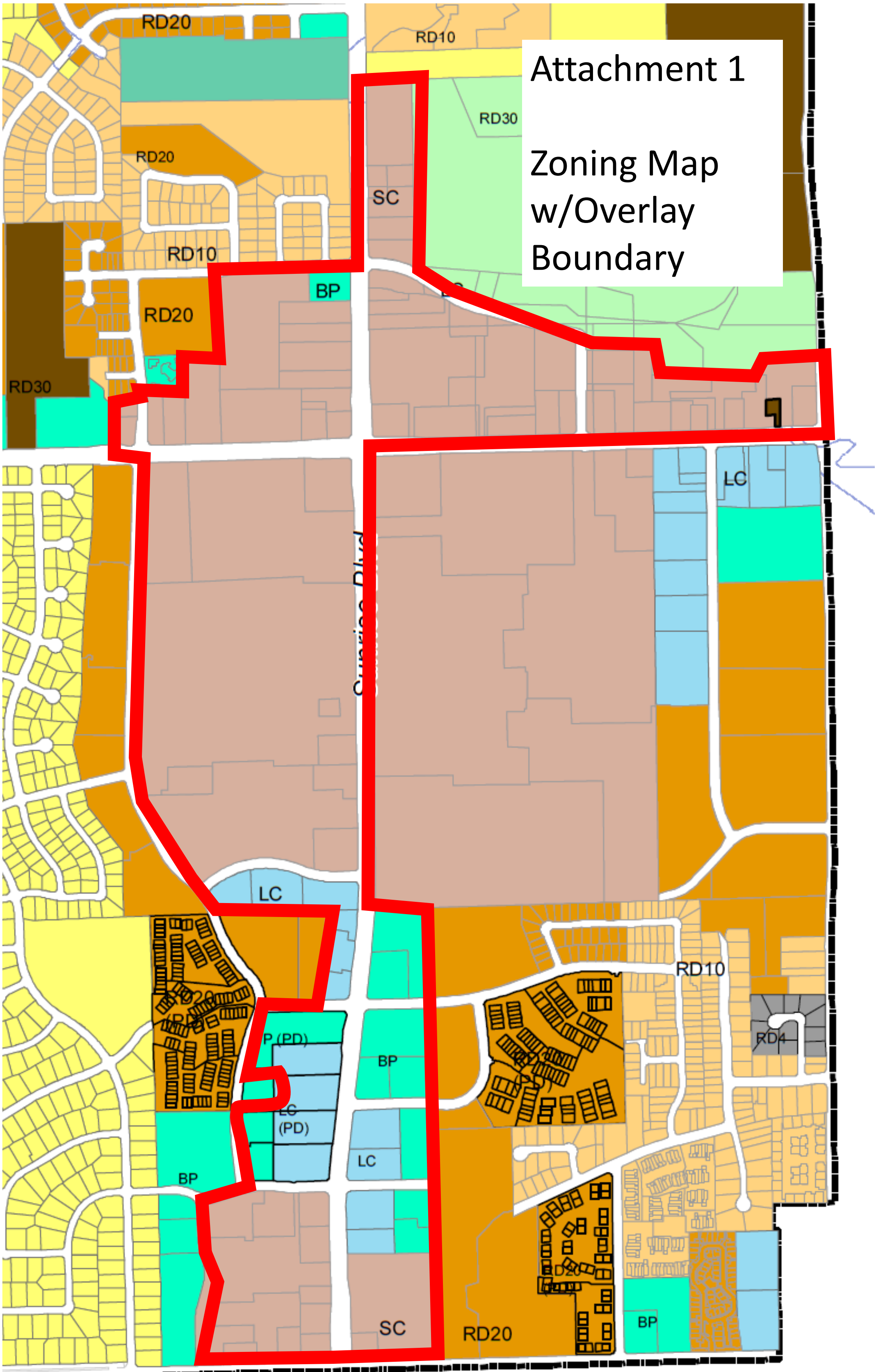
- A. Sunrise MarketPlace Overlay Zoning Code Text
- B. Overlay Boundary Map

Attachments:

