CITY OF CITRUS HEIGHTS
PLANNING COMMISSION
MEETING AGENDA
February 28, 2018 - 7:00 PM
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA

1. CALL MEETING TO ORDER

2. ROLL CALL
   Commission Members: Blair, Cox, Duncan, Lagomarsino, Middleton, Schaefer, Weiland

3. FLAG SALUTE

4. PUBLIC COMMENT
   Under Government Code Section 54954.3, members of the audience may address the Commission on any item within the jurisdiction of the Commission or on any agenda item. If you wish to address the Commission, please fill out a speaker identification form and hand it to the Commission Secretary. When you are called upon to speak, step forward to the podium and state your name clearly for the record. Those wishing to speak on non-agenda items will be called upon at the beginning of the meeting. Those wishing to speak for or against an agenda item will be called upon after the presentation by the City Planning department and the Applicant for that agenda item.

5. CONSENT CALENDAR
   Approval of the minutes for January 24, 2018

   Documents:

   DRAFT MINUTES-01-24-18DOC.PDF

6. PUBLIC HEARING

   a. CA QUICK SLICE - 7766 AUBURN BLVD:
      The applicant is requesting approval of a Use Permit and Design Review Permit Modification for a new drive-thru restaurant. The project is categorically exempt under CEQA. Project Planner: Bermudez

      Documents:

      QUICK SLICE STAFF REPORT.PDF
      ATTACHMENT 1.PDF
      ATTACHMENT 2.PDF
      EXHIBIT A.PDF
      EXHIBIT B.PDF
      EXHIBIT C.PDF
      EXHIBIT D.PDF
      EXHIBIT E.PDF
      EXHIBIT F.PDF
      EXHIBIT G.PDF

7. REGULAR CALENDAR
   SACOG PRESENTATION - GREG CHEW

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 Boulevard, Citrus Heights, CA

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

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

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

DRAFT

CITY OF CITRUS HEIGHTS
PLANNING COMMISSION MEETING MINUTES

January 24, 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, Weiland
   Absent: Schaefer
   Staff Present: Blomquist, Flores, McDuffee, Ramsay, Sherman, Ziegler

3. **FLAG SALUTE**
   Commissioner Weiland led the flag salute.

4. **PUBLIC COMMENT**
   None

5. **CONSENT CALENDAR**
   Motion to approve the minutes for December 13, 2017 as submitted.

   M/S: Lagomarsino/Duncan
   AYES: 6 (Blair, Cox, Duncan, Lagomarsino, Middleton, Weiland)
   ABSENT: 1 (Schaefer)

6. **PUBLIC HEARING**

   A. **BEARPAW APARTMENT PROJECT – 7534 OLD AUBURN ROAD:** Project Planner McDuffee presented a request for approval of a Minor Use Permit, Design Review Permit and Tree Permit for the proposed Bearpaw apartment project, including a pool and clubhouse. A Mitigated Negative Declaration has been prepared.

   There was Planning Commission and staff discussion.

   Chair Blair opened the public hearing.

   Applicant representative John Richie said that they are not looking to build an apartment complex; it will be more of a townhome complex. They want to create a sense of community for the people living here. They agree with

all the conditions of approval and would be happy to answer any questions.

Richard Hale, owner of Walt's Auto Service and Chair of the Auburn Boulevard Business Association, spoke in support of project. Mr. Hale said that this project fits into the Boulevard Plan and we welcome people like Tom Romeo to our community. He lives locally and will be a hands on owner.

Fred Klasinski, Citrus Heights resident, spoke in opposition of the project and has concerns regarding, parking, trees, fences, and high density that will be adjacent to single family homes.

Lori Bates said she lives adjacent to this project site and spoke in opposition of this project, noting that her neighborhood would have a large apartment complex blocking their view.

Lynn Avery, representing SOAR Neighborhood Association, spoke in opposition to this project and has concerns regarding traffic impacts.

Fred Klasinski added that his wife is allergic to the valley oak trees that they are proposing to use on this project site.

Chair Blair closed the public hearing.

Commission Comments

Commissioner Middleton said that she can see that this project fills a need for some and not for others; however going forward she strongly encourages the applicant to work closely with the Neighborhood Association.

Commissioner Weiland said that he recognizes the frustrations of the community and encourages the applicant to work more closely with the community in the future. Based on the merits of the project he likes the project and likes that it is a mixed use. It will attract younger people that are working in the area.

Commissioner Duncan said that he has mixed feelings on this project but will support it because it meets all the requirements of the city.

Commissioner Cox said that these communities are developing everywhere because not everyone wants to live on a quarter acre. She likes the project and feels there is a need for this type of facility, but cannot support it at this location.

Vice Chair Lagomarsino said this city is trying to come up with new ideas to improve the livelihood of the people here for the future. People are changing the way they live and do business.

Chair Blair said this project meets all the goals of the Auburn Boulevard Plan. He has some traffic concerns but supports the project because most of the issues have been successfully mitigated.

Chair Blair called for a motion.

A. Adopt the attached Resolution adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan;

B. Approve a Minor Use Permit to allow development of the Bearpaw apartment project, including a clubhouse and community pool, subject to the Findings and Conditions of Approval in this report;

C. Approve a Design Review Permit to allow development of the Bearpaw apartment project, including a clubhouse and community pool, subject to the Findings and Conditions of Approval in this report; and

D. Approve a Tree Permit for to allow development of the Bearpaw apartment project subject to the Findings and Conditions of Approval in this report.

M/S: Lagomarsino/Wieland
AYES: 5 (Blair, Duncan, Lagomarsino, Middleton, Weiland)
NOES: 1 (Cox)
ABSENT: 1 (Schaefer)

FINDINGS

Findings for Approval of the Minor Use Permit

- *The proposed apartments, as part of a mixed use project, are allowed within The Auburn Boulevard Corridor Special Planning Area;*

- *The proposed apartments, as part of a mixed use project, are consistent with the General Plan and The Boulevard Plan and will contribute to the transformation of Auburn Boulevard;*

- *The design, location, size and operating characteristics of the proposed apartments are compatible with existing and future land uses in the vicinity with the incorporation of the conditions of approval;*

- *The affected site is physically suitable for the type, density and intensity of the proposed apartments; and*

- *Granting the permit will not be detrimental to the public interest, health, safety, convenience or welfare or materially injurious to persons, property or improvements in the vicinity and zoning district in which the property is located.*

Findings for Approval of the Design Review Permit

- *The proposed apartments are consistent with the General Plan and The Boulevard Plan and will contribute to the transformation of Auburn Boulevard;*

- *The project complies with the Zoning Code with the incorporation of the conditions of approval included herein;*

- *The project's architectural design and building massing and scale are appropriate to and compatible with the site surroundings and the community;*

- *The project provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, etc.;*

- *The project complies with all applicable design standards in Chapter 106.31 and/or other applicable City design guidelines and policies with the incorporation of the conditions of approval included herein;*

- *The project provides safe and efficient public access, circulation and parking, including bicycle and pedestrian accommodations where appropriate with the incorporation of conditions of approval; and*

- *The project provides open space and landscaping, including the use of water efficient landscaping.*

Findings for Approval of the Tree Permit

- *Approval of the Tree Permit for the Bearpaw project will not be detrimental to the public health, safety or welfare; and*

- *Measures have been incorporated into the project to mitigate impacts to remaining trees.*

CONDITIONS OF APPROVAL FOR THE MINOR USE PERMIT

1) The Minor Use Permit approval shall be exercised within a two (2) year period from the date of final approval and if not exercised shall expire. (Planning)

2) The clubhouse and pool area shall be closed to residents after 9:00 PM. This requirement shall be made part of the rental agreement (or equivalent agreement acceptable to staff) for each tenant. This agreement shall also stipulate that music shall not be played in this area that is audible at the adjoining residential property line. Prior to the first apartment building receiving its final Certificate of Occupancy, the applicant shall submit for review and approval the proposed rental agreement template with wording addressing use of the clubhouse and pool area. Each tenant/occupant is required to sign and adhere to this stipulation. (Planning)

3) The garages shall be used for the parking of vehicles. Storage or other activities are only allowed as an ancillary use. Prior to the first apartment building receiving its final Certificate of Occupancy, the applicant shall submit for review and approval the proposed rental agreement (or equivalent agreement acceptable to staff) with wording addressing use of the garages. Each tenant/occupant is required to sign and adhere to this stipulation. (Planning)

4) An onsite manager shall be present to address any issues that arise and ensure the project is not a nuisance to neighbors. (Planning)

5) Construction hours shall be restricted to the hours of 6:00 to 8:00 PM weekdays, and 7:00 AM to 8:00 PM on weekends. (Planning)

6) 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 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

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT

1) The Design Review Permit approval shall be exercised within a two (2) year period from the date of final approval and if not exercised shall expire. (Planning)

2) This project is approved as shown in Exhibits A-E and as conditioned or modified below. (Planning)

3) The applicant shall comply with the Mitigated Negative Declaration and fulfill all of the measures contained in the Mitigation and Monitoring Plan. The following measures must be complied with as outlined in the Mitigation and Monitoring Plan and summarized below:

   a) Mitigation Measure 1: Prior to issuance of any grading, demolition or building permits, site plan notes should include requirements for the contractor to implement the following Basic Construction Emission Control Measures:

      i) All exposed surfaces shall be watered two times daily.

      ii) Haul trucks transporting soil, sand or other loose material shall be covered and/or shall maintain at least two feet of free board space. Any haul trucks traveling on freeways or major roadways shall be covered.

      iii) Wet power vacuum street sweepers shall be used to remove any visible trackout mud or dirt onto adjacent public roads at least once a day.

      iv) Vehicle speeds on unpaved roads shall be limited to 15 miles per hour.

      v) All roadways, driveways, sidewalks, parking lots to be paved shall be completed as soon as possible. Building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

b) Mitigation Measure 2: Should construction activities commence between February 1- August 31, pre-construction nesting surveys shall be conducted within 7 days prior to the commencement of construction.

c) Mitigation Measure 3: Prior to construction of the project, the applicant shall prepare a Tree Protection and Replacement Plan. Replacement for removed protected trees shall be by replacement, payment of an in-lieu fee or a combination of both.

d) Mitigation Measure 4: If artifacts for unusual amounts of shell bone or other items indicative of buried archaeological resources or human remains are encountered during earth disturbance, the on-site contractor shall immediately notify the City and the Native American Heritage Association as appropriate. All soil disturbing work shall be halted within 100' of the discovery until a qualified archaeologist completes an evaluation. Any human remains unearthed shall be treated in accordance with all laws. If disturbance of a cultural resource cannot be avoided, a mitigation program shall be implemented.

e) Mitigation Measure 5: Prior to any demolition activities, the applicant shall prepare an asbestos survey to the satisfaction of the Sacramento Air Quality Management District.

f) Mitigation Measure 6: Prior to construction the applicant shall prepare a plan depicting pavement markings and/or signing at the Old Auburn Road driveway to the satisfaction of the City Engineer.

