



STAFF REPORT

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

Hearing Date:
 May 11, 2022

File Number:
 PLN-22-02

Application Type:
 Use Permit

Assessor's Parcel Number:
 243-0020-044-0000

Prepared by:
 Eric Singer, Assistant Planner

Project Name: San Juan Event Center

Project Address: 6240 San Juan Avenue

Gross Acreage: 2.04	Net Acreage: 2.04	Maximum FAR: 0.60 Provided FAR: 0.30
----------------------------	--------------------------	---

Current Zoning: SC	Proposed Zoning: SC	Neighborhood Association: 10
---------------------------	----------------------------	-------------------------------------

Surrounding Zoning:		Surrounding Land Use Designation	Actual Use:
On-site:	Shopping Center (SC)	General Commercial (GC)	Commercial Retail Center
North:	Shopping Center (SC)	General Commercial (GC)	Commercial Retail Center
South:	Shopping Center (SC)	General Commercial (GC)	Commercial Retail Center
West:	Shopping Center (SC)	General Commercial (GC)	Commercial Retail Center
East:	Limited Commercial (LC)	General Commercial (GC)	Storage Facility

Environmental Status:

<input checked="" type="checkbox"/> Exempt Section 15301 (Existing Facilities)	<input type="checkbox"/> Previous Negative Declaration
<input type="checkbox"/> Negative Declaration	<input type="checkbox"/> Environmental Impact Report
<input type="checkbox"/> Mitigated Negative Declaration	<input type="checkbox"/> Previous Environmental Impact Report

Planning Department Recommendations:

Approve
 Approve with conditions (Attachment 3)
 Denial

Applicant:	Max Yurtsan Stonewater Holdings, LLC 199 Cirby Way, #3 Roseville, CA 95661	Property Owner:	Same as applicant
-------------------	---	------------------------	-------------------

SUMMARY RECOMMENDATION

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

1. Adopt Resolution 22-__ determining the project is Categorically Exempt from CEQA per Section 15301 (Existing Facilities) of the California Environmental Quality Act; and
2. Approve a Use Permit to allow an existing 10,840 square-foot tenant space in a retail building to be converted into an Event Hall for a maximum of 200 people for the purpose of weddings, church events, and similar occasions located at 6240 San Juan Avenue, subject to the findings contained in this staff report and attached conditions of approval.

BACKGROUND

The subject site is a 2.04-acre parcel where San Juan Avenue and Sylvan Road split. The project site is a 10,840 square foot suite in the north end of an existing retail center called Citrus Plaza. The parcel is surrounded by commercial shopping center retail uses to the north, west, and south, and a public storage facility to the east. Other uses immediately adjacent to Citrus Plaza to the south include retail and office, an auto repair shop, a car wash, and fast casual restaurants.



Figure 1: Aerial View

PROJECT DESCRIPTION

The applicant is proposing to repurpose a 10,840 square foot tenant space within an existing retail center. The space will be used as an event center for the purpose of church gatherings, weddings and receptions, and similar events. The proposed maximum number of occupants for any event is two hundred (200) people.

No structural modifications are proposed, and no kitchen facilities are being introduced. All food and drinks for proposed events would be catered from off-site. Vehicular circulation would remain the same as no new parking spaces or changes to the existing parking lot layout are proposed. No activities related to the event center will occur outside of the tenant space.

The event center will be available for rental seven days a week. All events will end by 12:00 am, with the majority of events starting at 5:00 pm on weekdays and 12:00 pm on weekends. The operating hours for the event center are generally off-peak operation hours from other uses within the center. Due to the lack of residential uses within close proximity, any increased noise and traffic circulation during the operational hours would have minimal effect on the surrounding community.

USE PERMIT (FILE # PLN-22-02)

Use Permit – Description of Request

The applicant is proposing to repurpose the existing retail space for use as an event center for church gatherings, weddings, receptions, and similar events. The project would not involve any major structural modifications to the center or surrounding site.

The proposed hours of operation are 5:00 pm to 12:00 am Mondays through Fridays, with expanded hours from 12:00 pm to 12:00 am on Saturdays and Sundays. No full- or part-time employees would occupy the site, as all personnel for the events would be provided by the event host. Additionally, no on-site food preparation facilities are proposed as all food and drinks for any proposed events would be catered from off-site. No part of the proposed event center use would occur outside of the tenant space.