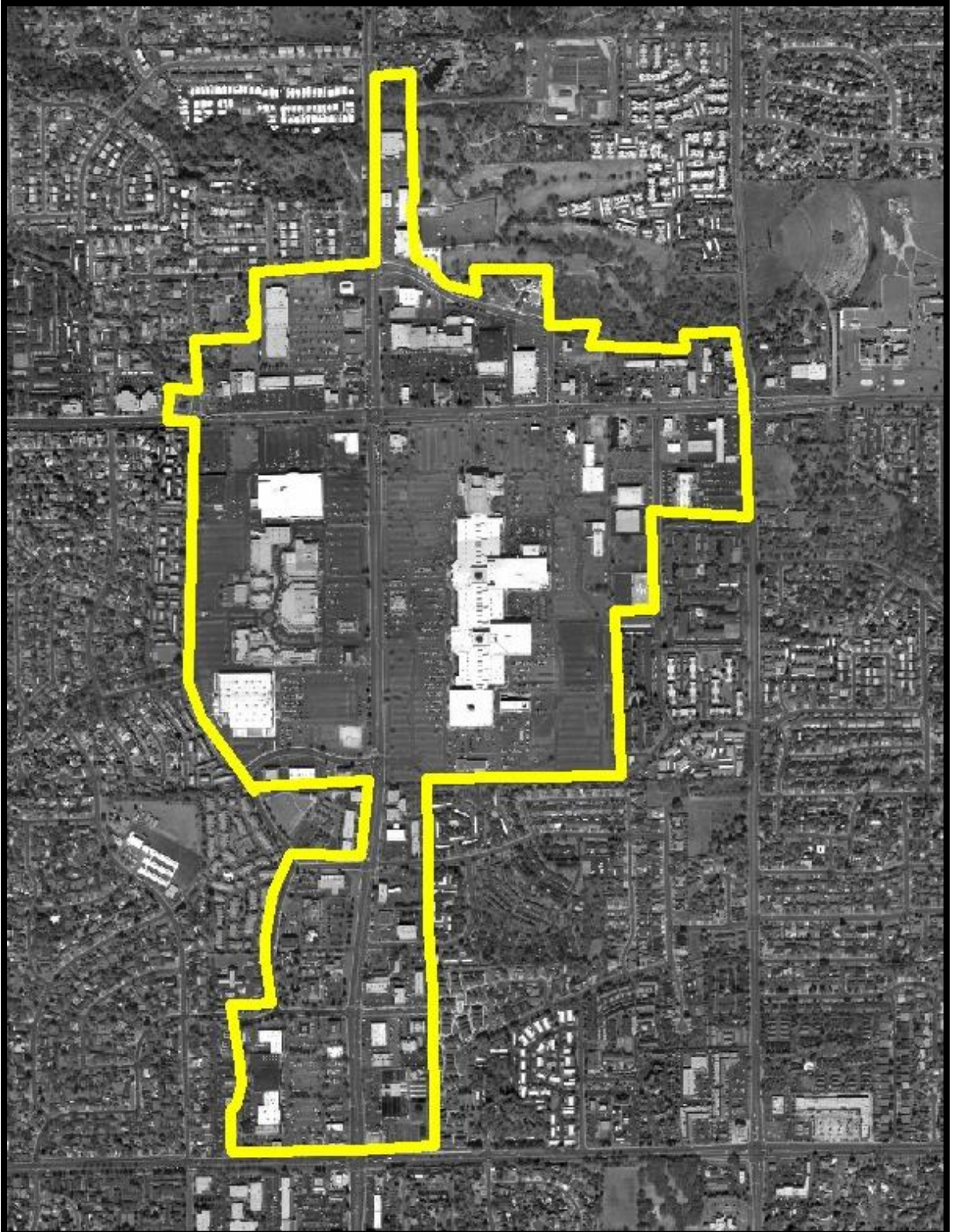
- 1. Current Zoning Map
- 2. SMP PBID Map
- 3. Table 2-5 – Allowed Use Table
- 4. Birdcage Heights Neighborhood Association Letter
- 5. CHASEN Neighborhood Association email
- 6. Sunrise Ranch Neighborhood Association Letter
- 7. SOAR Neighborhood Association Letter
- 8. Email Glenda Anderson

