

APPROVED

City of Citrus Heights Planning Commission Special Meeting Minutes

July 18, 2018

1. CALL MEETING TO ORDER

Chair Blair called the meeting to order at 7:01 PM.

2. ROLL CALL

Commission Present: Blair, Cox, Duncan, Lagomarsino, Middleton, Schaefer,

Absent: Weiland

Staff Present: Bermudez, Blomquist, Hodgkins, Kempenaar, McDuffee, Ramsay, Ziegler

3. FLAG SALUTE

Commissioner Cox led the flag salute.

4. PUBLIC COMMENT

None

5. CONSENT CALENDAR

The meeting minutes for April 25, 2018 and June 13, 2018 were approved as submitted.

AYES: (6) Blair, Cox, Duncan, Lagomarsino, Middleton, Schaefer

ABSENT: (1) Weiland

6. PUBLIC HEARING

A. TENTATIVE PARCEL MAP – 7320 WOODSIDE DRIVE: Project Planner Bermudez presented a request for approval of a Tentative Parcel Map to create two (2) parcels from a single parcel placing each of the existing single-family homes onto its own lot. The project also includes a minor lot line adjustment for an adjoining parcel.

There was Planning Commission and staff discussion.

Chair Blair asked if they have shared access agreements between them. Project Planner Bermudez said that part of the requirements before they record the map will be to put that agreement in place.

Chair Blair opened the public hearing.

Applicant Steve Norman, CNA Engineering said that he concurs with the conditions of approval.

Chair Blair closed the public hearing.

Project Planner Bermudez asked the Planning Commission to accept the revised conditions of approval into their motion.

There were no comments from the Planning Commission.

Chair Blair called for a motion.

- A. **Motion** to Find that the proposed project is exempt from CEQA under Class 15 of the CEQA Guidelines as a minor land division; and
- B. **Motion** to Approve the Tentative Parcel Map three (3) parcels from two existing parcels subject to the findings and conditions of approval contained in the staff report.

M/S: Lagomarsino/Middleton

AYES: (6) Blair, Cox, Duncan, Lagomarsino, Middleton, Schaefer

ABSENT: (1) Weiland

CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP (FILE # PM 18-01)
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General Conditions

1. The Tentative Parcel Map shall be exercised within a two (2) year period from the date of the approval. 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 three (3) residential lots from two (2) residential lots as described in the staff report and all associated Attachments. [Planning]
3. Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less

than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. [SMF]

PRIOR TO RECORDATION OF FINAL MAP

4. There does not appear to be an existing 12.5ft Public Utilities Easement (PUE) along the front property line. If one exists, please provide the City a copy of the dedication documents. If not, a PUE along Woodside Drive shall be dedicated on the final map. The width of the PUE shall be 12.5 feet, measured from the existing Right-of-Way (ROW). [Engineering]
5. The existing private road access easement across Parcels 1 and 2 shall be relocated to the west so that no portion of the required access easement for Parcel 2 is located on Parcel 3. [Planning]
6. Provide a Fire Access Roadway Maintenance agreement between all parcels connected to and served by the fire access roadway. The Fire Access Roadway Maintenance Agreement shall be recorded with the Public Records Office having jurisdiction. [SMF]
7. The Final Map shall include the following note: "PRIVATE SEWER EASEMENT IS TO BE GRANTED TO PARCEL 2 UPON THE SALE OF SAID PARCEL". [SASD]
8. Prior to recording the map, applicant must pay the Quimby Act fees as determined by Sunrise Recreation and Parks District. [SRPD]
9. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. [SMUD]
10. The Applicant shall dedicate any private drive, ingress and egress easement, as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. [SMUD]

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- a) The applicant shall work with SMUD on the placement of a public utility easement, where feasible, adjacent to the private drive. [SMUD]
11. The applicant shall dedicate a 10 foot PUE adjacent to the Westerly Property line of Parcels 1 and 2. [SMUD]
12. This project does not permit any new structures. Shall new structures be proposed in the future, the following conditions shall be met:
- a) Sewer service shall continue to be provided by SASD infrastructure to the existing sewer service lateral. Any construction and/or modification to the public sewer system shall be required to the satisfaction of SASD prior to the approval of improvement plans. SASD Design Standards apply to any onsite and offsite sewer construction. [SASD]
 - b) The access roadway to Parcel 2 shall be a roadway of not less than 16-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any future building. The use of turf-block or grass-concrete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways. [SMF]
 - c) Show the design for an approved fire apparatus turnaround conforming to the Sacramento Metro Fire District's Fire Prevention Standard #3 on the improvement plans. The Fire access turnaround shall be located within 50 feet of the end of the access roadway. The new access roadway shall meet the above requirement. [SMF]
 - d) Provide a note on the plans that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be

