



CITRUS HEIGHTS

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STAFF REPORT

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

Hearing Date: July 14, 2021

File Number: UP-20-04 & DRP-20-03

Application Type: Use Permit & Design Review Permit

Assessor's Parcel Numbers:
204-0440-003; 026; 204-0420-031

Prepared by: Alison Bermudez, Associate Planner
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Project Name: Pioneer Baptist Church

Project Address: 7828 Auburn Boulevard

Gross Acreage: 3.88 acres

Net Acreage: 3.88 acres

Maximum FAR: 0.60
Provided FAR: 0.20

Current Zoning: Special Planning Area (SPA) Auburn Boulevard Specific Plan – Rusch Park District

Proposed Zoning: -

Neighborhood Association: #2 and #6

Surrounding Zoning:		Land Use Designation	Actual Use:
On-site:	SPA	General Commercial	Vacant
North:	SPA/RD5	General Commercial/Low Density Residential	Vacant/Single-family
South:	SPA/RD-5	General Commercial/Low Density Residential	Commercial/Single Family Home
West:	O	Open Space	Rusch Park
East:	RD-5	Low Density Residential	Single Family Homes

Environmental Status:

- Exempt Sec 15332 (Infill Class 32)
- Negative Declaration
- Mitigated Negative Declaration

- Environmental Impact Report
- Previous Environmental Impact Report

Planning Department Recommendations:

- Approve
- Approve with conditions
- Denial

Applicant: Pioneer Baptist Church
7600 Auburn Boulevard
Citrus Heights, CA 95610

Property Owner: Pioneer Baptist Church
7600 Auburn Boulevard
Citrus Heights, CA 95610

SUMMARY RECOMMENDATION

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

- 1) Adopt Resolution No. 21-04, finding that the project is Categorically Exempt from CEQA per Section 153332 of the California Environmental Quality Act (Infill exemption Class 32);
- 2) Approve a Use Permit to allow for the operation of meeting facility with associated uses including a day care based on the findings and conditions of approval contained in the staff report;
- 3) Approve a Design Review Permit to allow for the construction of a 34,023 square foot church building with associated uses and site improvements including parking, lighting and landscaping; and
- 4) Approve a Tree Permit to allow the removal of 21 trees for the development of the project and require mitigation for the loss of any protected trees.

BACKGROUND

The applicant, Pioneer Baptist Church, is currently located at 7600 Old Auburn Road, in Citrus Heights and has been at that location since 1975. In recent years the congregation has experienced growth and the current facility is severely inadequate to accommodate the church's need for activity and classroom space. In addition, the existing location lacks parking, seating for parishioners and adequate restroom accommodations. The proposed new church and grounds will serve the church's vision for their ministry and allow for future growth.

The project site consists of three parcels, totaling 3.88 acres. The larger southern parcel of 2.79 acres, is significantly constrained due to its adjacency to Cripple Creek and the floodplain. In 2006, a different church affiliation proposed to construct on the 2.79 acre parcel but due to a number of factors, the project never developed and ultimately Pioneer Baptist Church acquired the property. Over time, Pioneer Baptist also acquired the two adjoining parcels to the north, providing opportunity for an increased building footprint and additional area for parking.

The proposed project's design and site plan was developed over a number of discussions between the city, the applicant and specialized consultants to work through a variety of environmentally sensitive constraints including the proximity to the creek, drainage, access, and flood zone locations.