4) Submit for review and approval by the City Attorney a document stipulating that the property containing the commercial portion of the mixed use project shall allow residents and guests of the residential portion of the mixed use project to park on its site. This document shall be recorded and binding on future property owners. (Planning)

5) Construction hours shall be restricted to the hours of 6:00 to 8:00 PM weekdays, and 7:00 AM to 8:00 PM on weekends. (Planning)

Prior to Issuance of Building Permits

6) The applicant is responsible for securing all permits for the demolition of the existing building from all appropriate agencies, including the Building Division and Sacramento Metropolitan Air Quality Management District. (Planning)

7) Submit and receive approval of a final site plan that addresses the following:

a) Sidewalk should be added to the west of Building I, adjoining the main drive aisle.

b) A private fenced rear yard shall be provided for the most western unit of Building I.

c) Provide an 8’ wide planter adjoining the parking area located south of Vice’s, along the shared property line.

d) Ensure two parking spaces are provided for each unit, including the managers unit.

e) Demonstrate that the minimum recreation area provided by the Zoning Code (250 square feet per unit) is being met.

f) Provide a masonry wall at the rear of the units which share a property line with the pet hospital property.

g) Identify location of pavement markings and any signage location required in response to Mitigation Measure 6 of the Mitigated Negative Declaration. (Planning)

8) Parking stall dimensions shall meet or exceed the minimum dimensions contained in the Citrus Heights Zoning Code. All parking stalls shall be double striped as required by the Zoning Code.

a) All parking areas shall meet the minimum shade requirements of the Zoning Code.

b) The site plan shall be revised to provide 2 parking spaces for each unit, including the managers unit.

c) Parking spaces in the garage must be a minimum of 9’ x 19’.

d) The maximum amount of compact spaces in the parking lot is 25%. Compact spaces should be dispersed throughout the parking lot. (Planning)

9) The applicant shall submit a final Landscape and Irrigation Plan that:

a) Demonstrates all landscaping complies with the requirements of the Zoning Code including water efficient landscape requirements, shading requirements, and landscape area requirements. (Planning)

10) Submit and receive approval of revised architectural elevations that address the following:

    a) The maximum height at any point of a building is 30'. The architecture shall maintain varying heights for each building, as shown on Exhibit D, but must be revised so that no part exceeds 30'.

    b) Provide elevations for the clubhouse that are similar in detail, colors and material to the overall project.

    c) Provide the decorative stone treatment along the entire front of each building, not just trimming the garage doors. The stone shall also be applied to the side elevation of each building.

    d) Provide architecturally enhanced garage doors for each garage.

    e) Proposed awnings shall be analyzed during the building permit review to ensure they comply with the Uniform Building Code. To the extent possible, awning design shall endeavor to limit views from second stories. (Planning)

11) A solid 8' high masonry fence is required along the southern and eastern property boundaries adjoining the residential uses and along the northern boundary directly north of Building F. Submit and receive approval of the design of all fencing and walls prior to the issuance of any building permits. (Planning)

12) Submit and receive approval of a photometric plan. All on-site external lighting shall be designed to have no off-site glare. All light fixtures shall have full cut-off lenses and be nighttime sky friendly. Floodlights are not permitted. Lighting cut-sheets may be required prior to issuance of Building Permit. (Planning)

13) Submit written documentation identifying compliance with the Greenhouse Gas Reduction Plan as outlined in Attachment 10.

14) Project shall be made accessible per A.D.A. and California Non-Residential Disabled Access Regulations Title 24 part 2. This includes parking areas, sidewalks, and curb cuts. The applicant shall provide accessible pedestrian paths in accordance with the Uniform Building Code (UBC) to the building. An "exterior routes of travel" site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signages, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to the City for review, prior to the issuance of any building permits. The site accessibility plan shall also include:

a) Handicapped parking stalls shall be located closest to accessible entrances (i.e. main entry). The total number of accessible spaces shall be determined by the UBC.

b) Handicapped spaces and crosswalks shall be signed, marked, and maintained as required by Title 24 amendments of the UBC. (Building)

15) Applicant shall pay all the appropriate development fees. (Engineering)

16) Submit and receive approval of Construction Traffic Management Plan. (Engineering)

17) Submit and receive approval of a Lot Line Adjustment reflecting property boundaries as depicted on Exhibit B. The Lot Line Adjustment shall be recorded prior to issuance of any building permits. (Engineering)

18) Provide a copy of the Notice of Intent and SWPPP to the City Engineer prior to any grading on site. (Engineering)

19) The location and design of all pervious paving shall be approved by the Engineering Division and Sacramento Metropolitan Fire District. (Engineering)

20) The proposed parking area must meet the pre and post Best Management Practices (BMPs) for stormwater mitigation. Stormwater must be filtered prior to exiting the site. (Engineering)

21) The on-site storm system shall be designed to accommodate the pre-existing off-site watershed to the east of the site. (Engineering)

22) Comply with any federal or state requirements for piping the existing on-site ditch. (Engineering)

23) Provide a manhole where the proposed 18” drain pipe connects to the existing 18” drain pipe on the west property line. (Engineering)

24) Provide a drainage study to calculate on and off-site runoff, pipe sizing, and capacity of the existing pipes that this development connects to. (Engineering)

25) Submit and receive approval of improvements plans from the Fire District. Minimum requirements include the following:

a) The fire access roadway shall be not less than 20’ unobstructed width, 13’6” of vertical clearance, and turning radii of 25’ inside and 50’ outside.

The access roadway shall extend to within 150' of all portions of the exterior walls of the first story of any proposed building.

b) Dead-end fire access roads greater than 150' long shall have an approved turn around.

c) Show how fire lanes will be marked.

d) Roadways shall bear a minimum of 80,000 pounds.

e) Show the location of fire hydrants.

f) All gates must be approved. The exit only gate shall be capable of providing emergency access from both directions of travel. (Sacramento Metropolitan Fire District)

During Construction and Prior to Issuance of Occupancy Permits

26) Prior to installation of landscaping, the project Landscape Architect shall submit documentation to the City that demonstrates:

a) Soil has been tested and prepared as necessary based on the soils analysis.

b) The irrigation has been installed compliant with the Zoning Code and approved landscape plan.

c) Tree planting sites comply with the minimum soil volume as identified in the Zoning Code and landscape plan. (Planning)

27) Following completion of landscape installation and prior to issuance of occupancy permits for any buildings, the Landscape Architect shall:

a) Certify in writing that the landscaping has been installed in compliance with the Zoning Code and approved landscape plan.

b) Demonstrate and certify in writing that the irrigation has been installed and is in compliance with the Zoning Code and landscape irrigation plans. The City may require an irrigation audit performed by a certified irrigation auditor. (Planning)

28) The existing 10' wide drainage easement must be abandoned. A new 15' wide drainage easement will be required for the new pipe. (Engineering)

29) The location of any future monument sign shall be located outside of the visibility restriction area along Old Auburn Road. (Engineering)

30) The developer (or designated consultant) shall certify that the building pad foundation locations have been placed according to all approved setback requirements shown on the approved site plan. The developer (or designated consultant) shall also certify that the elevation of the building pad is as shown on the approved grading and improvement plans. The developer shall provide a written statement concerning building foundation location and placement prior to the foundation inspection for each building. (Building)

31) The developer (or designated consultant) shall certify that the elevation of the finished grade of the each building and sidewalks are per approved plans and meet UBC accessibility requirements. (Building)

32) The project shall comply with the requirements of the Sacramento Metropolitan Fire District. (Fire)

33) Address numbers shall be placed on all new buildings in such a position to be easily read. The minimum size of the numbers shall not be less than 10 inches. (Fire)

34) The project shall comply with all requirements of the Sacramento Area Sewer District (SASD), including the following:

a) Connection or reconnection to the SASD system shall be required to the satisfaction of SASD. District design standards shall apply. Construction of both off-site and on-site SASD sewer infrastructure may be required.

b) Each parcel with a sewer source shall have a separate connection to the SASD system.

c) Payment of sewer impact fees will be required. (SASD)

35) The applicant shall comply with all requirements of the Citrus Heights Water District (CHWD), including the following:

a) Submit and receive approval of improvement plans from the CHWD. It is anticipated that a public water main loop will be required. The loop would connect to the existing main in Old Auburn Road, travel south through the project, then west to a connection in Sylvan Road.

b) A water main easement or a public utility easement may be required for District water facilities that are located outside the public road right of way.

c) The existing 1” water meter that currently serves this property will need to be abandoned as it is located on the adjacent property.

d) Water services and reduced backflow prevention assemblies will be required for the pool area, clubhouse, and irrigation areas.

e) Pay all appropriate fees and charges. (CHWD)

36) The applicant shall comply with all requirements of the Sacramento Municipal Utility District (SMUD)

37) Existing overhead 12kV infrastructure along the eastern boundary will need to remain. (SMUD)

38) All paved surfaces shall be accessible to a 26,000 pound SMUD service vehicle in all weather. (SMUD)

39) Easements may be required. (SMUD)

40) Structural setbacks of less than 14' may create clearance issues; coordinate with SMUD. (SMUD)

41) Building foundations shall have a minimum clearance of 5' to a SMUD trench placed within the PUE. (SMUD)

Other Conditions of Approval

42) Display transit information in prominent location(s) in the clubhouse/office area for both employees and residents. (Regional Transit)

43) Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture. Any pollarding or significant tree trimming performed on existing or proposed trees is subject to Planning Division approval prior to commencing trimming. (Planning)

44) This Design Review Permit approval does not include any signs. (Planning)

45) Minor modifications to the design of the project, including site layout, colors and materials, may be approved by the Planning Division provided such changes are consistent with the overall design as approved herein. Major modifications will require Planning Commission approval. (Planning)

46) 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 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)

CONDITIONS OF APPROVAL FOR THE TREE PERMIT

1) Minor modifications to the Tree Permit, including additional trees and/or encroachments, may be approved by the Planning Division provided such changes are consistent with the guidelines for tree preservation. (Planning)

2) The conditions of approval shall be distributed to all contractors and subcontractors who have access to the site. It is the responsibility of the developer and contractor to inform all subcontractors of the tree preservation and relocation requirements. (Planning)

PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEMOLITION PERMIT

3) The applicant shall submit an updated arborist report and tree impact assessment report for the 3 oak trees in the southeast corner of the property (Tree #s 17, 18 & 19). The arborist report shall also address any tree that is located off-site but whose protected zone extends into the project site. The tree impact assessment report shall include all preservation measures that the applicant shall undertake during construction to ensure the long-term health and safety of all trees that will remain. This tree impact assessment report shall take into account all on-site activities, including demolition, grading, wall construction and trenching for utilities. (Planning)

4) The applicant shall install a minimum of a six-foot high chain link fence (or acceptable alternative) at the outermost edge of the tree protection zone for each tree or group of trees that will remain. Signs must be installed by the applicant on the temporary fence at least two (2) equidistant locations to be

clearly visible from the lot. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language:

"WARNING
THIS FENCE SHALL NOT BE REMOVED OR
RELOCATED WITHOUT WRITTEN AUTHORIZATION
FROM THE PLANNING DIVISION" (Planning)

5) The applicant shall contact the Planning Division and certified project arborist to inspect and approve the temporary fencing and signs around the protected zone before beginning any construction. (Planning)

6) Any watering or deep root fertilization which the arborist deems necessary to protect the health of the tree due to the construction impacts shall be completed by the applicant. (Planning)

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT

7) The following information must be located on-site during construction activities:

   a) Arborist's reports

   b) Approved site plan including fencing plan and clearing denoting trees planned for removal, relocation or retention.

   c) Conditions of approval for the Tree Permit (Planning)

8) A certified arborist shall monitor any excavation within the dripline of any tree designated to remain, including off-site trees if their protected zone extends into the project site. (Planning)

9) All finished grading shall ensure that no water will collect within the dripline of any native oak trees. (Planning)

10) Submit and receive approval of a Landscape and Irrigation Plan for any landscaping within the dripline of any protected trees. Only low-water usage plantings may be planted under the dripline of oak trees. (Planning)

11) If any native ground surface fabric within the dripline must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)

12) Storage of materials, equipment and vehicles is not permitted within the dripline of any tree. Vehicles and other heavy equipment shall not be operated within the dripline of any tree. (Planning)

13) The certified arborist shall immediately treat any severed or damaged roots (**NOTE:** Without exception, all digging shall be done using hand tools, no machine trenching shall be allowed in the dripline of any tree). Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)

14) The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

15) At least five (5) days before the applicant seeks their Building Permit Final, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) which was conducted in the dripline of all trees, and outline whether any continuing measures are needed for tree health. (Planning)

16) 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 and/or successor in interest 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 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)

7. REGULAR CALENDAR

A. ELECTION OF CHAIR AND VICE CHAIR

Russell Blair was nominated and elected for Planning Commission Chair.