Use Permit – Analysis of Request

The Event Center 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 the 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 event center is allowed within the Shopping Center (SC) zoning district with approval of a Use Permit and complies with all other applicable provisions of this Zoning Code and the Municipal Code;***
- ***The proposed event center is consistent with the General Plan;***

The proposed event center is classified in the Zoning Code as a “meeting facility, public or private”, and is allowed with approval of a Use Permit in the Shopping Center (SC) zoning designation.

The project is consistent with the General Plan. The project site has a General Plan designation of General Commercial (GC). The GC designation allows for a wide variety of commercial uses, including mixed-use, public and quasi-public uses, and similar and compatible uses. The General Plan also contains numerous goals and policies that support economic development and redevelopment of underutilized sites.

- ***The design, location, size, and operating characteristics of the proposed event center are compatible with the existing and future land uses in the vicinity;***
- ***The site is physically suitable for the type, density and intensity of the proposed event center, 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 at the confluence of San Juan Avenue and Sylvan Road, just north of Greenback Lane and is surrounded by a mostly built-out environment. The Safeway shopping center is located to the west, a public storage facility is located to the east, and other retail, food, car wash, and commercial uses are immediately adjacent to the site to the south.

Operation and Noise

The primary function of the space would be for church gatherings, receptions, and events of no more than 200 people. No full- or part-time employees are proposed for the site, and all employees would be provided by the entity using the space for an event. Additionally, no food preparation facilities are proposed as part of the center, and all food and drinks would be catered from off site.

The primary source of noise from this project will be from music played during any events held within the space. Due to the site’s location (surrounded by commercial uses) and the proximity of the closest residential use (at least 300 feet to the north), staff is recommending Conditions #4 and #6 to ensure that all music is kept within the facility and that a noise cutoff of 10:00 pm will ensure the City’s noise ordinance is followed.

Trash receptacles are located at the north end of the complex and handle the waste of the entire center. Due to the increased waste generated by the proposed operation and new regulations related to organics collection, Condition #17 states that the applicant shall build a new trash enclosure to handle the potential increase in trash produced by events. Additionally, the increased use in the center calls for Condition #16 which states that the applicant shall repaint and provide a graffiti-resistant coating on the retaining wall that runs along the east end of the building fronting Sylvan Road.

Hours of Operation

The applicant has proposed for the event center to be open from 5:00 pm to 12:00 am Mondays through Fridays, with expanded hours from 12:00 pm to 12:00 am on Saturdays and Sundays. Staff finds the proposed hours are offset from the peak hours of other uses in the building (nail salon, dental office, book store, catering business, and small grocery) and would not cause an undue burden to other tenants in the area.

Parking and Circulation

The parking requirements for the proposed use are outlined in Zoning Code Section 106.36.040, Table 3-7 as follows:

Land Use Type	Parking Requirement
Meeting facility, public or private	1 space for each 3 seats

Proposed parking for the event center meets the requirements for a “meeting facility, public or private” outlined within the Zoning Code as follows:

Available Parking Spaces	Required Parking Spaces (per 200 seat maximum)
98	67

Due to the offset hours from existing tenants of the center, parking is anticipated to be adequate to serve the proposed use. The Engineering Division has conditioned the project to remove and replace the existing driveway entrance from San Juan Avenue to meet all current city standards and accessibility requirements (Condition #18). Additionally, the on-site intersection of the drive aisles near the driveway shall be striped “KEEP CLEAR” to minimize stacking of vehicles along San Juan Avenue (Condition #20).

