

APPROVED

City of Citrus Heights Planning Commission Meeting Minutes June 26, 2019

1. CALL MEETING TO ORDER

Chair Lagomarsino called the meeting to order at 7:00 PM.

2. ROLL CALL

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

Staff Present: Bermudez, McDuffee, Ramsay, Singer, Ziegler

3. FLAG SALUTE

City Attorney, Ruthann Ziegler led the flag salute.

4. PUBLIC COMMENT

None

5. CONSENT CALENDAR

The meeting minutes for June 12, 2019 were approved as amended. Commissioner Scheeler pointed out that Vice Chair Schaefer's name was misspelled under Commission Comments.

M/S: Schaefer/ Van Duker

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

ABSTAIN: (1) Duncan

6. PUBLIC HEARING

A. ORCHARD APARTMENTS – 7969 MADISON AVENUE:

Project Planner Singer presented a request for approval of a Design Review Permit Modification to eliminate 12,977 square feet of existing tennis courts and construct approximately 8,400 square feet of mini-storage buildings and modified parking for use by Orchard Apartment residents. The Commission was provided with amended conditions of approval.

There was Planning Commission and staff discussion regarding parking, fire protection, noise issues, and allocation of garage units. Planning Manager McDuffee commented that if approved it will go through a thorough review by the Building Department and Fire Department.

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Chair Lagomarsino opened the public hearing.

Applicant Scott Mencacay said that the units would be allocated on a first come first serve basis. There will be rules and regulations as to what you can and cannot store in the storage area.

John Isberner spoke in opposition to the project due to parking issues and that there are many junk cars, trash and litter left on Alta Vista.

Corinne Isberner also voiced concern regarding parking issues.

Chair Largomarsino closed the public hearing.

Commission Comments

Commissioner Van Duker spoke in support of the project and said it is a better use of the land than it is currently being used.

Commissioner Flowers spoke in support of the project and said this is a great reuse and will add value.

Commissioner Scheeler spoke in support of the project and asked if it would be permissible if no buildings were built and they added all parking spaces.

Planning Manager McDuffee commented that they would not get any more parking than they could get now.

Chair Lagomarsino re-opened the public hearing for the applicant.

Applicant Scott Mencacay said that he could consider a redesign if it could improve the parking situation.

Chair Lagomarsino closed the public hearing.

Commissioner Duncan spoke in favor of the project.

Vice Chair Schaefer spoke in favor of the project, and said he sympathizes with the neighbors having to deal with the parking issues.

Commissioner Scheeler said he thinks that directing staff to go back and work with the owner could help to improve the parking situation.

Chair Lagomarsino polled the Commission and they unanimously agreed with Commissioner Scheeler's comment and it should be added to the motion.

Chair Lagomarsino called for a motion.

Motions

- A. Find that the project is Categorically Exempt from CEQA per Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act.

- B. Approve a Design Review Permit Modification to allow the removal of 12,977 square feet of existing tennis courts and construction of approximately 8,400 square feet of mini-storage buildings and modified parking located at 7969 Madison Avenue subject to the findings and conditions of approval contained in this report with the amendment that the owner work with staff to determine if there is a way to improve parking on this site.

M/S: Scheeler/ Schaefer

AYES: (7) Duncan, Flowers, Ingle, Lagomarsino, Schaefer, Scheeler, Van Duker

**CONDITIONS OF APPROVAL FOR DESIGN REVIEW MODIFICATION PERMIT
(FILE #DRPMOD-18-09)**

- 1. The applicant shall comply with all City of Citrus Heights Codes and Regulations, including but not limited to the Citrus Heights Municipal Code and Zoning Code, California Building Standards. [Planning]

- 2. This Design Review Permit approval does not include any signs. All signs must comply with the sign requirements and receive a separate permit. [Planning]

- 3. The project is approved as shown in Exhibits A and B and as conditioned or modified below. The project shall comply with the requirements of all agencies including service providers. [Planning]

- 4. The storage units shall only be available for storage of items to tenants of Orchard Apartments with hours of use limited to 7am-10pm, Sunday-Saturday. Tenants that use the units for parking of vehicles shall have 24-hour access. [Planning]

- 5. The dog park shall only be available to tenants of Orchard Apartments with hours of operation of 7am-10pm, Sunday-Saturday. [Planning]

- 6. Stormwater runoff from the storage unit area must be filtered before entering the City's storm drain system. 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. The City is a member of the Sacramento Stormwater Quality Partnership and uses their guidelines and requirements. From the site plan provided,

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runoff from the valley gutters can flow into the landscaping areas just east of the storage buildings and have the outlet drain connect to an existing DI. [Engineering]

7. 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, Sacramento Suburban Water District, Sacramento Area Sewer District, and with the implementation measures of the Sacramento Metropolitan Air Quality Management District (SMAQMD) Basic Construction Emission Control Practices.

Prior to Issuance of Building Permit

8. The applicant shall submit a revised site plan reflecting the Planning Commission's request to re-work the design to incorporate more available parking spaces in the storage unit area for review and approval by the Planning Division and Engineering Division. [Planning]
9. Prior to any finals or occupancy, the applicant shall work with Planning staff to modify the site plan to increase the number of storage spaces that can accommodate vehicle storage, to be reviewed and approved by Planning and Engineering. [Planning]"
10. The applicant shall submit a final Landscape and Drainage Plan for review and approval by the Planning Division and Engineering Division. The plans shall reflect required changes to the design of the bioretention basin and elimination of the area drain from the pet park, as well as a buffer of additional landscape screening around the pet park and storage units. [Planning & Engineering]

Other Conditions of Approval

11. Prior to final of Building Permit, the applicant shall call for inspection by the Planning Division to verify compliance with the approved plans. [Planning]
12. Minor modifications to the design of the project, including site layout, colors and materials, may be approved by the Community Services Director provided such changes are consistent with the overall design as approved herein. Major modifications will require Planning Commission approval. [Planning]
13. 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 permit challenging the validity of the Agreement or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Agreement. Developer may select its own legal counsel to represent Developer's interests at Developer's sole cost and expense. The parties shall cooperate in defending such action or proceeding. Developer shall pay for City's costs of

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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]

B. ZONING CODE UPDATE:

Project Planner Bermudez presented a request on behalf of the Planning Division that the Planning Commission review the attached Zoning Code Amendment concerning affordable housing and forward their recommendation to the City Council.

There was staff and Planning Commission discussion.

Chair Lagomarsino called for a motion.

Motions

- A. Recommend the City Council find the proposed amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the Guidelines; and
- B. Recommend the City Council approve the proposed amendments to Chapter 106.32 in regard to Affordable Housing Incentives as shown in attachment 1.

M/S: Duncan/VanDuker

AYES: (7) Duncan, Flowers, Ingle, Lagomarsino, Schaefer, Scheeler, Van Duker

7. REGULAR CALENDAR

None

8. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:16 PM to the next meeting of September 11, 2019.

Respectfully Submitted,

Karen Ramsay

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Planning Commission Secretary