Attachment 1

Zoning Map
w/Overlay
Boundary



SUNRISE MARKETPLACE AREA



CITY OF CITRUS HEIGHTS MUNICIPAL CODE - TITLE 106 - ZONING CODE

Commercial and Industrial Zoning Districts

106.26.030

TABLE 2-5 Allowed Land Uses and Permit Requirements for Commercial and Industrial Zoning Districts				P Permitted Use, Zoning Clearance required MUP Conditional use, Minor Use Permit required UP Conditional use Permit required S Permit requirement set by Specific Use Regulations — Use not allowed				
LAND USE (1)		PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
		BP	LC	SC	GC	AC	CR	
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING								
Artisan/Craft Product manufacturing	MUP	MUP	P	P	MUP	—	P	
Contract construction service - Indoor	—	—	—	P	—	—	P	
Contract construction service - Outdoor storage	—	—	—	MUP	—	—	MUP	
Contract construction service - Outdoor work area	—	—	—	UP	—	—	UP	
Manufacturing/processing - Light	—	—	—	UP	—	—	P	
Manufacturing/processing - Medium intensity	—	—	—	—	—	—	—	
Manufacturing/processing - Heavy	—	—	—	—	—	—	—	
Medical marijuana cultivation	S	S	S	S	S	S	S	50-702
Non-medical marijuana cultivation	S	S	S	S	S	S	S	50-802
Recycling - Small collection facility	—	MUP	MUP	MUP	—	—	MUP	106.42.190
Storage - Outdoor	—	—	—	UP	—	—	UP	106.42.170
Storage - Personal storage facility (mini-storage)	—	UP	—	UP	—	—	MUP	
Storage - RVs, boats	—	—	—	UP	—	UP	—	
Storage - Warehouse, indoor storage	—	—	—	P	—	—	P	
Wholesaling and distribution	—	—	—	P	—	—	P	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES								
Adult entertainment business	—	S	—	S	—	—	S	106.40
Bingo parlor	—	—	—	UP	—	—	—	10.81 - 10.100
Card room	—	—	UP	UP	—	—	—	10.26 - 10.54
Commercial recreation facility - Indoor, Minor	—	P	P	P	—	P	P	
Commercial recreation facility - Indoor, Major	—	UP	UP	UP	—	MUP	UP	
Commercial recreation facility - Outdoor	UP	—	—	UP	—	MUP	UP	
Conference/convention facility	UP	—	UP	UP	—	UP	—	
Fitness/health facility	UP	P	P	P	—	P	UP	
Golf Course	—	—	—	UP	—	MUP	UP	
Library, museum	P	P	P	P	—	—	—	
Meeting facility, public or private	UP	UP	UP	UP	—	—	UP	
Park, playground	P	P	P	P	—	P	UP	
School - College, university	UP	UP	UP	UP	—	—	—	
School - Elementary, middle, secondary	—	UP	UP	UP	—	—	—	
School - Specialized education/training - Minor	P	P	P	P	—	—	P	
School - Specialized education/training -Major	UP	UP	UP	UP	—	—	UP	
Sports and entertainment assembly facility	—	—	UP	MUP	—	MUP	MUP	
Studio - Art, dance, martial arts, music, etc.	S	P	P	P	—	—	S	106.26.030.C
Theater	—	—	MUP	MUP	—	MUP	—	

Key to Zone Symbols

BP	Business and Professional Office	AC	Auto Commercial
LC	Limited Commercial	CR	Commercial Recreation
SC	Shopping Center	MP	Industrial/Office Park
GC	General Commercial	Notes: (1) See Article 8 for land use definitions.	

TABLE 2-5 Allowed Land Uses and Permit Requirements for Commercial and Industrial Zoning Districts	P Permitted Use, Zoning Clearance required MUP Conditional use, Minor Use Permit required UP Conditional use Permit required S Permit requirement set by Specific Use Regulations — Use not allowed							
	LAND USE (1)	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
		BP	LC	SC	GC	AC	CR	MP

RESIDENTIAL USES

Emergency shelter	—	—	—	S	—	—	—	106.42.090
Home occupation	P	P	P	P	—	—	—	106.42.100
Live/work unit	MUP	MUP	UP	UP	—	—	—	106.42.110
Mixed use project residential component	S	S	S	S	S	—	—	106.42.130
Multi-unit dwelling	P	P	P	P	—	—	—	106.42.150
Single room occupancy (SRO) facility	—	—	—	UP	—	—	—	
Small Lot Housing Product	S	S	S	S	—	—	—	106.42.230
Work/live unit	UP	—	UP	UP	—	—	UP	106.42.110

RETAIL TRADE

Accessory retail uses	P	P	P	P	P	P	P	
Alcoholic beverage sales	—	S	S	S	—	S	—	106.42.020
Bar	—	UP	UP	UP	—	UP	—	106.42.020
Brew Pub/Tavern	—	P	P	P	—	—	—	106.42.020
Building/landscape materials sales	—	—	P	P	—	—	—	
Construction and heavy equipment sales and rental	—	—	—	UP	P	—	P	
Convenience store	S	S	S	S	S	—	S	106.42.070
Drive-through retail	—	UP	UP	UP	—	—	—	106.42.080
Fuel dealer (propane for home and farm use, etc.)	—	—	—	P	—	—	—	
General retail	—	P	P	P	P	—	—	
Groceries, specialty foods	—	P	P	P	—	—	—	
Mixed use project	—	S	S	S	S	—	—	106.42.130
Night club	—	—	UP	UP	—	—	—	
Office-supporting retail	S	P	P	P	—	—	S	106.26.030.C
Outdoor displays and sales	—	P	P	P	P	—	—	106.42.160
Public auction, flea market	—	—	—	UP	—	—	—	
Restaurant, café, coffee shop	S	P	P	P	P	MUP	S	106.26.030.C
Smoking paraphernalia establishment	S	S	S	S	S	S	S	106.42.230
Wood yard (firewood sales)	—	—	—	MUP	—	—	—	

Key to Zone Symbols

BP	Business and Professional Office	AC	Auto Commercial
LC	Limited Commercial	CR	Commercial Recreation
SC	Shopping Center	MP	Industrial/Office Park
GC	General Commercial		

Notes:

(1) See Article 8 for land use definitions.