Michael Lagomarsino was nominated and elected for Planning Commission Vice-Chair.

8. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:43 PM to the next meeting of February 28, 2018.

Respectfully Submitted,

Karen Ramsay
Planning Commission Secretary

CITY OF CITRUS HEIGHTS
PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING ***February 28, 2018***

Prepared by: Alison Bermudez, Associate Planner

REQUEST

The applicant requests approval of a Use Permit and Design Review Permit Modification to repurpose a former gas station into a restaurant with walk-up and drive-through service located at 7766 Auburn Boulevard.

Applicant Representive: Michael Gates
Sacramento Design Systems
1751 Cebrian St
West Sacramento, CA 95691

Property/Business Owner: Mercer Tyson
215 Calistoga Lane
Lincoln, CA 95648

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission:

A. Find that the project is Categorically Exempt from CEQA per Section 15303(c) (Conversion of Small Structures) of the California Environmental Quality Act.

B. Approve a Use Permit and Design Review Permit Modification to allow the reuse of a former gas station for a restaurant with drive-through service located at 7766 Auburn Boulevard subject to the findings and conditions of approval contained in this report.

BACKGROUND

The project site is a former gas station located at the southeast corner of Auburn Boulevard and Watson Way. The gas station opened in 1985 and operated until approximately 2010. A donation center operated at the same location from 2012 until its closure sometime in 2017.

The project setting is summarized in the following table below:

Project Name:	California Quick Slice
Location:	7766 Auburn Boulevard
Assessor Parcel Number:	204-0235-072-0000
File Numbers:	UP-17-02 and DRPMOD-17-10
Parcel Size:	.38 acres
REACH Neighborhood:	The site is within the boundaries of the Sunrise Ranch Neighborhood Association (#6).

ZONING AND LAND USES

LOCATION	ZONING	GENERAL PLAN LAND USE	ACTUAL USE
On-Site	SPA (Auburn Boulevard – Lincoln 40 District)	General Commercial	Vacant Former Gas Station
North	SPA (Auburn Boulevard – Rusch Park District)	General Commercial	Tire Shop
South	SPA (Auburn Boulevard – Lincoln 40 District)	General Commercial	Car Wash
East	SPA (Auburn Boulevard – Lincoln 40)	General Commercial	Fencing Company
West	RD5	Low Density Residential	Rusch Park

Use Permit – Description of Request

The proposal is the reformatting of an existing 1,352 square foot vacant gas station building into a quick service pizza restaurant. The project will utilize the existing building with a minor building expansion (less than 50 square feet) to accommodate the drive-through's pick-up window. Patrons will order from either one of the two drive-through lanes or from inside the restaurant's lobby. California Quick Slice does not offer indoor dining or table service but provides space for outdoor seating under the existing canopy. Other site improvements include the addition of expanded landscaping, updated lighting, walkways, parking, and an alteration to the Auburn Boulevard driveway.

The proposed hours of operation are 6:00 AM to 11:00 PM with anticipated expansion to 24 hours as business grows. The restaurant expects to employ an average crew of 3-5 people.

The Zoning Code requires a Use Permit for the drive-through service as well as a Design Review Permit Modification for the exterior changes to the building.

Use Permit – *Analysis of Request*

The drive-through component of this project requires approval of a Use Permit. The Citrus Heights Zoning Code (Section 106.62.050) requires that the Planning Commission must be able to make five findings before approving a Use Permit. The required findings are listed below in ***bold italics*** and are followed by an evaluation of the applicant's request in relation to the required findings.

- ***The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code;***

- ***The proposed use is consistent with the General Plan and any applicable specific plan;***

The proposed restaurant with drive-through service is allowed, with approval of a Use Permit, in the Auburn Boulevard Corridor Special Planning Area (SPA). The Zoning Code contains provisions specifically for drive-through facilities (Attachment 2). These provisions are focused on ensuring the drive-through facility is designed and operated in a manner to not cause adverse circulation impacts. A key component of the drive-through standards is the length of stacking area for vehicles waiting for drive-through service. The Zoning Code requires a minimum of 120 feet of stacking space as measured from the ordering box to the drive-through lane entry point. The project meets the stacking requirement by providing two side-by-side drive-through lanes. The primary lane (the southernmost drive-through lane) provides 65 feet of stacking and the secondary lane provides an additional 67 feet of stacking, therefore exceeding the 120 foot requirement.

The project is consistent with both the General Plan and The Auburn Boulevard Corridor SPA. The project site has a General Plan designation of General Commercial (GC). In addition to a wide variety of commercial uses, the GC designation also allows retail uses such as restaurants and cafes. The General Plan, as discussed in greater detail in the Design Review Permit Modification portion of this report, contains numerous Goals and Policies that support economic development of differing types. The Auburn Boulevard Corridor SPA is also supportive of introducing new users to the Auburn Boulevard corridor.

- ***The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;***

- ***The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and***

- ***Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.***

The project site is located along the Auburn Boulevard Corridor. Adjacent to the proposed restaurant are other commercial uses to the north, south and east. To the west of the site, across Auburn Boulevard, is Rusch Park. Due to the commercial adjacencies, the restaurant's proposed drive-through and operational hours of 6:00 am to 11:00 pm, with possibility of extending to 24 hours, are compatible with the nearby surroundings.

The restaurant offers drive-through and walk-up service. Patrons choosing drive-through service will utilize either of the two drive-through lanes along the south end of the project site. The use of the two drive-through lanes will provide adequate queuing length for the proposed operation of the facility during peak times. Parking spaces will be available for patrons choosing to order from inside the lobby. The site will also provide an outdoor seating area under the existing canopy.

The proposed hours of operation are 6:00 AM to 11:00 PM with anticipated expansion to 24 hours as business grows. The Use Permit is conditioned (UP Condition #4) to require the applicant meet with the Planning Division and the Police Department prior to expanding the hours of operation to review any security measures that may be necessary for the safe operation of a 24-hour restaurant.

The property currently has sewer, water and public services, such as fire and police protection.

The site is physically suitable for the proposed use. As part of the project, the driveway off Auburn Boulevard will be restricted to entrance only. More discussion on the driveway revision is provided under the Design Review Permit Modification portion of this report. There are no identifiable physical constraints for the proposed use.

The proposed restaurant is unique in style and operation. The project's design complies with the City's development standards including the City's commercial design guidelines. For these reasons staff believes that granting a permit for the proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvement in the vicinity and zoning district in which the property is located.

Use Permit – *Conclusion*

Based upon the information above, staff believes that the Planning Commission can make the required findings to approve a Use Permit for the operation of a restaurant with drive-through service as conditioned in the staff report.

Design Review Permit Modification – Description of Request

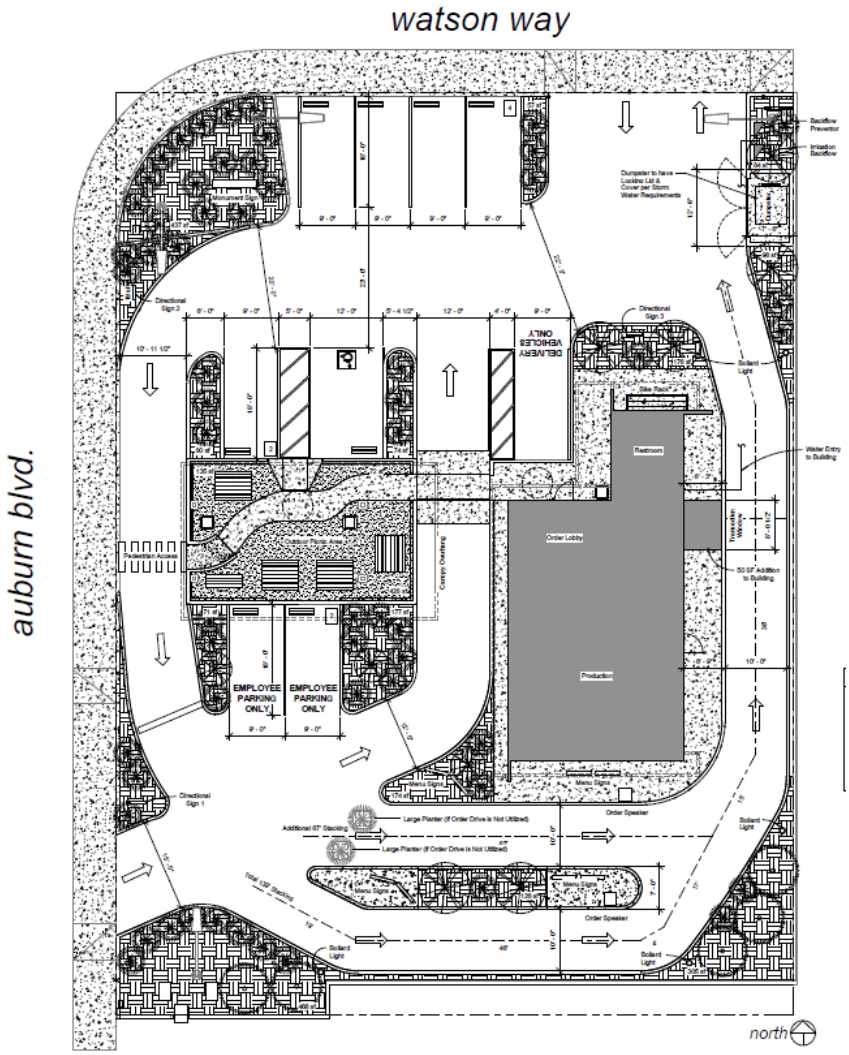
The applicant is proposing to reformat an existing 1,352 square foot vacant gas station building into a quick service pizza by the slice restaurant. The project will utilize the existing building with a minor building expansion (less than 50 sf) to accommodate the drive-through pick-up window.

As shown below and provided as Exhibit G of the staff report, the existing building will be refaced with horizontal metal siding painted in a color scheme of gold, orange, and brown. In addition to new colors, the project will include a 200 square foot mural on the west side of the building. The mural will be a representation of food and fresh produce, similar to the design shown on the exhibit.

Proposed Exterior Design



Site Plan



Design Review Permit Modification – *Analysis of Request*

The Citrus Heights Zoning Code (Section 106.62.040) requires that the Planning Commission must be able to make seven findings before approving a Design Review Permit Modification. The required findings are listed below in ***bold italics*** and are followed by an evaluation of the applicant's request in relation to the required findings.

- ***The project is consistent with the General Plan, any applicable specific plan, development agreement and/or any previously approved planning permit;***

- ***The project complies with the Zoning Code;***

General Plan land use designation on the subject property is General Commercial, which provides for retail uses, services, restaurants, professional and administrative offices, and other similar and compatible uses. The proposed drive-through facility is consistent with the General Plan land use designation of General Commercial.

This project is consistent with several goals of the General Plan, including the following:

Goal 10: Achieve attractive, inviting and functional corridors.