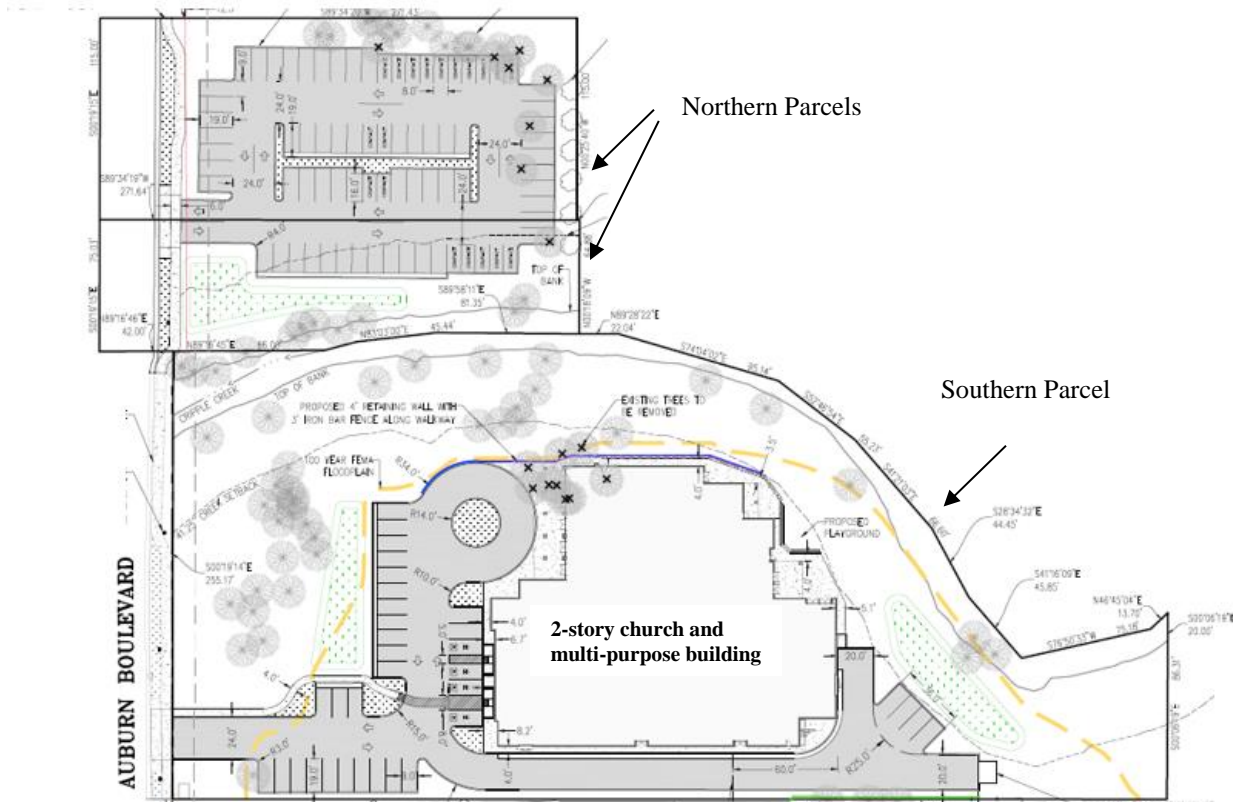
PROJECT DESCRIPTION

Pioneer Baptist Church proposes to construct a two-story 34,023 square foot church with drive-up drop-off area, chapel with a stage, multi-purpose gymnasium, choir rehearsal room, as well as eight classrooms, two offices, a kitchen, and bathroom. The new church location will serve the current +/- 400 member congregation and allow room for membership growth. Pioneer Baptist Church holds worship on Sundays and Wednesday evenings and hosts a variety of youth events and community activities on non-worship days. The church will also host a day care Monday through Friday for up to 120 preschool aged children.

The project site is comprised of three parcels totaling 3.88 acres (Figure 1). The large southernmost parcel will be developed with the church building and with a small amount of parking. The northern most parcel will be developed to serve as the main parking lot. Cripple Creek bisects the northern property from the southern property and pedestrians will access the church facilities using the sidewalk adjacent to Auburn Boulevard.

The project entitlements include a Use Permit and Design Review Permit to allow the construction and operation of the new church Sanctuary/Multipurpose facility and day care. Associated site improvements include new parking lot, drainage facilities, lighting and landscaping. A Tree Permit is also requested to allow the removal of 21 trees to accommodate the needed site improvements.

Figure 1: Site Plan



USE PERMIT (FILE #UP-20-04)

Use Permit – Description of Request

The applicant is requesting a Use Permit that would allow for the construction and operation of a new 34,023 square foot church with associated uses such as multi-purpose gymnasium, classrooms and offices.

