AGENDA
June 12, 2019 - 7:00 PM
CITY OF CITRUS HEIGHTS
PLANNING COMMISSION
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA

1. CALL MEETING TO ORDER
   a. Agenda Packet
      Documents:
      JUNE 12, 2019 PC PACKET.PDF

2. ROLL CALL
   Commission Members:
   Duncan, Flowers, Ingle, Lagomarsino, Schaefer, Scheeler, Van Duker

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 meeting minutes for May 8, 2019

6. PUBLIC HEARING
   a. GENERAL PLAN AMENDMENT - 6041 SUNRISE MALL:
      Staff is requesting that the Planning Commission consider a General Plan
      Amendment to require comprehensive planning through a specific plan affecting the
      Sunrise Mall area located at 6041 Sunrise Mall. This project is exempt from CEQA.
      Project Planner: Kempenaar

7. REGULAR CALENDAR
   a. TRANSIT IN CITRUS HEIGHTS - GENERAL SERVICES DEPARTMENT
      A presentation on transportation in Citrus Heights will be provided by the General
      Services Department.

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.
AGENDA
June 12, 2019
CITY OF CITRUS HEIGHTS
PLANNING COMMISSION
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA

CALL MEETING TO ORDER
Agenda Packet
JUNE 12, 2019 PC PACKET.PDF

ROLL CALL
Commission Members:
Duncan, Flowers, Ingle, Lagomarsino, Schaefer, Scheeler, Van Duker

FLAG SALUTE

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-

CONSENT CALENDAR
Approval of the meeting minutes for May 8, 2019

PUBLIC HEARING
GENERAL PLAN AMENDMENT
- 6041 SUNRISE MALL:
Staff is requesting that the Planning Commission consider a General Plan
Amendment to require comprehensive planning through a specific plan affecting the
Sunrise Mall area located at 6041 Sunrise Mall. This project is exempt from CEQA.
Project Planner: Kempenaar

REGULAR CALENDAR
TRANSIT IN CITRUS HEIGHTS
- GENERAL SERVICES DEPARTMENT
A presentation on transportation in Citrus Heights will be provided by the General
Services Department.

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".
NOTE: The Commission may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on the agenda. The Commission established a procedure for addressing the Commission. Speaker Identification Sheets are provided on the table inside the Council Chambers. If you wish to address the Commission during the meeting please complete a Speaker Identification Form and give it to the Commission Secretary. Those addressing the Commission are limited to five (5) minutes, unless extended by the Chair. The Chair may also reduce the allowed time if there is a lengthy Agenda or a large number of people wanting to address the Commission.

1. CALL MEETING TO ORDER

2. ROLL CALL

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

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 meeting minutes for May 8, 2019
6. PUBLIC HEARING

A. GENERAL PLAN AMENDMENT – 6041 SUNRISE MALL:  
Staff is requesting that the Planning Commission consider a General Plan Amendment to require comprehensive planning through a specific plan affecting the Sunrise Mall area located at 6041 Sunrise Mall. This project is exempt from CEQA.  
Project Planner: Kempenaar

7. REGULAR CALENDAR

A. TRANSIT IN CITRUS HEIGHTS – GENERAL SERVICES DEPARTMENT  
A presentation on transportation in Citrus Heights will be provided by the General Services Department.

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 Blvd., 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 6360 Fountain Square Drive, Citrus Heights, CA.

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”.

1. CALL MEETING TO ORDER
   Chair Lagomarsino called the meeting to order at 7:00 PM.

2. ROLL CALL
   Commission
   Present: Duncan, Flowers, Ingle, Lagomarsino, Scheeler, Van Duker
   Absent: Schaefer
   Staff Present: Flores, Kempenaar, McDuffee, Ramsay, Ziegler

3. FLAG SALUTE
   Commissioner Van Duker led the flag salute.

4. PUBLIC COMMENT
   None

5. CONSENT CALENDAR
   The meeting minutes for April 24, 2019 were approved as submitted.
   AYES: (6) Duncan, Flowers, Ingle, Lagomarsino, Scheeler, Van Duker
   ABSENT: (1) Schaefer

PUBLIC HEARING

A. MINOR USE PERMIT AND MINOR VARIANCE – 7437 ANTELOPE ROAD:
   Project Planner Kempenaar presented a request for approval of a Minor Use Permit and a Minor Variance to allow the construction of a three story single family home within an existing parcel in the Open Space Zone. The project also requests a Tree Permit for the encroachment within the protected zone of nearby trees. A Mitigated Negative Declaration has been prepared.

   There was Planning Commission and staff discussion which included questions regarding parking, drainage, and concerns that the lot may not be large enough.