Policy 10.1: Require superior architectural and functional site design features for new development projects along major corridors.

Policy 10.2: Design buildings to revitalize streets and public spaces and to enhance a sense of community and personal safety.

Goal 15: 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.

The site is located with The Auburn Boulevard Special Planning Area (SPA). The Plan divides the Auburn Boulevard corridor into four districts, each with its own distinctive land use and design role. As shown on Attachment 2, the project is within the Lincoln 40 District of the Plan. This District celebrates Auburn Boulevard's history as the former Lincoln Highway. This cross-national road connected Citrus Heights to other communities and today, the Boulevard historically reflects the commercial uses of the highway's past. The overall concept of the District is to support the existing small-lot commercial areas that provide for a variety of local and regional specialty independent businesses while seeking to diversify the types of uses.

The conversion of a former gas station into a restaurant will support the District's vision of additional land uses to serve the needs of the surrounding neighborhoods, the community and the region. There are many successful transformations of old gas stations into restaurants and gathering places since in most instances these former filling stations are located on corners with good visibility and access. This site is no exception as it has access, parking, and appropriate circulation. In addition, by retaining the gas station look, the restaurant supports the area's rich history in transportation.

The proposed restaurant is consistent City's goals and policies that support viable and attractive commercial development within major corridors and the Auburn Boulevard Corridor's land use concepts and principals that encourage economic development in the community.

- ***The project's architectural design and building massing and scale are appropriate to and compatible with the site surroundings and the community;***

- ***The project provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;***

- ***The project complies with all applicable design standards in Chapter 106.31 and/or other applicable City design guidelines and policies;***

Building Design

The commercial design guidelines require basic architectural standards such as the use of building materials and design features that create an impression of quality and visual interest. The proposed reuse of the former gas station into a restaurant will provide unique characteristics along Auburn Boulevard by not hiding its former use. As shown in Exhibit C, the existing building will be refaced with horizontal metal siding painted in a color scheme of gold, orange, and brown. In addition to new colors, the project will include a 200 square foot mural on

the west side of the building. The mural will be a representation of food and fresh produce, similar to the design shown on the exhibit. The mural will not include any verbiage. Therefore, the mural is not considered a sign.

Another feature of the building's design will be the glass roll-up doors that will replace the existing storefront. These doors will bring back the retro gas station look to the site and will enhance the site's unique character. Since these doors will be made of glass, a photo display of past/present Citrus Heights, old gas stations and other unique photos will be displayed on the interior of the building and be visible to the outside through the glass doors.

The existing flat roofline of the building and the canopy will remain and the project is conditioned to require any new roof mounted equipment be screened from public view (DRP Condition #3).

The existing gas station canopy will remain in place and become a design feature of the restaurant by providing shade cover for the outdoor dining area. The canopy will be painted a neutral color and feature color elements that are complimentary with the project's overall design. The signage shown on the elevation plan is conceptual, as signage requires a separate review and permit process.

Streetscape (Lighting and Furniture)
The Auburn Boulevard Corridor SPA provides design guidelines for the overall streetscape principals for projects within the Lincoln 40 District. The streetscape includes the appearance of new outdoor lighting and outdoor furniture. While these guidelines do not provide specific details regarding the brands/styles of lights or furniture, it does require they be complimentary to the revitalized Auburn Boulevard streetscaping. The project conditions require the applicant to obtain final design approval of the proposed outdoor light fixtures and outdoor furniture from the Planning Division (DRP Conditions 6 and 7).

Both the Zoning Code and The Boulevard Plan provide provisions for architectural design, site planning, landscaping and signage. The project is consistent with these provisions and provides an architectural style and detailing that will be unique and provide character to the area.

Noise
The primary source of noise from this project will be from the communications system for the drive-through, mostly from the order taker's voice. The audio speaker must be loud enough to be clearly heard by the customer over the noise of the customer's vehicle, traffic and other ambient background noises. Surrounding the site are other commercial uses including an adjacent car wash. Therefore, noise from the ordering system is not expected to be an impact. Due to the projects anticipated late night hours when ambient noise is at its lowest, the project is conditioned to require the drive-through ordering system be outfitted with an automatic volume control that will fluctuate the volume control based upon the ambient noise (UP Condition #3).

- ***The project provides safe and efficient public access, circulation and parking, including bicycle and pedestrian accommodations where appropriate; and***

Site Access
Access to the site is through two existing driveways, one off Auburn Boulevard and the other off Watson Way. As shown in the site plan (Exhibit A) the driveway along Auburn Boulevard will become an entrance only and the Watson Way driveway will remain both entrance and exit. The restriction of the Auburn Boulevard driveway to entrance only will reduce the potential conflicts between vehicles exiting/entering the site to either park or access the drive-through.

Parking

The Zoning Code requires restaurants to provide one space per 50 square feet of seating and waiting area. California Quick Slice will not offer indoor dining/seating therefore the parking requirements are solely based upon the square footage of the waiting area and the outdoor tables. Although the interior floor plan is still under development, the applicant expects the waiting area to be approximately 400 square feet, which would require eight parking spaces. Parking for the outdoor tables requires four spaces. The Auburn Boulevard Corridor Plan allows on-street spaces to count towards the required parking. The site will provide nine on-site parking spaces and Watson Way provides parking for an additional four spaces, thus meeting the parking requirement. The project will also provide bicycle parking as required by the Zoning Code.

- ***The proposal provides appropriate open space and landscaping, including the use of water efficient landscaping.***

Landscaping

As shown in the preliminary landscape plan (Exhibit E), the project includes extensive landscaping enhancements including the installation of new planters along the south property line where currently none exists. In addition, the project will install a new planter separating the two drive-through lanes and expand the planters adjacent to the parking stalls near the canopy.

The final landscape plan will be consistent with landscaping design guidelines for the Lincoln 40 District including the use of canopy trees, accent/flowering trees, shrubs and groundcover in compliance with the water efficient requirements (DRP Condition #20).

Design Review Permit Modification – *Conclusion*

Based upon the information above, staff believes that the Planning Commission can make the required findings to approve a Design Review Permit Modification for the proposed restaurant as conditioned in the staff report.

ENVIRONMENTAL DETERMINATION

The project includes the conversion of an existing structure that is less than 2,500 square feet and therefore is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15303(c), conversion of small structures.

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 Sacramento Bee. In addition, the nearby neighborhood associations (NA #2 and NA #6) were notified of the project.

Staff received notice from the Sunrise Ranch Neighborhood Association (NA #6) of the applicant's attendance at their November 2017 meeting. The applicant presented his project to the members and answered questions. According to the President of the neighborhood association, there was discussion in regards to the potential the vehicles could back-up onto Auburn Boulevard. Since that meeting, the project's site circulation has changed and the Auburn Boulevard driveway was modified to entrance only. This site plan modification should reduce the potential for conflicts at that location which could cause back-up into the roadway.

RECOMMENDATION

The Planning Division recommends that the Planning Commission:

A. Find that the project is Categorically Exempt from CEQA per Section 15303(c) (Conversion of Small Structures) of the California Environmental Quality Act.

B. Approve a Use Permit and Design Review Permit Modification to allow the reuse of a vacant building for a restaurant with drive-through service located at 7766 Auburn Boulevard subject to the findings and conditions of approval contained in this report.

FINDINGS FOR APPROVAL- Use Permit

- *The restaurant with drive-through service is consistent with the General Plan, Auburn Boulevard Specific Plan, Municipal Code, and the Zoning Ordinance and the project assists the City in reaching goals outlined in the General Plan including revitalization of corridors as economically viable and physically attractive;*

- *The design, location, size, and operating characteristics of the restaurant with drive-through service is compatible with the existing and future land uses in the vicinity appropriate to and compatible with the site surroundings and the community;*

- *The site is physically suitable for restaurant with drive-through service including access, utilities, and is absent of physical constraints;*

- *The restaurant with drive-through service provides safe and efficient public access and circulation;*

- *The proposed facility complies with all applicable design standards in Chapter 106.31 of the Zoning Code, and/or other applicable City design guidelines and policies; and*

- *Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the project is located.*

FINDINGS FOR APPROVAL- Design Review Permit Modification

- *The project is consistent with the General Plan, Auburn Boulevard Specific Plan;*

- *The project complies with the Zoning Code;*

- *The project's architectural design and building massing and scale are appropriate to and compatible with the site surroundings and the community;*

- *The project provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;*

- *The project complies with all applicable design standards in Chapter 106.31 and/or other applicable City design guidelines and policies;*

- *The project provides safe and efficient public access, circulation and parking, including bicycle and pedestrian accommodations where appropriate; and*

- *The project provides open space and landscaping, including the use of water efficient landscaping.*

CONDITIONS OF APPROVAL - USE PERMIT

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 Code and Fire Code (Cal. Code Regs., Title 24, and Sacramento County Environmental Health Department standards. [Planning]

2) This approval will expire in two (2) years (2/28/2020) after the date of its initial approval, unless a building permit has been issued for the work described in the Design Review Permit Modification. The Director may extend the term of approval for one additional year. [Planning]

3) The communication ordering system for the drive-through shall have an automatic volume control so the volume of the speaker fluctuates based upon the ambient noise levels. At no time shall the noise exceed the levels allowed by the City's Noise Regulations. [Police and Planning]

4) Shall the applicant decide to extend the hours of operation beyond 6:00 am to 11:00 pm, the applicant meet with and receive approval from the Planning Division and the Police Department. [Police and Planning]

5) Shall any nuisances arise at the site from the late night hours, loitering or other health and safety issues, the applicant shall provide security measure(s) onsite acceptable to the Community Services Director and Chief of Police. If after reasonable notice and an opportunity to correct those problems, any public nuisances remain onsite, including any health and safety issues. This may include limiting the hours of operation or hiring a security company to provide onsite security during hours of concern. [Police and Planning]

6) Any violations of the conditions of approval could result in the revocation or modification of the Use Permit and/or the imposition of fines and penalties as allowed under Code. [Planning]

7) This Use Permit shall run with the land through any change of ownership of the subject site and all conditions of approval shall continue to apply after a change in ownership. [Planning]

CONDITIONS OF APPROVAL – DESIGN REVIEW PERMIT MODIFICATION

1) To remain in compliance with the parking requirements, the interior floor plan shall include a waiting area not exceed 400 square feet. [Planning]

2) The Design Review Permit Modification Permit allows for the installation of a 200 square foot mural on the west exterior side of the building. The mural may contain images of food and like items but may not contain any verbiage or business logos.