Use Permit – Analysis

The Citrus Heights Zoning Code requires that findings be made in order to approve a Use Permit. The required findings are listed below in italicized bold print and are followed by an evaluation of the project in relation to each finding.

- ***The proposed use is allowed within the Special Planning Area 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 the Auburn Boulevard Specific Plan.***

The project site is located within the Rusch Park District of the Boulevard Specific Plan (ABSP) and has a General Plan Designation of General Commercial. A church, classified as a “meeting facility, public or private”, is consistent with the General Commercial designation and is permitted in the Rusch Park District with a Use Permit.

The project will assist the city in implementing goals and policies found in the General Plan, including:

Policy 7.2 – Promote new development that is designed to encourage neighborliness, a sense of belonging to the community and community pride.

Goal 23 – Support adequate locations and facilities for local and neighborhood gatherings.

Policy 47.1 – Support businesses, organizations, and programs that respond to youth and family needs.

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

The 3.88 acre project site at 7828 Auburn Boulevard, is located on the east side of Auburn Boulevard, north of Watson Way in a commercial corridor. This site is within The Boulevard Specific Plan area (ABSP). A canoe and kayak store lies to the immediate south, and Rusch Park is situated across Auburn Boulevard to the west. Other commercial centers and uses are found along both sides of Auburn Boulevard north and south of the subject site. Residential uses are situated to the east, behind the commercial parcels fronting on Auburn Boulevard.

The 34,023 square foot building has two floors. The first floor of 24,749 square feet houses the sanctuary, offices, day care, restrooms, kitchen and the multi-purpose gymnasium floor. The second floor of 9,274 square feet provides an open view to the below sanctuary and gymnasium floor in addition to classrooms and restrooms.

The typical weekly schedule for the church and associated activities is as follows:

Day	Activity	Times
Sunday	Worship	9:00 a.m. to Noon and 4:00 p.m. to 8:00 p.m.
Monday, Tuesday	Admin office/Day Care	7:00 a.m. to 6:00 p.m.
Wednesday	Admin office/Day Care	7:00 a.m. to 6:00 p.m.
	Evening Worship	6:00 p.m. – 9:00 p.m.
Thursday, Friday	Admin office/Day Care	7:00 a.m. to 6:00 p.m.
Saturday	Occasional Special Events	Varies

The church will also provide day care services for preschool aged children as noted above.

The project has been designed to comply with the development standards and design guidelines outlined in the Boulevard Specific Plan and the Zoning Code.

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

The subject site is situated adjacent to Cripple Creek, and associated floodplain, including adjacent areas of dense trees, (primarily Oaks) and understory grasses. These natural elements have largely constrained the configuration of the building and associated parking and landscaping areas, on the south half of the site. All improvements, including paved impervious surfaces, with the exception of the entrance drive, have been restricted to those portions of the site that lie outside of the 100 year floodplain established by FEMA.

The site is constrained because a significant portion of the parcel lies within the 100 year floodplain. The applicant and the city have worked together closely to establish the buildable portion of the parcel, and configure the building to ensure that it will remain clear of any area subject to flooding in a 100 year flood event. The building location has also been designed to remain well outside of the required creek setback area from Cripple Creek. Under the proposal, no structure and only a fraction of a few parking spaces and a short section of the entrance drive marginally encroach into the flood zoned area. Engineering staff has determined that this is permitted due to the fact that this is the only feasible access to the site, the crossing is perpendicular to the creek the encroachment is minor and not physically obstruct any stormwater flow.

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

The site is near Cripple Creek and portions of the property are within the 100-year flood zone. The proposed church building will be constructed outside the limits of the flood zone. A small portion of the driveway entrance to the church will be located within the flood zone but the base flood elevation in this area is +/-6 inches above the driveway's elevation. Therefore, access from the driveway to the church building should remain available during a flood event.

As described above, the project complies with the provisions of the Citrus Heights Zoning Code and does not pose any health, safety, or other risks to the subject property or any other in the vicinity.