LAND USE (1)	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	BP	LC	SC	GC	AC	CR	MP	

TABLE 2-5	P	Permitted Use, Zoning Clearance required
Allowed Land Uses and Permit Requirements	MUP	Conditional use, Minor Use Permit required
for Commercial and Industrial Zoning Districts	UP	Conditional use Permit required
	S	Permit requirement set by Specific Use Regulations
	—	Use not allowed

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

ATM - Outdoor	MUP	MUP	MUP	MUP	MUP	MUP	MUP	106.42.040
ATM - Within a building	P	P	P	P	P	P	P	
Bank, financial services	P	P	P	P	—	—	P	
Business support service	P	P	P	P	—	—	P	
Medical marijuana dispensary	—	—	—	—	—	—	—	106.42.120
Medical services - Doctor office, clinic, or urgent care	P	P	P	P	—	—	P	
Medical services - Extended care	UP	P	—	P	—	—	—	
Medical services - Hospital	UP	—	—	UP	—	—	—	
Medical services - Laboratory	P	P	P	P	—	—	P	
Medical services - Substance abuse treatment clinic	—	—	—	UP	—	—	—	106.42.240
Office	P	P	P	P	—	—	P	

SERVICES - GENERAL

Adult day care	UP	P	P	P	—	—	—	
Catering service	—	P	P	P	—	—	—	
Child day care center	MUP	MUP	MUP	MUP	—	—	MUP	
Drive-through service	—	UP	UP	UP	—	—	—	
Equipment rental - Indoor	—	—	P	P	—	—	P	
Equipment rental - Outdoor	—	—	—	MUP	—	—	MUP	
Kennel, animal boarding	—	UP	UP	UP	—	—	—	
Lodging - Bed & breakfast inn (B&B)	—	UP	UP	UP	—	UP	—	
Lodging - Hotel or motel	—	—	UP	UP	—	UP	—	
Massage therapy	P	P	P	P	—	—	—	22-596
Maintenance service - Client site services	—	P	—	P	—	—	P	10.4.36
Mortuary, funeral home	UP	UP	—	P	—	—	—	
Personal services	P	P	P	P	—	—	S	106.26.030.C
Personal services - Restricted	—	MUP	MUP	MUP	—	—	—	
Public facilities	P	P	P	P	P	P	P	
Repair service - Equipment, large appliances, etc.	—	—	—	P	—	—	P	
Veterinary clinic, animal hospital	UP	UP	P	P	—	—	P	

Key to Zone Symbols

BP	Business and Professional Office	AC	Auto Commercial
LC	Limited Commercial	CR	Commercial Recreation
SC	Shopping Center	MP	Industrial/Office Park
GC	General Commercial		

Notes:

(1) See Article 8 for land use definitions.

TABLE 2-5 Allowed Land Uses and Permit Requirements for Commercial and Industrial Zoning Districts		P Permitted Use, Zoning Clearance required MUP Conditional use, Minor Use Permit required UP Conditional use Permit required S Permit requirement set by Specific Use Regulations — Use not allowed						
LAND USE (1)	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	BP	LC	SC	GC	AC	CR	MP	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Ambulance, taxi, and specialized transportation dispatch facility	—	MUP	MUP	MUP	MUP	—	MUP	
Broadcasting studio	P	P	P	P	—	—	P	
Freight terminal	—	—	—	MUP	—	—	P	
Parking facility, public or commercial, surface	MUP	—	MUP	MUP	MUP	MUP	MUP	
Parking facility, public or commercial, structured	UP	—	UP	UP	UP	UP	UP	
Pipeline, utility transmission or distribution line	UP	UP	UP	UP	UP	UP	UP	
Telecommunications facility	S	S	S	S	S	S	S	106.44
Transit station or terminal	—	UP	UP	UP	UP	—	—	
Utility facility	UP	UP	UP	UP	UP	UP	UP	
Utility infrastructure	P	P	P	P	P	P	P	
Vehicle storage	—	—	—	UP	UP	—	—	

VEHICLE SALES AND SERVICES

Auto parts sales with no installation services	—	P	P	P	P	—	—	
Auto/vehicle sales and rental	—	—	—	MUP	P	—	—	
Auto/vehicle sales, wholesale - 2 cars or less at any time	P	P	P	P	—	—	P	
Auto/vehicle sales, wholesale - 3 or more cars, other vehicles	—	—	—	MUP	P	—	—	
Mobile home, boat, or RV sales	—	—	—	MUP	P	—	—	
Service station	—	UP	UP	UP	UP	—	UP	
Vehicle services - Major repair/body work	—	—	UP	UP	MUP	—	—	
Vehicle services - Minor maintenance/repair	—	UP	UP	P	P	—	—	

Key to Zone Symbols

BP	Business and Professional Office	AC	Auto Commercial
LC	Limited Commercial	CR	Commercial Recreation
SC	Shopping Center	MP	Industrial/Office Park
GC	General Commercial		

Notes:

(1) See Article 8 for land use definitions.



August 17, 2022

Casey Kempenaar, MPA, AICP
Community Development Director

Dear Casey,

On behalf of Area 11 Neighborhood Association, we are opposed to the idea of another gas station/car wash coming to the Sunrise and Greenback corridor. There are already three gas stations and two car washes at the corner of Madison and Sunrise, as well another gas station and two car washes at the corner of Greenback Lane and Sunrise.

Additional car washes will provide further unnecessary competition to the existing car washes. Also another gas station will be unsightly, smelly, a hang out for the homeless and a potential source of groundwater contamination.