3) Mechanical equipment shall be screened by the building parapet. No rooftop equipment may be visible from the surrounding right of way. [Planning]

4) The applicant shall submit final landscaping and irrigation plans for the project site prior to issuance of any building permits. [Planning]

5) The site plan shall be revised to include the installation of a minimum of one bicycle rack conveniently placed as close to the front entrance as feasibly possible. [Planning]

6) The outdoor dining area shall be outfitted with weather resistant commercial grade furniture (tables, chairs, trash receptacles) that is complementary to the streetscape of Auburn Boulevard. The Planning Division shall provide final approval of the type and design of the furniture. [Planning]

7) The new outdoor lighting fixtures shall be complementary to the streetscape of Auburn Boulevard and in compliance with Section 106.30.070 of the Zoning Code. The Planning Division shall provide final approval of the type and design of the fixtures. [Planning]

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

9) All applicable utility agencies will need to review the construction/utility plans, to determine whether there are any underground utility conflicts.[Planning]

10) The existing building is currently connected to public sewer. Sewer service shall continue to be provided by Sacramento Area Sewer District (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]

11) SASD Design Standards require 6-inch service laterals for commercial services. Demolishing of the building or any future change in use or may require replacing the existing 4-inch service lateral to a 6-inch sewer lateral. [SASD]

12) The applicant shall comply with all fire and life safety requirements of the Sacramento Metropolitan Fire District. [Fire]

13) The applicant shall place all new utility connections underground. [Planning]

14) Required development fees shall be paid prior to building permit issuance. Fee rates assessed shall be calculated during the building permitting process. [GSD]

15) 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. [GSD]

Prior to Issuance of Building Permits

16) Any plans submitted to the Building Department for review and approval shall indicate all approved revisions/alterations as approved by the Planning Commission. [Planning]

17) SASD and Regional San 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]

18) A complete set of plans is required to be submitted and approved by the Citrus Heights Water District prior to the issuance of a building permit. [CHWD]

19) A complete set of plans is required to be submitted and approved by Sacramento Metropolitan Fire District prior to the issuance of a building permit. [SMFD]

Other Conditions of Approval

20) Prior to Final of Building Permit, the project Landscape Architect shall:
    - Certify in writing that the landscaping has been installed in compliance with the Zoning Code and approved landscape plan.
    - Demonstrate and certify in writing that the irrigation has been installed and is in compliance with the Zoning Code and landscape irrigation plans. The City may require an irrigation audit performed by a certified irrigation auditor. [Planning]

21) 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]

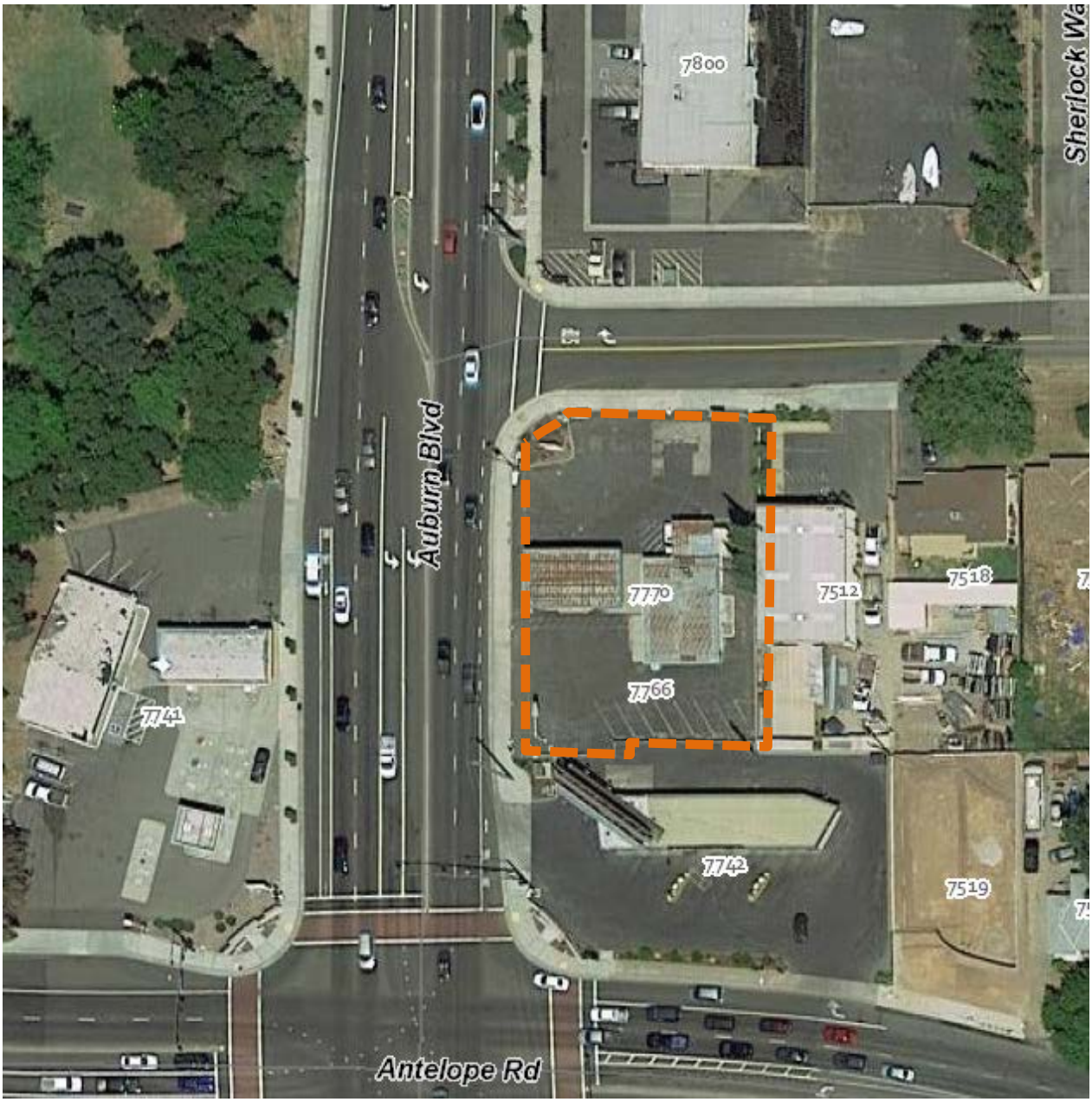
22) Prior to the Final of Building Permits, the applicant shall call for inspection by the Planning Division to verify compliance with the approved plans. [Planning]

23) 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 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]

Attachments:
1) Vicinity Map
2) ABSP Plan Map

Exhibits:
A. New Site Plan (A1)
B. 3D Views (A2)
C. Building Elevations (A3)

D. Canopy Elevations (A4)
E. Landscape Plan (A5)
F. Lighting Plan (A6)
G. Color Elevations



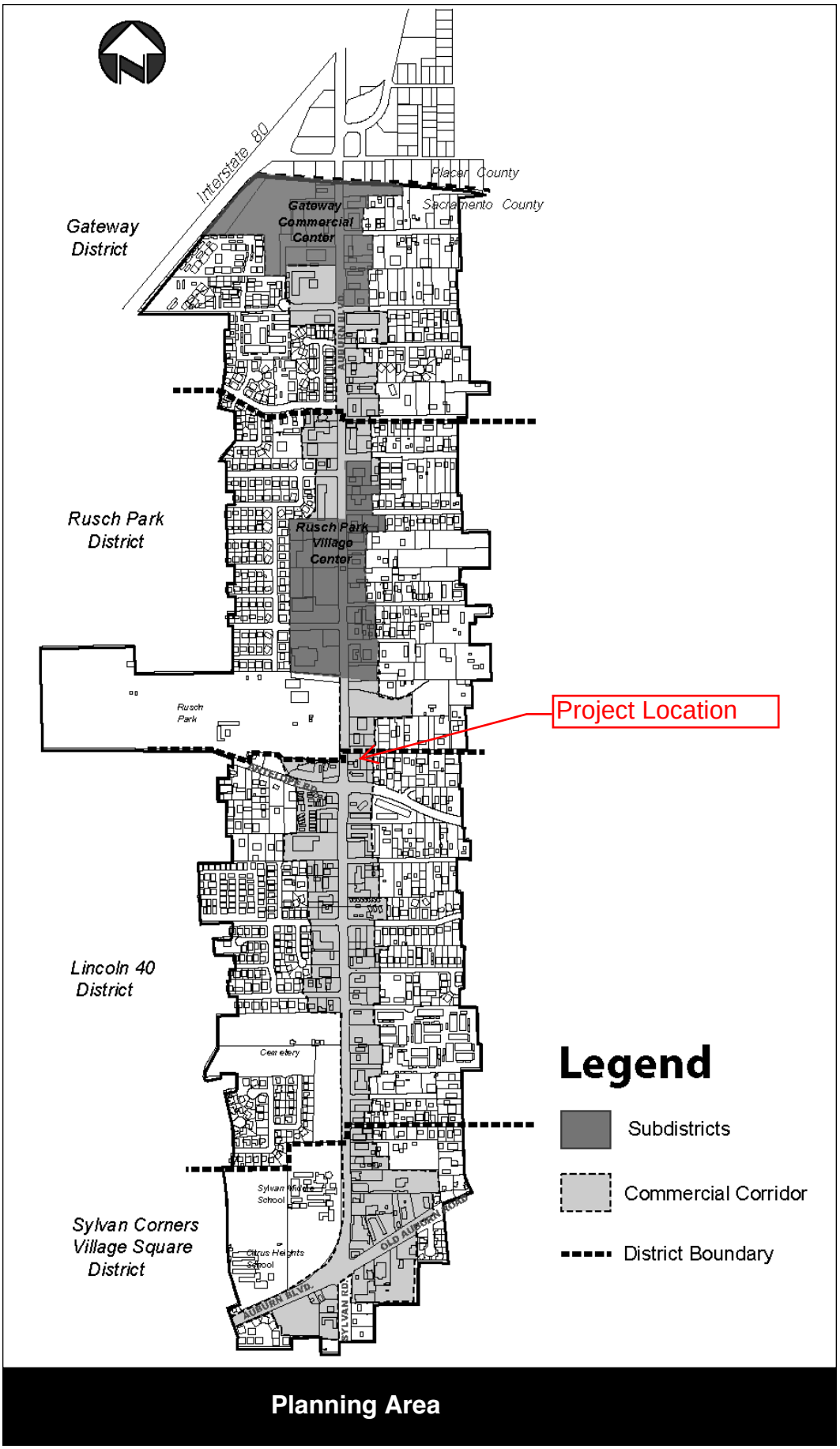
North

Attachment 1

Proposed Project Location

California Quick Slice
7766 Auburn Boulevard

UP-17-02 and DRPMOD-17-10



Planning Area

Right: The regulatory focus of this Plan is on those commercially-designated lots directly fronting Auburn Boulevard. However, the Auburn Boulevard Planning Area includes all commercial, residential and institutional land uses within 1,000 feet of each side of Auburn Boulevard. The Plan mapped and analyzed adjacent residential areas to better understand the benefits that planning could bring to existing neighborhoods.