Use Permit – Conclusion

Based upon the analysis above, staff concludes that the findings can be made to approve the Use Permit for the construction and operation of the church and its associated uses as described above.

DESIGN REVIEW PERMIT (FILE #DRP-20-03)

Design Review Permit – Description of Request

The Design Review Permit is requested to allow for the construction of a 34,023 square foot church building and associated site improvements.

Figure 2: Elevation Facing Auburn Boulevard (West)



Design Review Permit – Analysis

The Citrus Heights Zoning Code requires that findings be made in order to approve a Design Review Permit. The required findings are listed below in italicized bold print and are followed by an evaluation of each finding.

- ***The Project complies with the applicable provisions of the Zoning Code.***
- ***The Project is consistent with the General Plan, the Auburn Boulevard Specific Plan.***
- ***The Project complies with all applicable design standards in Chapter 106.31 (Design Standards), and/or other applicable City design guidelines and policies.***

The project has been designed to comply with the development standards and design guidelines outlined in the Zoning Code and the standards provided for Rusch Park District within the Boulevard Specific Plan. Compliance with the relevant standards is discussed below:

Height & Setback

As shown in the table below, the proposed project meets the height, FAR (Floor Area Ratio), and setback requirements of the Boulevard Specific Plan and Zoning Code.

Development Standards (Southern Parcel)	Project	ABSP Allowance
Floor Area Ratio (FAR)	.20	.60
Building Height	30 ft	40 feet
Steeple Height	60 ft (includes building)*	48 ft (includes building)
Building Setback to Adjacent Residential		
-South property line (portion of)	Varies 50 ft to 175 ft	20 ft minimum
-East property line (portion of)	Varies 50 ft to 195 ft	20 ft minimum
Building Setback from Auburn Boulevard		
-west property line	180 ft+	5 ft
Building Setback to Adjacent Commercial	75 ft+	None

As shown in the table, the proposed 30 foot steeple, plus the 30 foot building (total height 60 feet), exceeds the allowed height limit. Section 106.30.060.D.1 of the Zoning Code states a project may exceed the allowed height limit through the Design Review process for building features such as chimneys and steeples. Due to the extended setback from Auburn Boulevard (180 ft+), staff supports the steeple height of 30 feet.

- ***The Project provides architectural design, building massing and scale 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.***

Building Design

The General Plan encourages quality design and functional spaces within new developments along major corridors within the city. Due to the location of this project along the east side of Auburn Boulevard, within the Boulevard Specific Plan (Rusch Park District), the project design must meet city development standards and conform to the Auburn Boulevard Specific Plan as well. The building faces west (towards Auburn Boulevard) and the west façade is presented with a variety of building materials including stucco, stone and metal vertical siding.

As depicted in Figure 2 and Attachment 7, a steeple serves as a focus for the front of the building. The building mass is minimized through the use of varying massing and tinted windows of varying shapes and sizes along the façade. The church’s entry is accented with the use of a slanted roofline and columns. The stone and stucco wrap around the north elevation approximately 50 feet. The windows along the north end of the building are accented with metal awnings and the second story portion of the building has vertical metal siding. The same design elements are carried around to the east and south side of the building.

The proposed material and design elements proposed will result in a building with superior design elements, and assure that it conforms to the intent of the design guidelines within the Zoning Ordinance, as well as the adopted Auburn Boulevard Specific Plan.

Creekside Development

To protect the city’s natural resources and provide adequate buffer between creeks and adjacent development, the Zoning Code provides specific development standards which are applied to properties along certain watercourses and identified to be within 100-year flood zone. The project site is located

adjacent to Cripple Creek, which is identified by Zoning Code Section 106.30.040 as a location applicable for these specific development standards.

The project site has been reviewed for compliance with the creekside development standards. One specific requirement is the application of increased setbacks from the creek. The creek setback is determined by a calculation of 2.5 times the height of the creek bank, plus 30 feet. In this project area, the average height of the bank is 6 feet. As the shown on the site plan, the project has been designed to meet a 45-foot setback from the creek ($6 \times 2.5 + 30 = 45$ feet).