We feel consideration should be given to use this area to draw and keep residents in the Sunrise Market Place with a friendly and inviting manner.

Please consider this idea and/or recommendation for planning future projects. Thank you.

Yours truly,

A handwritten signature in blue ink, appearing to read "Jodi Ash", followed by a long horizontal flourish line.

Jodi Ash, President
Area 11 Neighborhood Association

Bermudez, Alison

Subject: FW: Development Input from CHASEN**From:** Kathy Morris <kathy@kathleenmorris.net>**Date:** September 8, 2022 at 8:51:58 AM PDT**To:** "Kempenaar, Casey" <ckempenaar@citrusheights.net>**Cc:** Bill Shirley <wswillybees15@gmail.com>, Kathy Morris <kathy@kathleenmorris.net>**Subject:** Development Input from CHASEN

Hi Casey –

We did get responses to our request for development in the Sunrise Marketplace area. First off – there was a substantial ‘thank you for asking’. Seems as people really like to know that the City cares about their opinions.

Now... majority of input

NO for Car Wash and Gas Stations

YES for restaurants, mix of fine and casual dining, including high end

YES for Small businesses and entertainment

Lots of comments. The majority of the comments for additions were requesting restaurants. Also, suggesting shopping or activities that keep folks within Citrus Heights. Included are just a few comments:

** There's nothing wrong with car washes and gas stations, but it seems we have enough already.

** We would like to see more high-end restaurants in Citrus Heights. Currently, if you want to go out to a nice dinner, you have to go to Fair Oaks or Roseville. Everything in Citrus Heights is either fast food or middle of the road quality.

** Would love to see at least a few more restaurants - a local coffee shop would be great! We would prefer to stay within Citrus Heights when possible.

** Small businesses or sit down restaurants would be great for the Sunrise market place. Thanks!

** Yes Stores/boutiques, Small medical offices, physical therapy, dental

** Restaurants with indoor and outdoor seating, parks with water fountains, an area for concerts,

** My vote is for entertainment venues

** No – pawn shops/ Check cashing, chain convenience stores.

** I don't want any more vape or smoke shops.

** Lodging - There are many events within the city for family gatherings, city events & business events where people travel from outside the city and yet there isn't any lodging within the city.

Thrust this is good information for you

Kathy

Kathy Morris

CHASEN - Area 7/8/9

P.O.Box 852, Citrus Heights, CA 95611

www.citrusheights.net/469/Areas-7-8-9---CHASEN

kathy@kathleenmorris.net

916.947.8461

I don't want any more vape or smoke shops.
We really don't want car washes/gas stations in the Sunrise Corridor in the Marketplace area. There are higher and better uses of that property as Sunrise Mall starts to redevelop.
I would like to see more sit down restaurants and a Chick-Fil-A.
<p>I don't think a few auto intensive businesses would be bad - we currently go to Brake Master. However, we generally go to this area for restaurants and goods so these types of businesses are preferred. Our favorite current businesses in the area are Lowe's, Target, Old Navy, Once Upon a Child, Sprouts, Dollar Tree, Panera, Red Robin, Panda Express. Would love to see at least a few more restaurants - Chick-fil-A, Jack's Urban Eats, Handles Ice Cream, Sacramento Pizza Co (or another build your own pizza place)! We also wouldn't be opposed to some small businesses - a local coffee shop would be great!</p> <p>Currently we go to Roseville for REI, Buy Buy Baby, furniture stores. We go to Fair Oaks for a soccer store and Pause Coffee. We would prefer to stay within Citrus Heights when possible.</p>
<p>Keep Macy's and JC Penney's! And bring in other high end retail stores. Don't want to have to go to Galleria or Arden Fair for shopping. Some fine dining — no more fast, Appleby's type food establishments or dollar stores. Class it up, Citrus Heights. This city is becoming the hood. Have lived here for 36 years and sick of the decline. Pave the neighborhood roads and fix the sidewalks. I could go on but I'll stop since I've gotten off the Sunrise Market input.</p>
<p>We would like to see more high-end restaurants in Citrus Heights. Currently, if you want to go out to a nice dinner, you have to go to Fair Oaks or Roseville. Everything and Citrus Heights is either fast food or middle of the road quality.</p> <p>Thanks for asking for our opinions!</p>
<p>My family and I don't want more gas stations and another carwash seems unnecessary. Small businesses or sit down restaurants would be great for the Sunrise market place. Thanks!</p>
<p>I'm so glad they are seeking our input!</p> <p>Here are our thoughts</p> <p>NO: Car washes or gas stations. We feel that there are enough of those that are easily accessible.</p> <p>YES: restaurants, juice bar (like Nekter), Entertainment (movie theaters, bowling alley, coffee/lounge etc). Things that make people want to spend time here...</p>
<p>I would like to see more fine dining, possibly a bakery as there's no where hardly to go for desserts. A Home Goods would be nice in our area. We need businesses that will draw shoppers to the Citrus Heights area. We don't need more car washes or gas stations.</p> <p>Also I was surprised to see Sears and the two adjacent buildings are for sale. I thought that area was part of the revitalization? The City has been talking and getting input for Sunrise Mall way before my husband passed away 14 years ago so it's been in discussion at least 18-20 years. All we're told is it takes time but how much more time is needed before they start. I'm becoming very discouraged at no progress. Please pass my comments on as I'm not the only one that feels this way.</p> <p>Thank you</p>

Business I do want:

- Gyms (outdoor and indoor)
- Restaurants
- Stores/boutiques
- Small business shops
- Pet hotels
- Outdoor
- Small medical offices - physical therapy, dental offices, etc.