Exhibit A

PROPERTY DATA

ZONING: Auburn Blvd. Specific Plan

APN: 204-012-5072-0000

COUNTY: Sacramento

CITY: Citrus Heights

PARCEL AREA: 16,560 sq ft / 0.38 Acres

DESCRIPTION: LOTS 1 & 3 DAVIS SUB EXCL. R/W PER 20121004-845

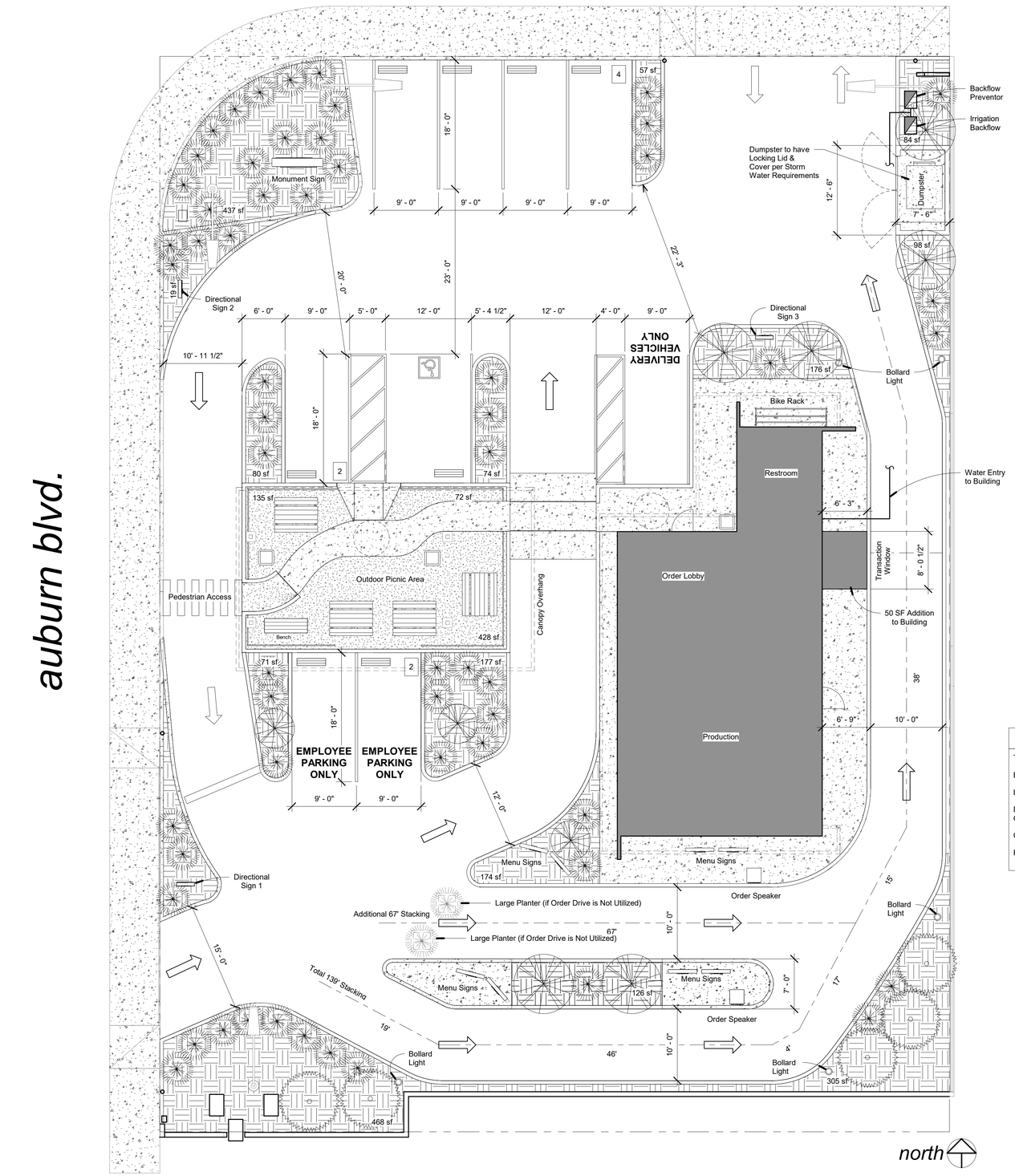
BUILDING AREA: 1,352 sq ft

CONSTRUCTION TYPE:
TYPE V-N, NO-HOUR, NON-SPRINKLERED

TOTAL TENANT AREA: 1,352 sf



2 Vicinity Map
1" = 400'-0"



1 Site Plan - New
1/8" = 1'-0"

AREA SUMMARY

TOTAL SITE	16,560 SF
BUILDING	1,443 SF
LANDSCAPE	2,220 SF (13.4% of Total Site)
DECOMPOSED GRANITE	635 SF (0.4% of Total Site)
CONCRETE	1,277 SF
PAVEMENT	9,673 SF

Building or Structure

Concrete Slab or Sidewalk

Earth or Landscaped Area

Decomposed Granite Area

POCHE LEGEND
1/8" = 1'-0"

Sacramento Design Systems
1751 Cebrian Street
West Sacramento, CA 95819
P - 916.718.2612
SacramentoDesignSystems.com
Professional Member of the CAIBD-California Institute of Building Design

REVISIONS

No.	Description	Date

PROJECT NAME:

CA Quick Slice

PROJECT ADDRESS:

7766 Auburn Blvd
Citrus Heights, CA

SHEET TITLE:

New Site Plan

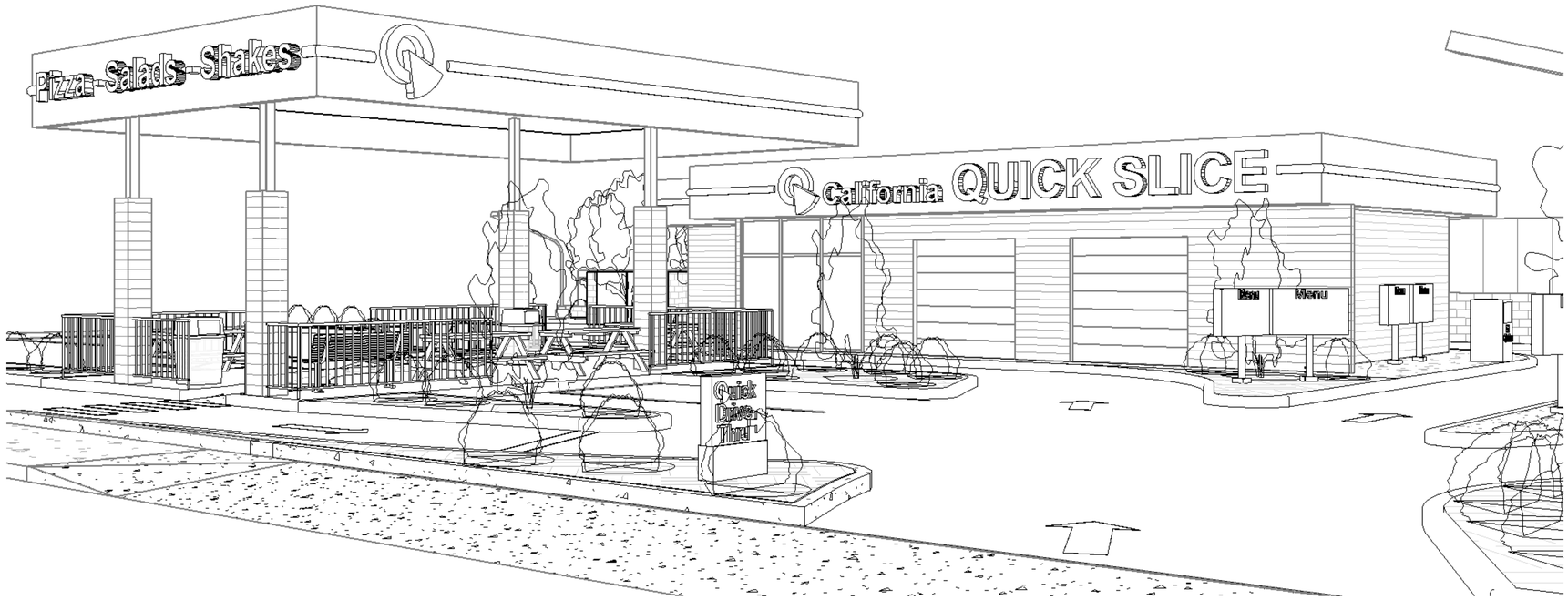
Project Number	17-401
Date	11-10-17
Drawn by	MKEG
Checked by	MKEG

A1

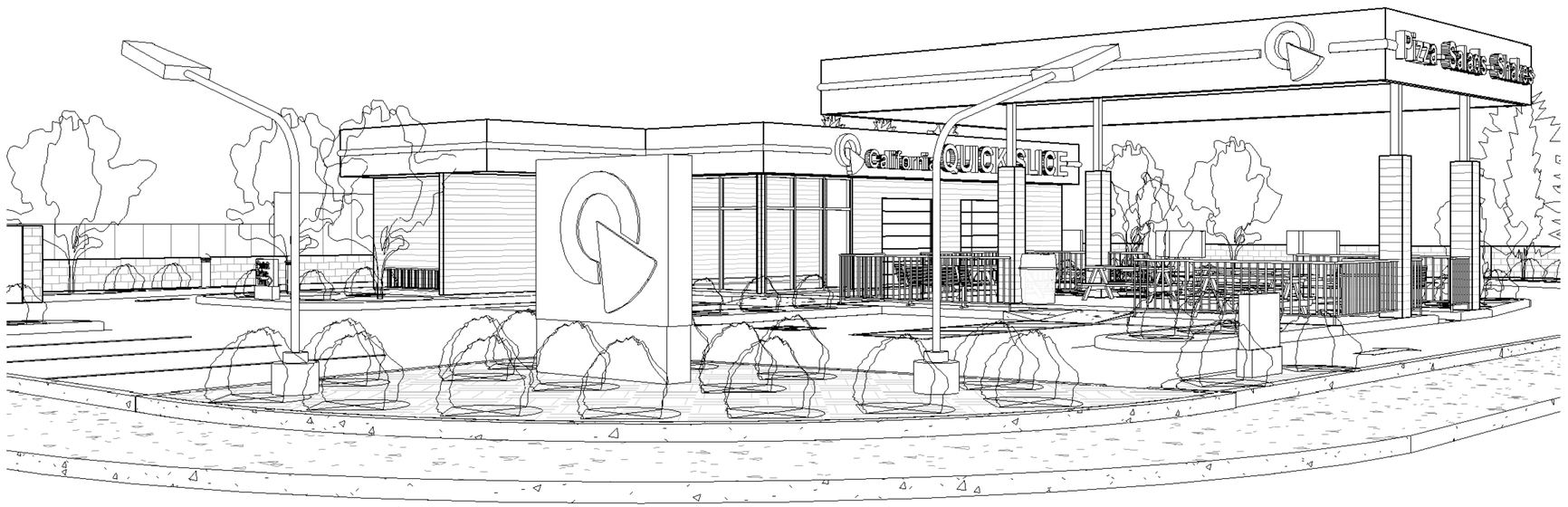
Scale	As indicated

2/9/2018 3:14:18 PM

Exhibit B



2 3D View South
12" = 1'-0"



1 3D View North
12" = 1'-0"

Sacramento Design Systems
1751 Cebrian Street
West Sacramento, CA 95819
P - 916.718.2612
SacramentoDesignSystems.com
Professional Member of the CAIBD-California Institute of Building Design
CAIBD California Institute of Building Design

REVISIONS

No.	Description	Date

PROJECT NAME:

CA Quick Slice

PROJECT ADDRESS:

7766 Auburn Blvd
Citrus Heights, CA

SHEET TITLE:

3D Views

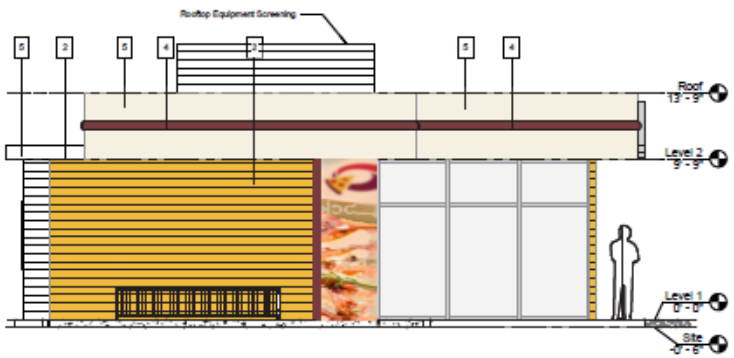
Project Number	17-401
Date	11-10-17
Drawn by	MKEG
Checked by	MKEG