The city's regulations also prohibit development within the 100-year flood zone, this includes not only buildings but parking lots. The standards only allow for landscaping, paths, trails and drainage facilities within flood prone areas. This project has been reviewed for compliance with the creekside development standards and except for the grandfathered northern parcels as discussed later, the project is in compliance.

Drainage

The project is required to comply with a number of local and state regulations pertaining to drainage and stormwater treatment to protect the creek and reduce discharge of pollutants into the stormwater system. The project design includes a variety of Low Impact Development (LID) features to help retain any water run-off and filter pollutants. Included in the project's design are two bioretention basin areas, one on the northern parking lot and one on the southern church parcel. Additional water will be captured through the use of catch basins which will also filter pollutants prior to the water entering the creek. Based upon the preliminary drainage calculations, the project will meet the local and state requirements.

Walls/Fencing

Adjacent to the project site on the south are both commercial and residential land uses. The design standards include a provision for a boundary fence between different land uses, in this case between the church and the residential uses. There is existing masonry soundwall along this property line between the church property and the residential home which faces Sherlock Way to the south of the site. The applicant proposes to extend this wall approximately 140 feet to the east to further separate the church property from the residences that face Watson Way (Condition 32). The wall will not traverse the entire length of the property line due to creek and flood zone constraints and proximity to sensitive uses.

The northern parking lot is adjacent to residential uses along the east side of the property. Typically a soundwall would be placed along the boundary separating the land uses but due to this parcel being within the flood zone, a wall is not feasible and landscaping will be used to create the buffer. The project is conditioned that the final landscape plan include increased landscaping along these boundaries i.e. larger, more dense trees, etc. which will protect the residential properties from vehicles using the parking lot (Condition 31).

Lighting

The parking lot will be lit through the installation of LED fixtures on light poles. The parking lot lights will have full cut-off lenses to minimize off-site glare. There are no exterior lights indicated on the elevations provided. Staff recommends that wall sconce lighting fixtures be provided at the entrances to each building. Light fixture designs should be the same design throughout the site, and consistent with the proposed Auburn Boulevard Specific Plan guidelines of the meet the requirements of the outdoor lighting regulations (Condition 5).

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

Development of the Northern Parcels

The northern parcels have a unique history. When the city incorporated in 1997, an adult use business operated on the site. After the city expressed concerns about the business, the property owner closed the business and demolished the building in 2000. The previous building and parking lot were located within the flood zone and typically redevelopment of property would be prohibited once the building was demolished. Due to the city’s unprecedented desire to have the former building removed, the city agreed to allow the site be redeveloped with the understanding the site could be redeveloped to the same footprint as previously existed, referred to as “grandfathering.”

In 2012, the former property owner filed an application to redevelop the site with a small retail building matching the former footprint. This project never moved forward the approvals eventually expired. Soon thereafter, Pioneer Baptist Church acquired the property and same grandfathering is being applied to this project and the development of these northern parcels as parking area for the proposed church site, complies with that arrangement and no additional encroachment into the 100-year flood zone will occur with this project.

Parking

Figure 3 below provides the calculations for required parking based upon the Zoning Code. The project is also utilizing an allowed 5% parking reduction (6 spaces) as allowed within The Boulevard Plan. The Boulevard Plan was amended in 2018 to allow for parking reductions in certain situations to encourage the redevelopment of Auburn Boulevard. The project qualifies for a 5% reduction since it lies within 1,320 linear feet of an active bus stop.

As shown below, the 111 provided parking spaces satisfies the parking requirements.