Businesses I do not want:

- Auto intensive businesses
- pawn shops/ check in cash shops
- Chain convenience stores and liquor stores
- Banks

WANT:

- Variety of restaurants (Bakery)
- Entertainment venues (Ax throwing, arcade, Karaoke "bar")
- Beauty salon (hair, nails, skin care)

DO NOT WANT:

- Gas station
- Auto repair
- Auto supplies

Citrus Heights has enough car washes, gas stations, auto repair places, supply stores, mini marts and bland, corporate junk food emporiums. If the City wants to make the Market Place a go to destination along with transforming the moribund Sunrise Mall I would like to see some upscale restaurants like Fat's, Mikuni, Ruth's Chris, Morton's et al. We also need a good, well run venue for live music, and a performing arts theatre for both indoor and outdoor events. Transform Arcadia Drive by doing something about the long vacant and ugly building across the street from the huge new housing development, Mitchell Farms? Demolish it along with the now vacant Rite Aid and 'build back better'. Why not learn from what Folsom did with Sutter Street or what my former hometown, Livermore CA, did to transform its declining downtown district into a vibrant, exciting place to be. There is really not much to do here in Citrus Heights. I could go on and on.

Oh, while I am at it, what about fleshing out Stock Ranch, starting with maybe a Raley's which might do something about the dirt and weed patch that fronts the complex?

Just my 2 cents, FWIW.

I want no more gas stations or car washes. I like having Penneys there and other stores currently in the Sunrise Mall. I was sad to see Wards leave. A sit-down restaurant would be nice.

Hi! Thanks for asking for input.

There's nothing wrong with car washes and gas stations, but it seems we have enough already.

Some ideas-

A movie theater. Maybe even a small live theater.

How about some space for a trade school?

Mini-golf and/or batting cages,

Restaurants that are locally owned. (Not exclusively owned by Citrus Heights residents, but a Buckhorn over a Sizzler.)

A butcher shop.

A bread store.

A flower store.

Maybe something like the Crafter's Mall that used to be in the Trader Joe's center on Sunrise. I loved that place. Informal, but a little upscale, outdoor dining/drinks in a beautiful courtyard (yes, as I type it's 115 degrees, but not usually!)

If just more of the same franchises are put in, well, I can go to Roseville for that, and they will probably be bigger.

Give me local business I feel good about supporting and I'll spend my money here.

Gas stations and car washes are everywhere.

Covid really highlighted the fundamental human need for connection. I'd love to buy bread from the person who makes it!

I would like to see Restaurants with indoor and outdoor seating, parks with water fountains, an area for concerts, outdoor dancing, Par Course, Dog Walking, bicycling, picnicking, family fun, basketball court, tennis courts, swimming pool. Adequate Night lighting for safety. Let the Neighborhood, the Citizens of Citrus Heights, know they are valued, will increase property value, people will want to live here. Community Police presence. Safe fun area for families and singles. Perhaps also a movie theatre. Indoor climbing, indoor trampoline. Please feel free to call. Thank you for asking.

Long Time Resident

I would love there to be a central place that I can bring friends to or go out on a date night that stays open past 8pm. Currently, I go more often to Fair Oaks, Folsom or Roseville to shop or meet up with people at a non-Starbucks cafe, pub, or fancy restaurant, but I would prefer to spend my money to help my local community.

My vote is for entertainment venues (experiences, movies, etc), a mix of fine and casual dining, cafe (plus gelato!?), and fun places to buy unique gifts. It would also be great to have an open community space for a weekly farmer's market and summer concerts.

We have a community center which is probably the only facility in Citrus Heights that can hold major events such as business symposiums (think SACPAC that hosted over 700 attendees, SCORE & SBA, Homeland Security), medical seminars, training events, wedding receptions, anniversary celebrations, funeral receptions, banquets etc.

There are many events within the city whether family gatherings, city events & business events where people travel from outside the city and yet there isn't any lodging within the city. The closest lodging is Ranch Cordova and Roseville, granted not far however those that travel also purchase fuel, meals, shopping etc. that support local businesses, along with employment and taxes. Also as Sacramento has become unattractive for businesses and lodging alike, we could be another source of choice for those traveling to Reno/Tahoe.

Possible pieces of property on Sunrise (Marie Calendars & restaurant nextdoor) instead of a car wash & service station, Antelope west of 80 and the property on Stock Ranch come to mind for some kind of lodging. Any other 3+ acre property? 2 - 3 story? Underground parking? We need to start thinking outside the "box" to be more hospitable and bring in more upscale \$\$, I'm not talking Motel 6 here!