A2

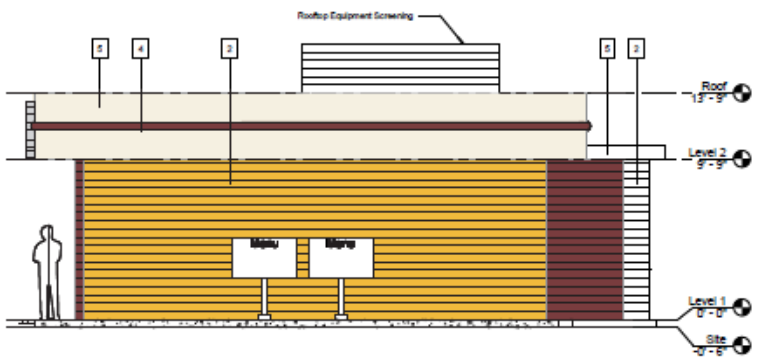
Scale	12" = 1'-0"

1/26/2018 2:24:14 PM

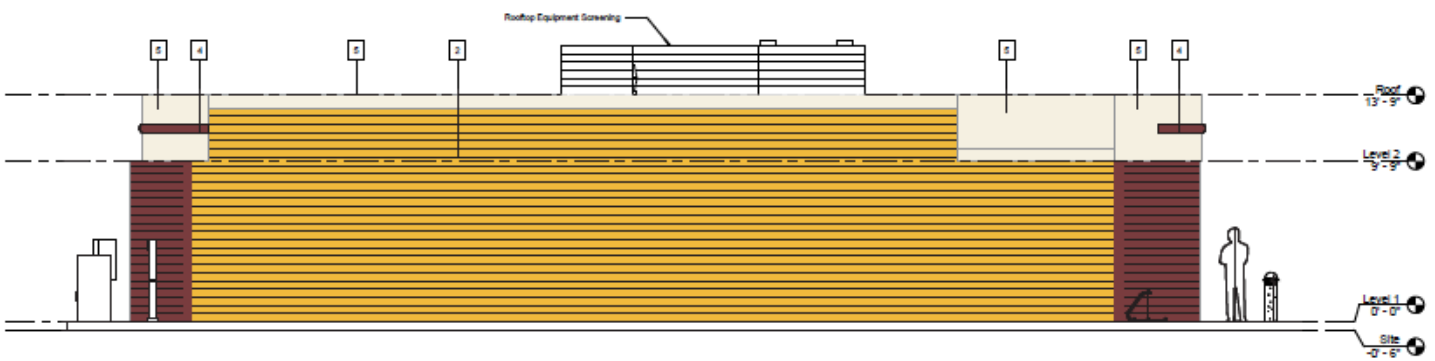
Exhibit C



3 Building - North
1/4" = 1'-0"



4 Building - South
1/4" = 1'-0"



2 Building - East
1/4" = 1'-0"



1 Building - West
1/4" = 1'-0"

Sacramento Design Systems

1751 Cebrian Street
West Sacramento, CA 95819
P - 916.718.2512
SacramentoDesignSystems.com

Professional Member of the CAIBD - California Institute of Building Design

CAIBD

REVISIONS

No.	Description	Date

PROJECT NAME:

CA Quick Slice

PROJECT ADDRESS:

7766 Auburn Blvd
Citrus Heights, CA

SHEET TITLE:

Building Elevations

Project Number	17-401
Date	11-10-17
Drawn by	MKEG
Checked by	MKEG

A3

Scale 1/4" = 1'-0"

Exhibit D

MATERIAL COLORS

2

Paint on Metal Siding
Kelley- Moore Paints
KM5322-5
"Sunburst"

5

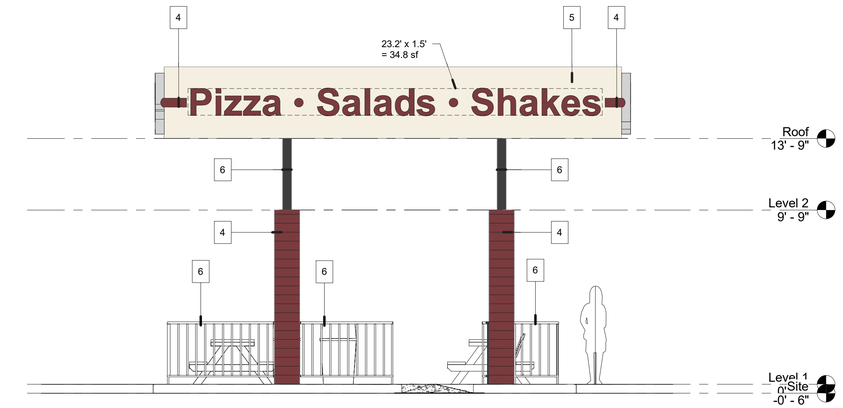
Paint on Metal Siding
Kelley- Moore Paints
KMW1-1
"Ambient Glow"

4

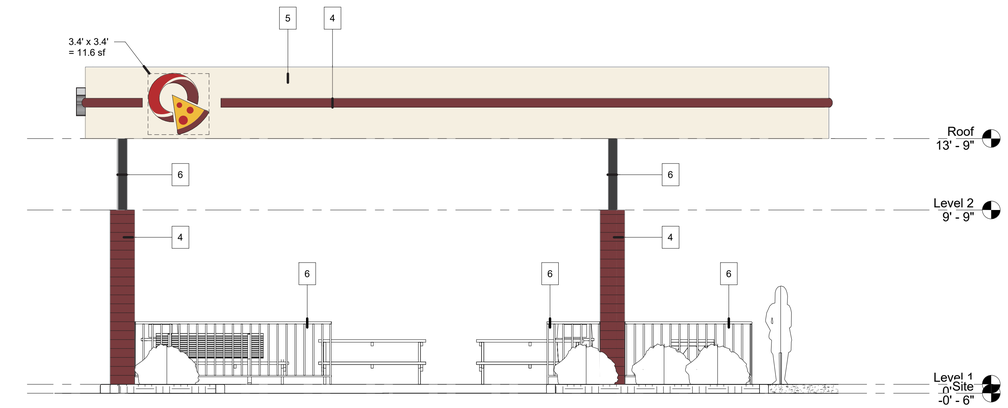
Paint on Accent Stripe
Paint on (E) Masonry
Paint on Sign Bases
Kelley- Moore Paints
KM4435-5
"Warm Welcome"

6

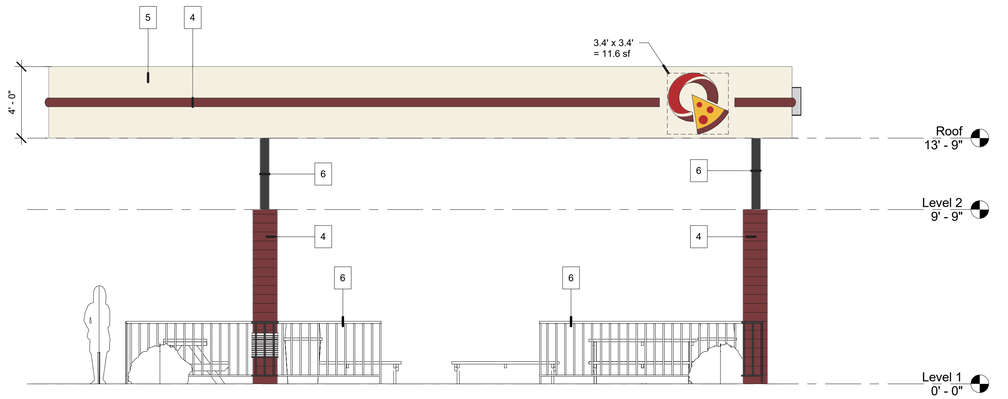
Paint on Metal Columns
Paint on Railing
Kelley- Moore Paints
KM407
"Carbon"



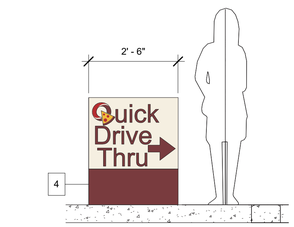
3 Canopy - West
1/4" = 1'-0"



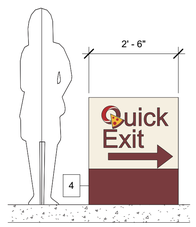
2 Canopy - South
1/4" = 1'-0"



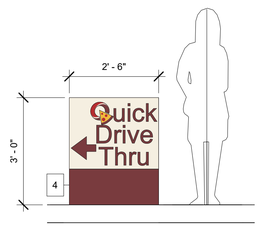
1 Canopy - North
1/4" = 1'-0"



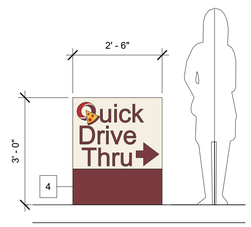
6 Directional Sign 1 Front
1/2" = 1'-0"



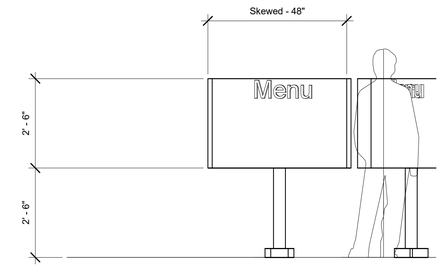
7 Directional Sign 1 Rear
1/2" = 1'-0"



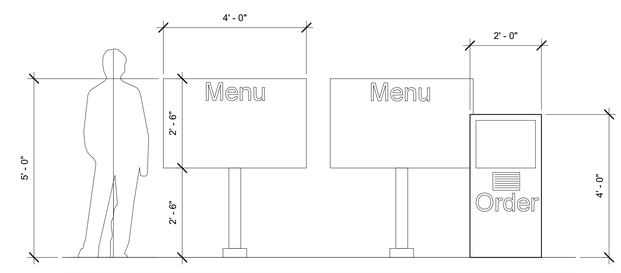
8 Directional Sign 2
1/2" = 1'-0"



9 Directional Sign 3
1/2" = 1'-0"



5 Drive-Thru Entry Menu Sign
1/2" = 1'-0"



4 Drive-Thru Order Menu Sign
1/2" = 1'-0"

Sacramento Design Systems
1751 Cebrian Street
West Sacramento, CA 95819
P - 916.718.2612
SacramentoDesignSystems.com
Professional Member of the CAIBD-
California Institute of Building Design
CAIBD California Institute of Building Design

REVISIONS

No.	Description	Date

PROJECT NAME:

CA Quick Slice

PROJECT ADDRESS:

7766 Auburn Blvd
Citrus Heights, CA

SHEET TITLE:

Canopy and Sign Elevations

Project Number	17-401
Date	11-10-17
Drawn by	MKEG
Checked by	MKEG

A4

Scale	As indicated

1/10/2018 11:57:14 AM

Exhibit E

PLANTING GUIDELINE

Evergreen Tree Selection

LAUREL LEAF COCCULUS	*Cocculus laurifolius*
TEXAS OLIVE	*Cordia boissieri*
COPPERTONE LOQUAT	*Eriobotrya deflexa* 'Coppertone'
TOYON	*Heteromeles arbutifolia*

Deciduous Tree Selection

CHERRY PLUM	*Prunus cerasifera*
HEDGE MAPLE	*Acer campestre*
FLAME AMUR MAPLE	*Acer tataricum* subsp. *ginnala* 'Flame'
EASTERN REDBUD	*Cercis canadensis*
FLOWERING ORNAMENTAL PEAR	*Pyrus calleryana*

Shurb Group 1

PROVENCE LAVENDER	*Lavandula x intermedia 'Provence'*
DAVID VIBURNUM	*Viburnum davidii*
KNOCK OUT ROSE	*Rosa 'Radrazz'*
HOLLYLEAVED BARBERRY	Mahonia aquifolium
FLOWERING ORNAMENTAL PEAR	*Pyrus calleryana*
CRIMSON FOUNTAINGRASS	*Pennisetum setaceum*