   Chair Lagomarsino opened the public hearing.

   Applicant Hassan Minooeifar said he would be happy to answer any questions.

   There were no other speakers.
Chair Lagomarsino closed the public hearing.

**Commission Comments**

Commissioner Ingle said this is a nice use of that space.

Commissioner Van Duker spoke in support of this project and said that people should be able to build on their own property noting that nothing else could go on this site.

Chair Lagomarsino spoke in support of this project and said this makes good use of this property.

Chair Lagomarsino called for a motion.

**Motions**

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

B. Approve a Minor Use Permit and allow the construction of a single family home within the Open Space Zone at 7437 Antelope Road subject to the findings and conditions of approval contained in this report.

C. Approve a Minor Variance reducing the required front yard setback to 16’ to the second and third floor, within the Open Space Zone at 7437 Antelope Road, subject to the findings and conditions of approval contained in this staff report.

D. Approve a Tree Permit allowing the encroachment into the protected zone of existing trees onsite, subject to the findings and conditions of approval contained in this report.

**M/S:** Van Duker/Duncan  
**AYES:** (6) Duncan, Flowers, Ingle, Lagomarsino, Scheeler, Van Duker  
**ABSENT:** (1) Schaefer

**CONDITIONS OF APPROVAL FOR MINOR USE PERMIT 18-04**

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 and the Auburn Boulevard Specific Plan. [Planning]
2) The project shall comply with all requirements of all servicing agencies of the City of Citrus Heights including but not limited to Sacramento Metropolitan Fire District, Sacramento Suburban Water District, Sacramento Area Sewer District, and with the implementation measures of the Sacramento Metropolitan Air Quality Management District (SMAQMD) Basic Construction Emission Control Practices.

3) This approval will expire in two (2) years (5/8/2021) after the date of its initial approval, unless a building permit has been issued for the work. The Director may extend the term of approval for one additional year. [Planning]

4) This Minor 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]

5) 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.

   b) Mitigation Measure 2: Conduct one pre-construction survey for nesting birds, special-status bats, and western pond turtle (as applicable) within 14 days prior to the start of construction within the limits of the Study Area.

   c) Mitigation Measure 3: Install high-visibility protective fencing along the project footprint to mark the limits of work and to avoid impacts to the adjacent perennial drainage and special-status species.

   d) Mitigation Measure 4 Prior to construction of the project, the applicant shall prepare a Tree Protection and Replacement Plan.

   e) Mitigation Measure 5 (Cultural): If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery.

   f) Mitigation Measure 6 (Noise): A traffic noise barrier should be constructed as identified in the Acoustical Analysis.

   g) Mitigation Measure 7 (Noise): Prior to issuance of Building Permit the applicant shall demonstrate the windows meet the minimum standards outlined in the acoustical report.

   h) Mitigation Measure 8 (Traffic): The applicant shall submit a Construction Traffic Management Plan (plan).
Prior to Issuance of Building Permit

6) The applicant shall submit a lighting plan that depicts the proposed on-site lighting will not exceed .50 foot-candles within 2 feet of the property line of the light source. All lighting shall be full cut off and not allow lighting to trespass above the horizontal plane. [Planning]

7) Submit written documentation identifying compliance with the Greenhouse Gas Reduction Plan. [Planning]

8) Prior to issuance of building permit, submit building plans adding windows along the proposed stairwell. Demonstrate windows comply with the noise mitigation requirements. [Planning]

9) Developing this property will require the payment of sewer impact fees. Impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. [SASD]

10) Development Impact Fees shall be calculated using current fees at time of development and shall be paid prior to issuance of the building permit. [Engineering]

Other Conditions of Approval

11) Prior to final of Building Permit, the applicant shall call for inspection by the Planning Division to verify compliance with the approved plans. [Planning]

12) Minor modifications to the design of the project, including site layout, colors and materials, may be approved by the Community Services Director provided such changes are consistent with the overall design as approved herein. Major modifications will require Planning Commission approval. [Planning]

13) All motor vehicles must exit onto Antelope Road facing forward. [Engineering]

14) Dedicate 12.5-ft wide PUE along Antelope Road prior to ANY occupancy. [Engineering]

15) Show limits of FEMA’s 100-Yr Floodplain on the site plan. (Once site plan is approved by City staff, the land surveyor will sign and seal the “Surveyor’s Statement” for final document). [Engineering]

16) Prior to ANY occupancy, a FEMA Elevation Certificate is required to verify the structure’s lowest floor elevation is at least two feet above the 100-Yr Base Flood Elevation (BFE). [Engineering]
17) Development Impact Fees shall be paid prior to Building Permit issuance. The rate shall be assessed at the current rate when the building permit application is submitted. [Engineering]