Figure 3: Parking Spaces Required For Project

USE	Size	Calculation/Required
Sanctuary	4,540 SF	1 per 40 sf/114 spaces
Classroom/offices*	10 classrooms/4 offices	1 per user/0 spaces*
Gymnasium*	6,340 sf	1 per 40 sf/0 spaces*
Day care*	1 per employee and 1 per 10 children (120 attendance)	3 employees/3 spaces* 120 Children/12 spaces*
	<i>Total Required</i>	<i>114</i>
Parking Reduction	5% Reduction for proximity to transit stop as per the ABSP	-6
	TOTAL REQUIRED	108
	TOTAL PROVIDED	111
*Parking requirement for this use not included as these activities will not be in use concurrently with the sanctuary		

Generally when establishing parking requirements for project, each accessory component (gym, classroom, day care, etc.) is included in the required parking calculation. In order to meet the parking standards, the project has been conditioned where the multiple uses (gymnasium, classrooms sanctuary) cannot be used concurrently (Use Permit Condition 3). This would then eliminate the need to calculate parking for each use independently. It should be noted that although the site is meeting the minimum parking standard, the site does not provide opportunity to increase parking should the congregation growth continue or parking issues arise. To address the future parking need, the project is conditioned that if additional parking is needed or if the city determines parking is an issue, the property owner will be required to submit a Transportation Demand Management Plan for review and approval by the city. The plan would need to include measures to address parking needs. Measures

could include a variety of options including the demonstration of off-site parking arrangements with shuttle service, an increase in the number of daily church services to reduce the number of parishioners on-site at any one time, a parking agreement with adjoining property for the use of spaces, or other transportation management measures. (Use Permit Condition 3).

Access/Circulation

The project has two access points located along Auburn Boulevard. The driveway on the north parcel, which accesses the main parking lot, and a driveway on the south parcel where the church building will be located.

The north project driveway will allow for both right-in, right-out (northbound), and left-in (southbound) movements from Auburn Boulevard. According to the Transportation Impact Analysis, 82% of the exiting vehicles are anticipated to travel southbound on Auburn Boulevard. Since left turns would not be allowed from the driveway, vehicles would need to perform a U-turn along Auburn Boulevard.

Due to roadway width constraints, northbound U-turns are not currently permitted at the closest intersection of Auburn Boulevard and Grand Oaks Boulevard. The nearest intersection to allow U-turns is at Auburn Boulevard and Rollingwood Drive, approximately 1,850 feet north of the project site. It is likely a significant number of vehicles will attempt to make unsafe U-turns at the Auburn Boulevard and Grand Oaks intersection.

To alleviate the concern, the project is conditioned to install the frontage improvements to facilitate U-turns at the Auburn Boulevard and Grand Oaks intersection which would allow the completion of a safe U-turn movement. It should be noted that the city's Auburn Boulevard Complete Streets Project includes the realignment of this intersection which would allow for U-turns. Since the city's construction schedule is not known, the project is conditioned such that should the city's Auburn Boulevard Complete Streets project occur first, the applicant will be relieved of the required improvements. Conversely, if the church project precedes the city's work, the applicant will be required to complete the intersection improvements.

The southern project driveway will allow for right-in and right-out movements only. The concrete median adjacent to this driveway prevents left-turn movements in or out of the site. The project has been conditioned to install a number of traffic signs to ensure safe movement of the vehicles.

The two project driveways, as well as the on-site circulation system, provide adequate access to/from the surrounding roadway network. Delivery vehicles will use the same access as passenger vehicles and there is adequate accessibility provided for these vehicles. Additionally, emergency vehicle access and maneuverability (during construction and normal operation) should be confirmed at all drive aisle locations and adequate turnarounds are provided. Based on the site plan, the Project site includes adequate access to accommodate emergency fire vehicles.

Pedestrian access between the two development areas, the parking lot on the north and the church facility on the south, will be available using the frontage along Auburn Boulevard. This project does not include any pedestrian connection or bridge across the creek. At some point in the future the applicant may consider this amenity and if that occurs, all work and improvements proposed in and near the creek will require special permitting and approvals through the city and other agencies such as Army Corp of Engineers, Fish and Wildlife, etc.

Traffic

The city's traffic consultant, Kimberly-Horn, performed a Transportation Impact Study (Attachment 11) to assess any significant impacts associated with the project. The TIS found that based upon the number of estimated new Sunday daily trips, the improvements to the intersection at Auburn Boulevard and

Grand Oaks Boulevard to allow U-turns and the prohibition of U-turns in front of Rusch Park, will have a less than significant environmental impact.