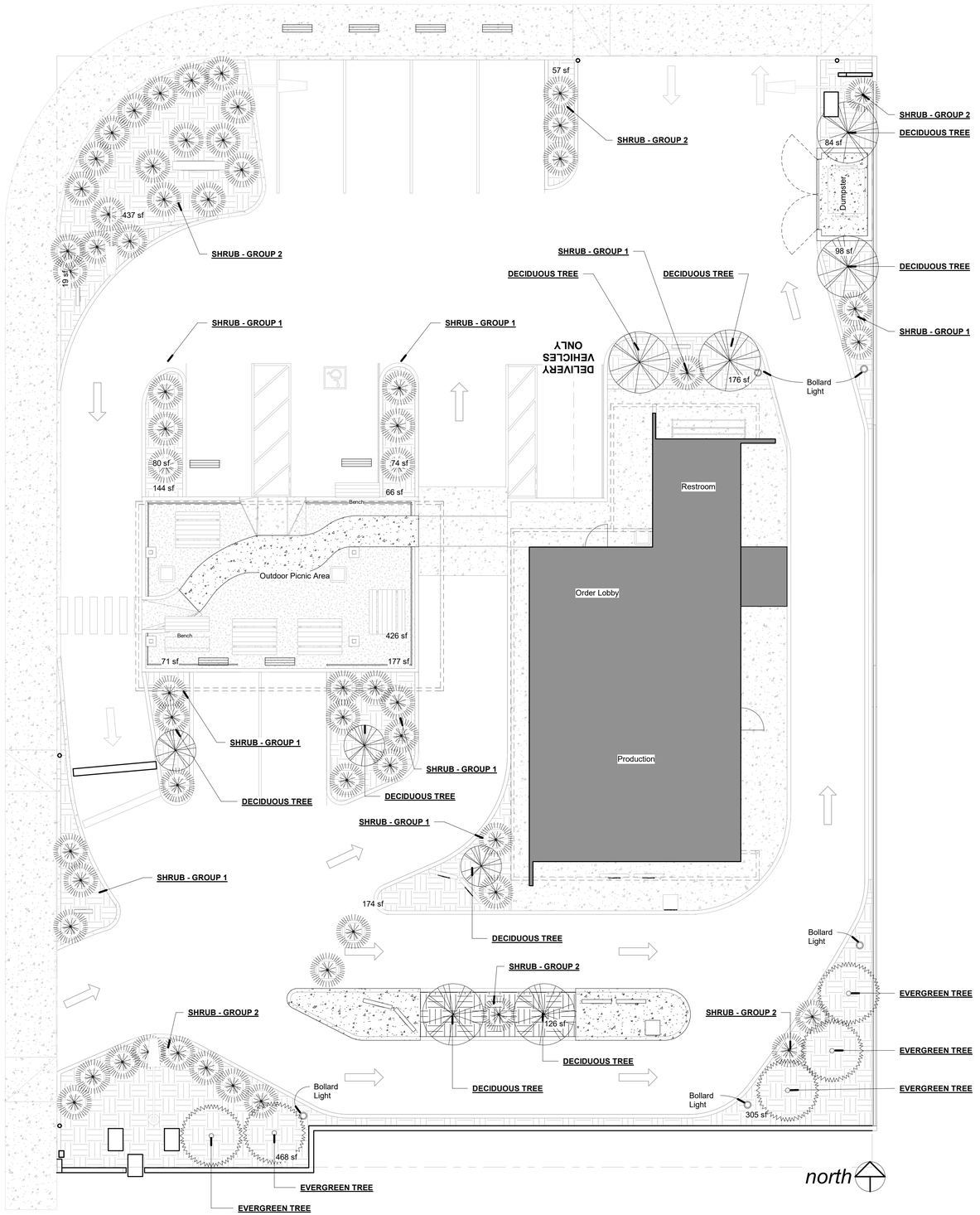
Shurb Group 2

WHITE SAGEBRUSH	*Artemisia ludoviciana*
REEVES SKIMMIA	*Skimmia reevesiana*
MOUNTAIN HUCKLEBERRY	*Vaccinium membranaceum*
CORKSCREW RUSH	*Juncus effusus 'Spiralis'*
FEATHER REED GRASS	*Calamagrostis foliosa*
AUTUMN FIRE COTONEASTER	*Cotoneaster salicifolius 'Autumn Fire'*

ALL LANDSCAPED AREAS TO USE BARK AS A BASIC GROUND COVER DEVICE.

watson way

auburn blvd.



1 Site Plan - Landscaping
1/8" = 1'-0"

Sacramento Design Systems
1751 Cebrian Street
West Sacramento, CA 95819
P - 916.718.2612
SacramentoDesignSystems.com
Professional Member of the CAIBD-California Institute of Building Design
CAIBD California Institute of Building Design

REVISIONS

No.	Description	Date

PROJECT NAME:

CA Quick Slice

PROJECT ADDRESS:

7766 Auburn Blvd
Citrus Heights, CA

SHEET TITLE:

Landscape Plan

Project Number	17-401
Date	11-10-17
Drawn by	MKEG
Checked by	MKEG

A5

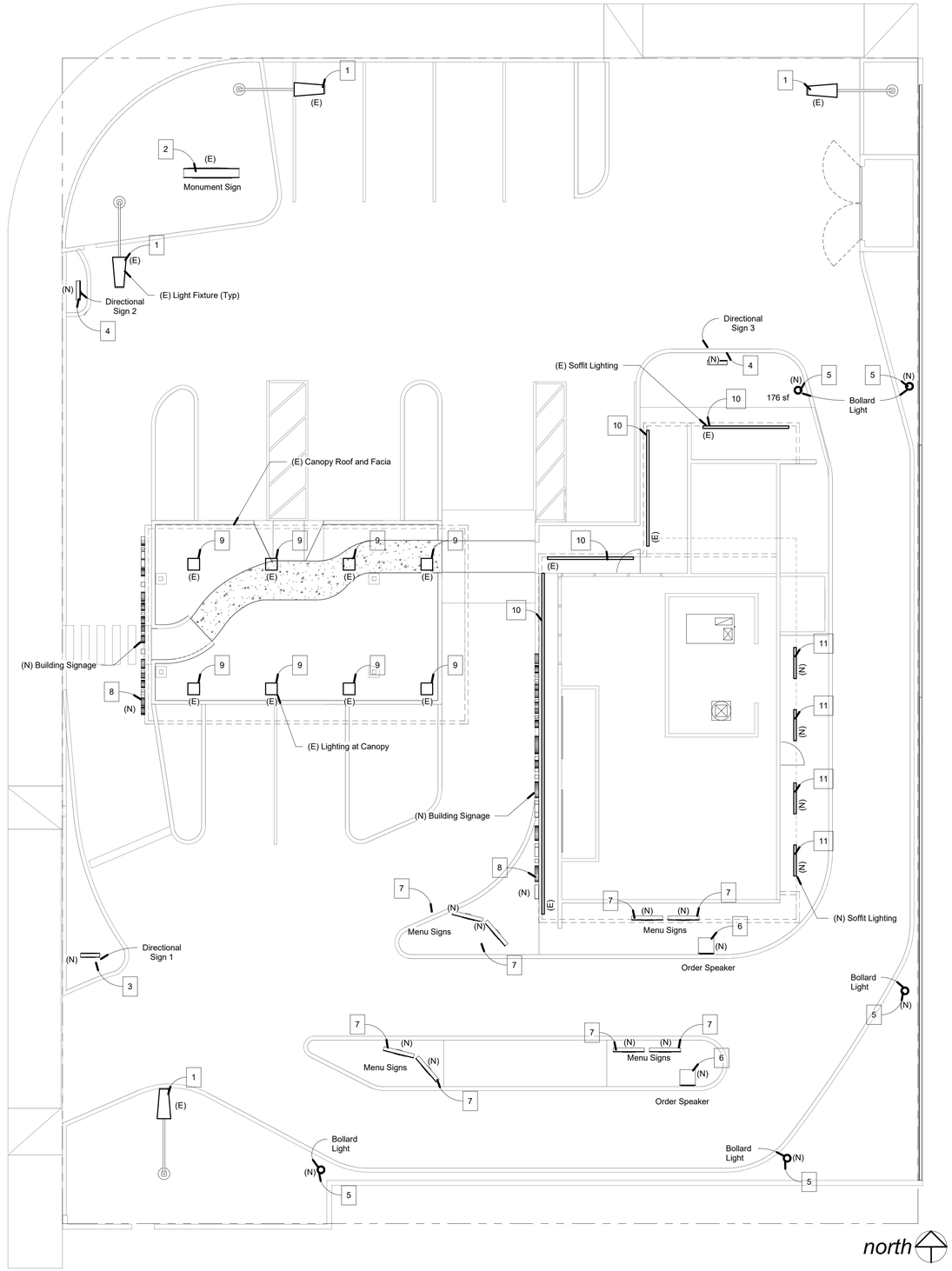
Scale	1/8" = 1'-0"

2/9/2018 3:14:21 PM

Exhibit F

watson way

auburn blvd.



north

1 Site Plan - Lighting Plan
1/8" = 1'-0"

LIGHTING FIXTURES

1	(E) Pole-Mounted Light Fixture - (3) 4' Fluorescent Tubes
2	(E) Lighted Monument Sign with Transluscent Panels - Lighted by Fluorescent Tubes - Both Sides
3	(N) Lighted Directional Sign with Push-Through Letters - Lighted by LED Flexible Strips - One Side
4	(N) Lighted Directional Sign with Push-Through Letters - Lighted by LED Flexible Strips - Two Sides
5	(N) Bollard Light Pole - 36" High - LED Light Source
6	(N) Lighted Order Sign with Push-Through Letters - Lighted by LED Flexible Strips - One Side
7	(N) Lighted Menu Sign with Push-Through Letters and Transluscent Panel- Lighted by LED Flexible Strips - One Side
8	(N) Lighted Building Letter Sign with Can Letters and Transluscent Faces- Lighted by LED Flexible Strips - One Side
9	(E) HID Sport Light Fixtures at Underside of Canopy.
10	(E) Fluorescent Strip Light Fixtures at Back Side of Soffit.
11	(N) LED Strip Light Fixtures at Under Side of Soffit. With Cutoffs as required for Property Line Lighting Control.

ALL OUTDOOR LIGHTING IS REQUIRED TO UTILIZE FULL CUT-OFF LUMINAIRES.

Sacramento Design Systems
1751 Cebrian Street
West Sacramento, CA 95819
P - 916.718.2612
SacramentoDesignSystems.com
Professional Member of the CAIBD-California Institute of Building Design
CAIBD California Institute of Building Design

REVISIONS

No.	Description	Date

PROJECT NAME:

CA Quick Slice

PROJECT ADDRESS:

7766 Auburn Blvd
Citrus Heights, CA

SHEET TITLE:

Lighting Plan

Project Number	17-401
Date	11-10-17
Drawn by	MKEG
Checked by	MKEG

A6

Scale	1/8" = 1'-0"

1/26/2018 2:24:18 PM

Exhibit G



CALIFORNIA QUICK SLICE

PMS 166C	PMS 7409C	PMS 485C	PMS 1815C	PMS 11-0607 TPG
CMYK 4 82 100 1	CMYK 3 33 99 0	CMYK 5 98 100 1	CMYK 31 93 82 35	CMYK 4 4 7 0
RGB 228 84 36	RGB 244 177 30	RGB 224 39 38	RGB 128 37 41	RGB 243 238 231
HEX# E35324	HEX# F3B01D	HEX# DF2625	HEX# 802528	HEX# F3EFE7