18) 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]

<table>
<thead>
<tr>
<th>CONDITIONS OF APPROVAL FOR MINOR VARIANCE 18-02</th>
</tr>
</thead>
<tbody>
<tr>
<td>19) Prior to issuance of Building Permit, demonstrate the first floor of the home achieves a minimum setback of 20’ from the back of sidewalk and the upper floors achieve a minimum of 16’ setback. [Planning]</td>
</tr>
</tbody>
</table>

<p>| |</p>
<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>20) Prior to final of Building Permit, the applicant shall call for inspection by the Planning Division to verify compliance with the approved plans. [Planning]</td>
</tr>
</tbody>
</table>

<p>| |</p>
<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>21) 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</td>
</tr>
</tbody>
</table>
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]

**CONDITIONS OF APPROVAL FOR TREE PERMIT**

22) No activity within the dripline of any tree beyond that identified within this report is permitted without approval from the Planning Division. Only those trees identified as appropriate for removal, in accordance with the site plan, and the arborist’s report, are authorized for removal, in accordance with the information provided earlier in this staff report. [Planning]

23) All recommendations contained in the Arborist Report shall be incorporated as part of these conditions except as modified herein. [Planning]

24) The applicant shall ensure a certified arborist shall monitor any excavation within the dripline of any tree to remain. (Planning)

**PRIOR TO ISSUANCE OF A BUILDING PERMIT**

25) Prior to issuance of a Building or Grading Permit, the applicant shall submit a final Tree Impact Assessment. The tree impact assessment report shall include all preservation measures, including details for modified curbs and paving that the applicant shall undertake during construction to ensure the long-term health and safety of the trees proposed to remain, including off-site trees. The impact assessment report shall take into account improvement plans that show any encroachment into the drip-lines of any protected trees including utility trenching, retaining walls, etc.

26) If avoiding construction within the dripline of protected trees is not feasible other mitigation measures offered by a certified arborist and accepted by the Planning Division must be made. [Planning]

27) The conditions of approval shall be distributed to all contractors and subcontractors who have access to the site. It is the responsibility of the property owners and contractor to inform all subcontractors of the tree preservation requirements. [Planning]

28) A fencing plan shall be shown on the approved site plan demonstrating the dripline for the affected trees. The fencing plan shall be reviewed and approved by the Planning Division prior to the installation of the protective fencing. [Planning]

29) Prior to commencing demolition, grading, or construction, the applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the dripline of the trees. Signs must be installed by the applicant on the temporary fence at least two (2) equidistant
locations to be clearly visible from the front of 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]

30) The applicant shall contact the Planning Division to inspect and approve the temporary fencing and signs around the protected zones before beginning any construction. [Planning]

31) All pruning, trimming, or construction within the dripline of any protected tree shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculturalists (I.S.A.) standards. Prior to issuance of any grading or building permit, the applicant shall submit evidence that an arborist is under contract to perform required monitoring. [Planning]

32) All pruning shall be completed prior to the beginning of construction. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculturalists (I.S.A.) standards. [Planning]

33) Any watering or deep root fertilization which the arborist deems necessary to protect the health of the trees due to the construction impacts shall be completed by the applicant, prior to occupancy. [Planning]

34) Replacement planting of trees shall be completed so that for each inch of protected tree removed a replacement 15-gallon size tree shall be planted in its place within the subject property. Replacement trees shall include root barriers when within 6’ of a sidewalk, curb, or other improvement. The applicants shall submit a planting plan and irrigation plan to the City to the satisfaction of the Planning Division or pay into the City’s tree preservation fund ($298 per inch). At least 50% of trees replanted on site shall be oak trees.[Planning]

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT
35) The following information must be located on-site during construction activities:
   • Arborist’s report
   • Approved site plan including fencing plan
   • Conditions of approval for the Tree Permit
Draft
Planning Commission Minutes
May 8, 2019

36) To avoid root injury, any excavation within the dripline shall be conducted with hand tools. [Planning]

37) A certified arborist shall monitor any excavation within the dripline of any tree. [Planning]

38) All finished grading shall ensure that no water will collect within the dripline of any tree. [Planning]

39) Submit and receive approval of a Landscape and Irrigation Plan for any landscaping within the dripline of any oak tree. Only low-water usage plantings may be planted under the dripline of any oak tree. [Planning]

40) 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]

41) 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 proposed to remain. [Planning]

42) 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 oak 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]

43) 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]

44) Within 5 days of the completion of the construction, 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 the trees, either being in conformance with this permit or of the required mitigation still needing to be performed. [Planning]

45) 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 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]

6. REGULAR CALENDAR

A. AUBURN BOULEVARD PLAN UPDATE – Casey Kempenaar

7. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:44 PM to the next meeting of June 12, 2019.