Frontage Improvements

The frontage along Auburn Boulevard, north of the pedestrian bridge, will be improved with separated sidewalk, landscaping and street lighting. The improvements will be coordinated to meet the design of the future Auburn Boulevard Complete Streets Project (Phase 2).

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

Trees/Landscaping

The preliminary landscape plan provides for new trees and shrubs adjacent to Auburn Boulevard and surrounding the parking areas for both the northern and southern parcels. A final landscape plan shall be submitted as part of the improvement plans for the project prior to the initiation of construction. The landscape plan and improvement plans shall also include all streetscape improvements along Auburn Boulevard, in accordance with standards contained within The Boulevard Plan and the landscaping standards within the Zoning Code.

Design Review Permit – Conclusion

Based upon the analysis above, staff concludes that the findings can be made to approve the Design Review Permit to allow for the construction of a 34,023 square foot church building with associated uses and site improvements including parking, lighting and landscaping.

Tree Permit

Tree Permit – Description and Analysis

Chapter 106.39 of the Zoning Code contains the City's Tree Preservation and Protection measures. The purpose of this section is to preserve and protect the City's remaining native Oak trees, heritage trees, mature trees, and others as identified in the Zoning Code.

The Citrus Heights Zoning Code requires that findings be made in order to approve a Tree Permit. The required findings are listed below in italicized bold print and are followed by an analysis of the request.

- ***The approval of the Tee Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of the Zoning Code.***
- ***Measure have been incorporated into the permit to mitigate impacts to remaining trees and replace the trees removed.***

An Arborist Report has been prepared to evaluate the existing trees on the property (Attachment 10). The arborist identified 29 trees on the northern parcel and 48 trees on the southern property. Majority of the trees on-site are of the oak variety. This report identified eight trees to be removed on the north parcel as they are within the footprint of the new parking lot. An additional four trees are noted for removal due to their poor health. On the south parcel there are nine trees identified for removal due to the footprint of the church building. Of the 21 trees proposed for removal, nine of the trees are recommended for removal due to poor health or hazardous conditions and require no mitigation. The remaining 12 trees to be removed will require mitigation (198 inches). Mitigation credits are provided

on an inch-for-inch basis when the new trees are planted. The remaining mitigation inches, if any, will be required to pay the mitigation fee of \$298.00 per inch. The final calculations will be prepared once the final landscape plan is approved (Tree permit Condition 1).

Tree Number	DBH	Species	Protected Tree	Reason for Removal	Requires Mitigation
North Parcel					
2	31.5	Valley Oak	Yes	Health	No
4	11	Valley Oak	Yes	Parking Lot	Yes
6	14	Valley Oak	Yes	Health	No
12	14.5	Valley Oak	Yes	Parking Lot	Yes
13	16	Valley Oak	Yes	Parking Lot	Yes
14	18	Valley Oak	Yes	Health/Parking Lot	No
15	15.5	Valley Oak	Yes	Health/Parking Lot	No
19	32.5	Hackberry	No	Parking Lot	Yes
21	26	Valley Oak	Yes	Health/Parking Lot	No
23	36	Valley Oak	Yes	Parking Lot	Yes
31	6.5	Yes	Yes	Health	No
37	Unk	Cottonwood	No	Health	No
South Parcel					
38	9	Valley Oak	Yes	Construction	Yes
39	24	Valley Oak	Yes	Construction	Yes
40	7	Valley Oak	Yes	Construction	No
41	8.5	Valley Oak	Yes	Health/Construction	Yes
42	18	Valley Oak	Yes	Construction	Yes
43	9	Live Oak	Yes	Construction	Yes
44	11	Valley Oak	Yes	Construction	Yes
46	19	Valley Oak	Yes	Health/Construction	No
47	8	Valley Oak	Yes	Construction	Yes
Total Inches for Mitigation					198

Tree Permit - Conclusion

The majority of trees are proposed to be retained as part of the development. Due to the proximity of proposed improvements, all remaining trees require specific mitigation to ensure the trees are preserved. General protections measures are included for all trees to remain and several specific preservation requirements are proposed for several trees due to their characteristics. The preservation measures identified in the Arborist Report are incorporated into the Tree Permit conditions of approval and the applicant is required to submit a Final Tree Impact Assessment prior to the start of construction activities.