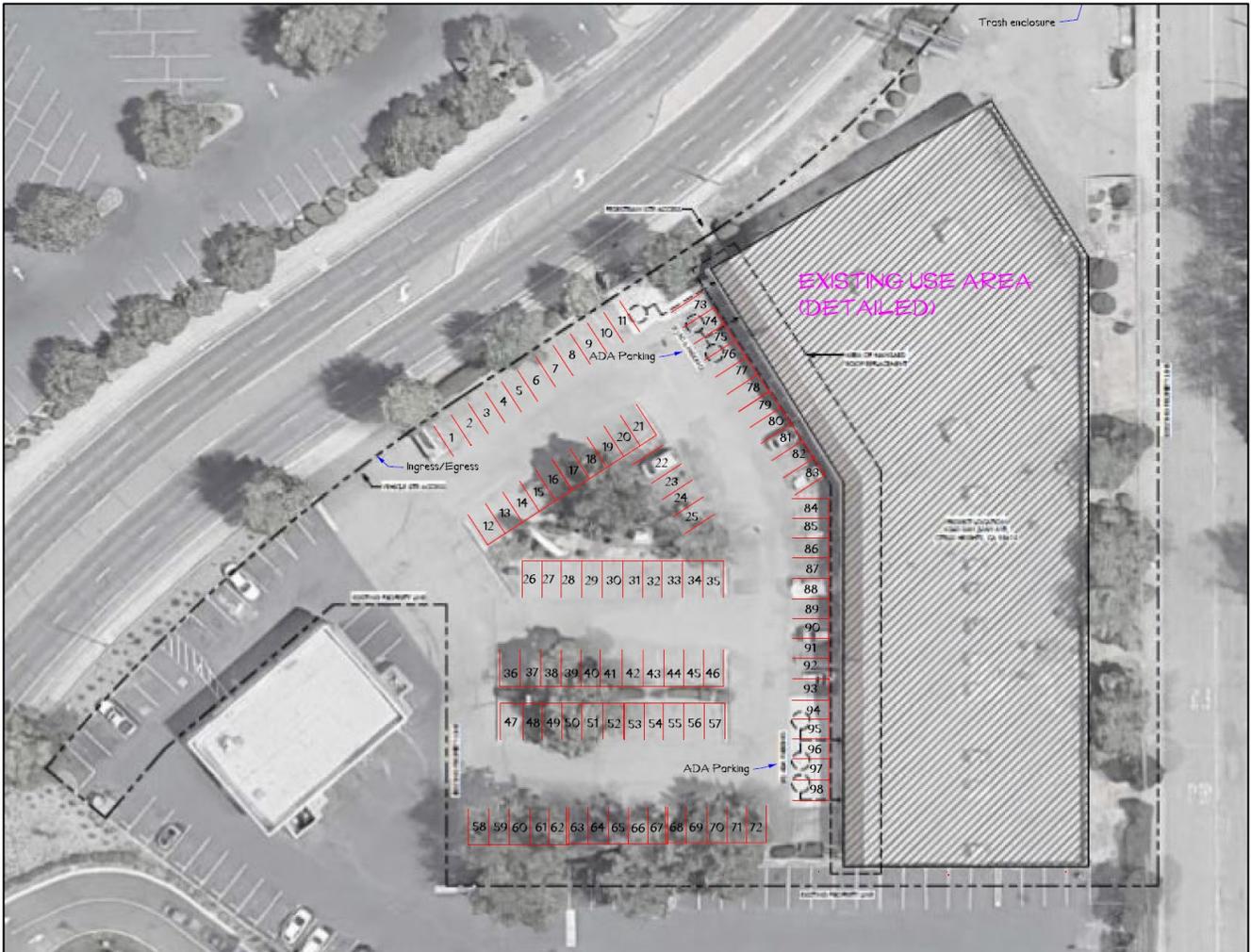


Figure 2: Site Plan

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 an event center in an existing retail building as conditioned in Attachment 3.

FINDINGS FOR USE PERMIT APPROVAL

- **The proposed event center is allowed within the Shopping Center (SC) zoning district with approval of a Use Permit and complies with all other applicable provisions of this Zoning Code and the Municipal Code;**
- **The proposed event center is consistent with the General Plan and any applicable specific plan in that it is repurposing existing commercial space and helps to diversity the local economy;**

- ***The design, location, size, and operating characteristics of the proposed event center are compatible with the existing and future land uses in the vicinity;***
- ***The site is physically suitable for the type, density and intensity of the proposed event center, 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.***

ENVIRONMENTAL DETERMINATION

The project involves the repurposing of an existing 10,840 square-foot space within a retail center in a developed area and is therefore Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities).

PUBLIC OUTREACH

Property owners within 500 feet of the project site were mailed a meeting notice as required and a notice of this hearing was published in the Citrus Heights Messenger. In addition, the nearby neighborhood association (NA #10) was notified of the project. To date, no comments have been received on the project.

RECOMMENDED MOTIONS

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

1. Adopt Resolution 22-____ determining the project is Categorically Exempt from CEQA per Section 15301 (Existing Facilities) of the California Environmental Quality Act; and
2. Approve a Use Permit to allow an existing 10,840 square-foot tenant space in a retail building to be converted into an Event Hall for a maximum of 200 people for the purpose of weddings, church events, and similar occasions located at 6240 San Juan Avenue, subject to the findings contained in this staff report and attached conditions of approval.

Attachments

1. Vicinity Map
2. Resolution 20-____
3. Conditions of Approval
4. Project Description
5. Full Plan Set