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submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project.” The new access roadway shall meet the above requirement. [SMF]

- e) Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. The existing fire hydrant on Woodside meets the above requirement. [SMF]

13. This project does not permit any new structures. Shall new structures be proposed in the future, the following conditions shall be met prior to the issuance of a Building Permit:

- a) Sacramento Area Sewer District and Regional Sanitation may require additional sewer impact fee payments in accordance with each District’s Ordinances. Fees are to be paid prior to the issuance of building permits. The applicant should contact Permit Services Unit at 916-876-6100 for sewer impact fee information. [SASD]
- b) A Certificate of Release (COR) shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings served by the new private road. [SMF]
- c) Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings in accordance with the California Residential Code. [SMF]

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- d) Civil improvement plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for acceptance of the access road, fire apparatus turn around and fire hydrant locations. [SMF]
- e) The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface. [SMUD]
- f) Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained. [SMUD]
- g) The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructures for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD. [SMUD]
- h) SMUD has existing overhead secondary facilities along Woodside Dr, and the western boundary will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation. [SMUD]
- i) Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. [SMUD]
- j) In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the

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Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. [SMUD]

- k) SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs. [SMUD]
- l) The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.). [SMUD]
- m) The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>
- n) The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD. [SMUD]

14. 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

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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]

B. MITCHELL FARMS SUBDIVISION – 7925 ARCADIA DRIVE: Project Planner's McDuffee and Kempenaar along with consultant Katherine Waugh from Dudek, presented a request for approval to develop a 56+ acre project with 260 homes and trail/park uses. The applicant is requesting approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, Design Review Permit and Tree Permit. The applicant is also requesting certification of an Environmental Impact Report.

There was Planning Commission and staff discussion.

John Gard, from Fehr and Peers presented the Transportation Impact Analysis for the project.

Katherine Waugh presented on the Final EIR.

Commissioner Cox suggested that a crosswalk be added between the round-a-bout and the signal at Sunrise Boulevard.

John Gard, Fehr and Peers, said that they need to be careful when adding crosswalks; there are standards on placement of crosswalks and it would need to be looked into further, so don't have an answer right now.

Leslie Blomquist, Traffic Engineer said she agrees and in a year when they review traffic they can look at that.

Chair Blair opened the public hearing.

David Temblador, representative for Watt Communities, addressed the Commissions questions and concerns.

Chair Blair closed the public hearing.

Commission Comments

Commission Duncan said that this is the best thing that has happened since we have become a city. We need houses and there is good access to shopping. But he cannot approve because of the changes in the bridge, and other issues.

Commissioner Schaefer said he agrees that we need more housing but is concerned that it will be very congested. There is a lot in a small space.

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Commissioner Cox said she is voting to recommend approval of this project. It is similar to Capital Village in Rancho Cordova and they sell like wildfire; people want low maintenance.

Commissioner Middleton said she likes this because it is consistent with the General Plan.

Vice Chair Lagomarsino said that this type of development is the new way, and a new concept for Citrus Heights and he likes the fact that they are energy saving and likes the design.

Chair Blair spoke in favor of this project and said that his concerns have been addressed and he likes the mix of homes; they are the way of the future.

Chair Blair called for a motion.

- A. **Motion** to Recommend that the City Council adopt the attached Resolution as shown in Attachment 2 regarding the Environmental Impact Report;

M/S: Lagomarsino/Cox

AYES: (6) Blair, Cox, Duncan, Lagomarsino, Middleton, Schaefer

ABSENT: (1) Weiland

- B. **Motion** to Recommend that the City Council approve the General Plan Amendment, Tentative Subdivision Map, Design Review Permit and Tree Permit subject to the findings and conditions of approval as shown in Attachment 3; and

M/S: Lagomarsino/Middleton

AYES: (5) Blair, Cox, Lagomarsino, Middleton, Schaefer

NOES: (1) Duncan

ABSENT: (1) Weiland

- C. **Motion** to Recommend that the City Council adopt the attached Ordinance rezoning the property as shown in Attachments 4 and 5 into the Mitchell Farms Special Planning Area.

M/S: Lagomarsino/Middleton

AYES: (6) Blair, Cox, Duncan, Lagomarsino, Middleton, Schaefer

ABSENT: (1) Weiland

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7. REGULAR CALENDAR

A. None

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:23 PM to the next meeting of August 22, 2018.

Respectfully Submitted,

Karen Ramsay
Planning Commission Secretary