That's all I can think of at the moment.

Hello,

Thank you for sending this email and it is a great idea asking for input from the residents of this area. I am not totally against a car wash but the location to have it, I don't think it's the right place. As for another gas station, not in favor.

The type of business I want to see in the Sunrise Marketplace area listed below:

A restaurant that has soups and salads. I miss Fresh Choice and Sizzler. They had such a variety of choices.

1. **La Bou** – used to be in the Sunrise Mall. I was so excited to have this bakery/restaurant close by. I have to travel to Roseville (Douglas Blvd) for their Chinese chicken salad.
2. **Chick-fil-A** - they have such a variety of chicken with sandwiches and salads. I know we have two chicken places, Canes & Popeyes, but we do have two hamburger places across the street from each other on Sunrise Blvd. The old Marie Calendars restaurant location would be ideal and room for the long drive-thru lines at peak times.
3. **Long John Silvers** – besides Red Lobster (great place), I do not know any close places to get seafood and drive thru. Recently, found out the one place closed on Auburn Blvd & Madison Ave. Love their shrimp platters combo.
4. **Movie theatre** – used to be one in the Sunrise Mall. Reasonable prizes but getting very old and needed upgrades. We can use a place for entertainment.
5. **Office Dept** – even though we have Staples but I think we can always use another office supply store. Madison Ave store closed last year and it's a bit far to go Roseville location. The only other office supply store is crossing the river into Rancho Cordova.

I have been a long time resident of 30 years plus and seen some businesses come and go. Look forward to see other residents what they wish for in Sunrise Marketplace area.

Kind Regards,



**Sunrise Ranch Neighborhood Association
Area 6**

7806 Cottingham Court
Citrus Heights, CA 95610

September 21, 2022

Dear City Planners,

Area 6 residents and board of directors would like to voice their support of the Sunrise Market Place Overlay District. We believe it is important that our city continue the efforts to build a family friendly core market place that supports sit-down dining, entertainment, shopping and other non automotive related opportunities. The Overlay designated area is of vital importance to the economic growth of Citrus Heights, but it should not be driven by gas station, car wash, mini mart and drive through food establishments. We feel the city's residents have strongly voiced their approval of the initial Sunrise Tomorrow development concept that did not include an intensive automotive vision that would have a negative impact on our community. Prior Planning Commission commissioners have also expressed this view in their reviews of the Sunrise Tomorrow and the Mitchell Farms community development.

Please express our support to the Market Place Overlay District to the city council.

Sincerely

Ruth A. Fox, President, Area 6
Sunrise Ranch Neighborhood Association
916.798-0998
rafox1comcast.net



Sylvan Old Auburn Road Neighborhood Assn
6929 Larkspur Avenue
Citrus Heights, CA 95610
(916) 599-3647
e-mail: info@SOAR10.com.

September 21, 2022

TO: Planning Department
Planning Commission
City Council

RE:

On June 27, Casey Kempanauer presented the Sunrise Marketplace Overlay Zone proposal to the members of SOAR. About 17 members were present and we unanimously agreed to support the overlay.

Auto-oriented businesses are already located at the four corners of the Marketplace (or close to a corner) so there is little need for these businesses. And will there be a need for gas stations after gas-powered vehicles are banned in California? Electric-charging stations are more critically located near freeways so those won't be needed in the Marketplace. So we don't need these businesses in the Marketplace.

We support the vision of the Marketplace development, the Sunrise Tomorrow Specific Plan.. The Marketplace is best suited for shopping, dining and entertainment venues. These uses create a vibrant community consistent with the STSP. For years, residents have insisted we have more sit-down restaurants. We have had a few restaurants but mostly "drive through/fast food" options. Instead, we drive to Roseville or Folsom for a sit-down dining experience. We don't have enough restaurant options in our city and Sunrise Boulevard is a perfect site for more restaurants.

We urge you to adopt the Sunrise MarketPlace Overlay Zone.

Thank you.

Dr. Jayna Karpinski-Costa
President, SOAR, Area 10

Bermudez, Alison

From: Glenda Anderson <>
Sent: Tuesday, September 20, 2022 3:09 PM
To: Planning
Subject: Sunrise-Marketplace overlay

I applaud any effort to make the area more like a neighborhood shopping and dining area. I hope it includes crosswalks and sidewalks where Farmgate crosses over to the Target parking area. Every time I try to walk there from my house, I feel like I'm risking my safety as there isn't even an obvious traffic lane and you can't get to the store without walking in the driveway.

Similarly, I'm hoping for speed berms on Merlindale someday. It's basically a speedway for hot rodders without mufflers.

Thanks again for trying to improve the quality of life for the neighborhood.