Respectfully Submitted,

Karen Ramsay
Planning Commission Secretary
REQUEST

The city requests approval of a General Plan Amendment related to development of the Sunrise Mall area.

Applicant: City of Citrus Heights
Planning Division
6360 Fountain Square Drive
Citrus Heights, CA 95621

Application Number: GPA 19-01

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission:

A. Recommend the City Council determine that the proposed project is exempt from CEQA under Section 15305.
B. Recommend the City Council adopt the resolution amending the General Plan, recognizing the need for a comprehensive planning effort for the Sunrise Mall area.

BACKGROUND

On May 23, 2019 the City Council directed staff to pursue a General Plan Amendment related to the Sunrise Mall property (See Exhibit A, City Council Resolution).

Considering the city is 98-percent built out, the ability to ensure redevelopment of underutilized land is paramount for the future redevelopment and economic development in the city. The Sunrise Mall property represents the single greatest opportunity in the city to have the potential to achieve broader city goals. The Sunrise Mall property is nearly 100-acres, of which 75-acres are underutilized parking fields.

Over the last several years, there have been inquiries to subdivide Sunrise Mall into additional parcels as well as add additional out-parcel development along the periphery of the Mall property. These efforts have not been holistically planned and lack a comprehensive approach which is key to understanding and addressing operational impacts such as traffic, onsite circulation, parking, open space, stormwater, utilities and other infrastructure concerns.

Given the importance of Sunrise Mall in the region and the city, the lack of a vision and comprehensive approach to its ultimate redevelopment may result in the inability for the mall property to reach its full potential as the “living room” for the city and an important destination to shop, work, live, and play.

Further, while several policies in the General Plan discuss the importance of the Sunrise MarketPlace in the city, the General Plan does not do justice to the important role the Sunrise Mall property plays in the city and the region.
PROJECT DESCRIPTION

The city requests an amendment (Attachment 1-A) to the General Plan to ensure the future development of Sunrise Mall creates and implements a community-based vision through a comprehensive planning effort.

Proposed General Plan Language

**Goal 12:** Create an inviting and distinctive identity for Sunrise MarketPlace to promote its image as the City’s premier destination to shop, work, live and play.

**Policy 12.3** Transform the Sunrise Mall area (see inset map) into a premier regional destination and a flourishing center of community life where residents and visitors shop, work, live, and play.

**Action A.** Prior to issuing any discretionary approval in the Sunrise Mall area, develop a comprehensive specific plan that includes:

- An effective concentration and complementary mix of land uses
- Streetscape and community gathering features that are engaging and support an active street life and a stronger sense of place
- Architectural and design details to transition this area from an auto-oriented suburban center to an amenity-rich, pedestrian-friendly, and experience-oriented regional destination
- Phasing, infrastructure, and financing approaches

The specific plan shall reflect changing market conditions and provide sustained economic benefit to the city.

The city believes this policy and associated actions will help highlight the importance Sunrise Mall serves in both Citrus Heights and the broader region. This amendment will require the development of a community-based vision for the future of the mall and ensure a comprehensive and holistic approach to planning the future of the mall property.

General Plan Amendment (GPA 19-01)

General Plan Amendment Description & Analysis

The city is requesting to amend the General Plan to recognize the importance of the Sunrise Mall property in the City and within the region via a text amendment as shown in Attachment 1-A and below:

**Goal 12:** Create an inviting and distinctive identity for Sunrise MarketPlace to promote its image as the City’s premier destination to shop, work, live and play.

**Policy 12.3** Transform the Sunrise Mall area (see inset map) into a premier regional destination and a flourishing center of community life where residents and visitors shop, work, live, and play.

**Action A.** Prior to issuing any discretionary approval in the Sunrise Mall area, develop a comprehensive specific plan that includes:

- An effective concentration and complementary mix of land uses
- Streetscape and community gathering features that are engaging and support an active street life and a stronger sense of place
Sunrise Mall General Plan Amendment
June 12, 2019

- Architectural and design details to transition this area from an auto-oriented suburban center to an amenity-rich, pedestrian-friendly, and experience-oriented regional destination
- Phasing, infrastructure, and financing approaches

The specific plan shall reflect changing market conditions and provide sustained economic benefit to the city.