Based on the analysis above and the fact that the applicants will be required to replace the loss of the protected trees proposed for removal, staff recommends approval of the Tree Permit.

ENVIRONMENTAL DETERMINATION

As part of the project review, several technical studies were completed including a Traffic Impact Analysis, a Biological Resource Assessment, an Aquatic Resource Delineation, Noise Impact Assessment and a Cultural Resources Evaluation. Based upon the applicant's project plans, description and conditions of approval each of the completed technical studies concluded project would not result in any significant environmental impacts. This is largely achieved by avoiding sensitive resources such as Cripple Creek and compliance with the city's General Plan and Zoning provisions. Therefore, the project qualifies for an infill exemption as per Section 15332 Class 32, under the California Environmental Quality Act (CEQA).

PUBLIC OUTREACH

Property owners within 500 feet of the project site were mailed a meeting notice as required and a notice of this hearing was published in the Citrus Heights Messenger. Notification was also provided to Neighborhood Association Numbers 2 and 6. No written comments have been received at the time this staff report was produced.

FINDINGS FOR APPROVAL – USE PERMIT (FILE # UP-20-04)

- The proposed use is allowed within the Special Planning Area 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 the Auburn Boulevard Specific Plan.
 - Policy 7.2 – Promote new development that is designed to encourage neighborliness, a sense of belonging to the community and community pride.
 - Goal 23 – Support adequate locations and facilities for local and neighborhood gatherings.
 - Policy 47.1 – Support businesses, organizations, and programs that respond to youth and family needs.
- 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.
- Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to person, property, or improvements in the vicinity and zoning district in which the property is located.

FINDINGS FOR APPROVAL – DESIGN REVIEW PERMIT (FILE # DRP-20-03)

- The Project complies with the applicable provisions of the Zoning Code.
- The Project is consistent with the General Plan and the Auburn Boulevard Specific Plan.
- The Project complies with all applicable design standards in Chapter 106.31 (Design Standards), and/or other applicable City design guidelines and policies.

- The Project provides architectural design, building massing and scale 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 provides safe and efficient public access, circulation and parking. and
- The Project provides appropriate open space and landscaping, including the use of water efficient landscaping.

FINDINGS FOR APPROVAL – TREE PERMIT (FILE # TP-21-36)

- The approval of the Tee Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of the Zoning Code.
- Measures have been incorporated into the permit to mitigate impacts to remaining trees and replace the trees removed either through replacement planting or payment of mitigation fees.

RECOMMENDED MOTIONS

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

- 1) Adopt Resolution No. 21-04, finding that the project is Categorical Exempt from CEQA per Section 153332 of the California Environmental Quality Act (Infill exemption Class 32);
- 2) Approve a Use Permit to allow for the operation of meeting facility with associated uses including a day car based on the findings and conditions of approval contained in the staff report;
- 3) Approve a Design Review Permit to allow for the construction of a 34,023 square foot church building with associated uses and site improvements including parking, lighting and landscaping; and
- 4) Approve a Tree Permit to allow the removal of 21 trees for the development of the project and require mitigation for the loss of any protected trees.

Attachments:

- 1) Vicinity Map
- 2) Resolution No. 20-04 finding the project exempt from CEQA
Exhibit A- Conditions of Approval
- 3) Applicant's Project Description
- 4) Site Plan
- 5) Grading & Drainage Plan
- 6) Building Elevation
- 7) Building Views Color
- 8) Building Floor Plans
- 9) Wall and Fence Plan
- 10) Tree Plan and Arborist Report
- 11) Traffic Impact Study (TIS)
- 12) Biological Resources Report
- 13) Aquatic Resource Delineation
- 14) Noise Study