Sincerely,

Glenda Anderson
North Ridge Drive

Sent from [Mail](#) for Windows

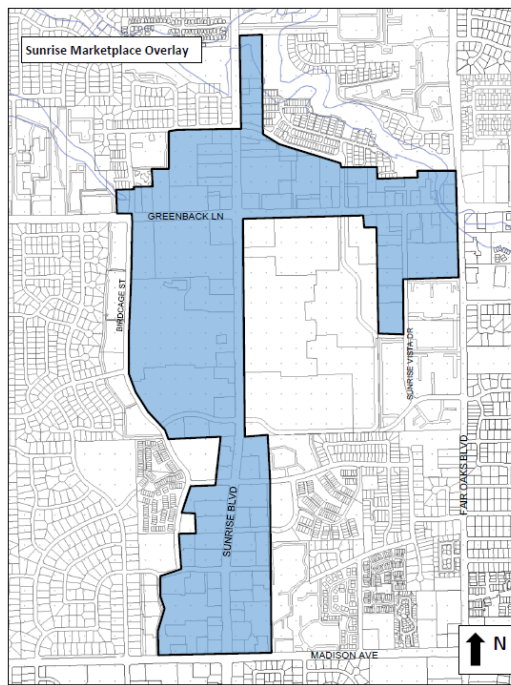
Special Purpose and Overlay Zoning Districts

106.28.050 – Sunrise MarketPlace (SMP) Overlay Zoning District

- A. Purpose.** The Sunrise MarketPlace is home to the majority of the City's shopping, dining, and entertainment facilities. The Sunrise Boulevard and Greenback Lane thoroughfares bisect this important district. These roadways serve significant cut-through traffic detracting from the General Plan goals to create an inviting and distinctive identity for the Sunrise MarketPlace to promote its image as the City's premier destination to shop, work, live and play.

Certain land uses support cut-through traffic, but are contrary to broader quality of life, redevelopment, circulation, air quality, and economic development objectives.

1. The SMP Overlay zone is to be applied in conjunction with existing zoning districts to restrict certain uses within the Overlay Zone. The purpose of the overlay is to allow existing uses to continue, but also to ensure redevelopment of key locations within the district are supportive of City goals related to redevelopment of the Sunrise MarketPlace, walkability/bikeability goals, and transit use.
2. The SMP Overlay zone is intended to accomplish the following:
 - a. Allow compatible use conversions that extend the economic life of the existing structures;
 - b. Allow owners to pursue redevelopment opportunities that are supportive of broader City goals;
 - c. Create an environment that discourages cut-through traffic and encourages walking, biking, and transit;
 - d. Allow for the conversion of existing structures, creating economic advantages for new users;
 - e. Control vehicular access onto major streets;
 - f. Allow properties to take advantage of visibility from major streets; and
 - g. Develop well designed and aesthetically pleasing mixed uses.



Special Purpose and Overlay Zoning Districts

B. Allowable land uses and permit requirements.

1. **Permitted and Conditionally Permitted uses.** All uses listed by Article 2 (Zoning Districts and Allowable Land Uses) as permitted in the underlying applicable commercial zone, with the exception that the following uses are prohibited:
 - a. Service Stations
 - b. Vehicle Services- Major
 - c. Vehicle Service - Minor
 - d. Storage- Personal Storage Facility (mini-storage)
 - e. Ambulance, taxi, and specialized transportation and dispatch facility
2. **Existing Uses.** Existing uses legally in existence on or before December 1, 2022 which are prohibited by 106.28.050.B.1 may continue to operate, including transfers of ownership, provided the their continuation shall comply with the requirements of Section 106.70.020 and Section 106.28.050.C

C. Development and operating standards for prohibited use expansion. Each Prohibited Use within the SMP Overlay that seeks to expand or enlarge shall obtain a Use Permit and Design Review Permit Modification and comply with the underlying zoning requirements. Any addition any expansion or enlargement of a prohibited use shall comply with each of the following standards.

1. **Driveway consolidation.** Wherever possible, new uses shall provide for consolidation of driveway access through parcel consolidation or reciprocal easements. New driveways onto Greenback Lane or Sunrise Boulevard are strongly discouraged.
2. **Active Transportation.** Site design and layout shall prioritize circulation of active transportation modes (transit, bicycle, and pedestrian) above vehicular circulation.
3. **Health Risk Assessment.** Uses that result in the generation of operational air quality emissions shall complete an Air Quality Health Risk Assessment.
4. **Design Standards.** Any expanded use shall adhere to the applicable Design Guidelines within the Zoning Code. Any expansion shall include a comprehensive façade and site improvement for the entire impacted parcel and structure, not just the expanded area.

D. Required findings for approval. The approval of an expansion of a prohibited use allowed by Subsection B. shall require that the review authority first make all of the following findings:

1. The use is consistent with the General Plan and Zoning Code;
2. The use is compatible with adjacent land uses;
3. The proposed site layout and building designs are compatible with adjacent land uses;
4. The site is of an appropriate size and configuration for the new use, and is efficiently and aesthetically designed for the proposed operations;
5. The use complies with the development standards in Subsection C., and all applicable design guidelines; and

Special Purpose and Overlay Zoning Districts

6. The site design emphasizes safety, minimizes traffic congestion, avoids aesthetic impacts, and does not negatively impact circulation for active transportation modes.