The amendment requires that the future plans for Sunrise Mall are based on a comprehensive plan for the entire mall property. The intent of this approach is to ensure the infrastructure, land use pattern, and regulation necessary to see the full potential of the mall is in place to allow for a redevelopment of the mall as a premier destination for the City of Citrus Heights.

According to city records, Sunrise Mall comprises nearly 100-acres of land. The vast majority of this land, about 75-acres, is underutilized wide parking fields and considered underdeveloped.

Recently, the city has seen increased interest to sell off portions of the mall to outside owners or long term leases. Without proper planning and design, these developments can be detrimental to the future redevelopment of the mall. The more owners involved in a redevelopment project the more challenging the redevelopment becomes.

The intent of this General Plan Policy is to limit development of the mall property unless the requisite planning and forethought into the future redevelopment potential has been considered. Staff believes this policy will help preserve the redevelopment opportunities that currently exist and ensure that any future development will be comprehensively planned to meet the community vision of the mall.

**General Plan Amendment – Conclusion**

Based on the above, staff recommends that the Planning Commission recommend approval to the City Council for the proposed General Plan amendment related to development within the Sunrise Mall property.

**ENVIRONMENTAL DETERMINATION**

The proposed General Plan Amendment will not change any Zoning or General Plan standards. Any future comprehensive plan for the Sunrise Mall area will require CEQA review as part of the plan’s consideration and future action by decision makers.

This proposed General Plan amendment is categorically exempt from CEQA (CEQA Guidelines Section 15305) under proposed amendments to the General Plan are minor alterations to land use limitations do not have the potential to have a significant effect on the environment.

**RECOMMENDATION**

The Planning Division recommends that the Planning Commission take the following actions:

A. Recommend the City Council determine that the proposed project is exempt from CEQA under Section 15305.
B. Recommend the City Council adopt the resolution amending the General Plan, recognizing the need for a comprehensive planning effort for the Sunrise Mall area.
Attachment:
   1. Resolution amending the General Plan related to the Sunrise Mall area
      A. Proposed General Plan Amendment

Exhibit:
   A. May 23, 2019 - City Council Resolution
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS
ADOPTING A GENERAL PLAN AMENDMENT RELATED TO DEVELOPMENT
WITHIN THE SUNRISE MALL PROPERTY

WHEREAS, the city adopted an Updated General Plan in 2011, which includes numerous policies concerning the viability of commercial corridors and existing shopping centers;

WHEREAS, on May 23, 2019 the Citrus Heights City Council directed staff to prepare a General Plan Amendment that addresses future development in the Sunrise Mall area comprehensively;

WHEREAS, the proposed amendment to the General Plan recognizes and clarifies the importance of Sunrise Mall in Citrus Heights and the Sacramento region;

WHEREAS, the proposed amendment clarifies that a vision combined with a comprehensive approach to the land development of Sunrise Mall will aid the City in achieving numerous related General Plan goals related to land use planning, housing, mobility, infrastructure and economic development;

WHEREAS, the Sunrise Mall property represents nearly 100-acres of underutilized land that represents a significant redevelopment and economic development opportunity;

WHEREAS, the proposed amendment is Categorically Exempt from CEQA because it is considered a minor alteration to land use limitations; and

WHEREAS, the Planning Commission held a public hearing on June 12, 2019, and the City Council held a public hearing on July 11, 2019, wherein public testimony was taken.

NOW, THEREFORE, BE IT RESOLVED that the Citrus Heights City Council hereby finds as follows:

Findings for the General Plan Amendment:
1. The amendment is internally consistent with all other provisions of the General Plan
2. The amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the city.
3. The affected site is physically suitable for proposed or anticipated uses and/or development.

BE IT FURTHER RESOLVED that the Citrus Heights City Council hereby adopts the General Plan Amendment related to the Sunrise Mall Property as depicted in Exhibit A.
IT IS HEREBY CERTIFIED that the foregoing Resolution No. 19-__ was duly introduced and legally adopted by the City Council of the City of Citrus Heights at its regular meeting held on this 11th day of July 2019, by the following roll call vote:

AYES: Council Members:
NOES: Council Members:
ABSTAIN: Council Members:
ABSENT: Council Members:

_____________________________________
Jeannie Bruins, Mayor

ATTEST:

_____________________________________
Amy Van, City Clerk

Exhibit:
A – General Plan Amendment
Goal 11: Maintain and strengthen Sunrise MarketPlace as the heart of commercial activity in Citrus Heights

Policy 11.1: Actively seek to attract, retain and expand commercial activities at Sunrise MarketPlace.

Actions
A. Support the activities and programs of the Sunrise MarketPlace Property-based Business Improvement District.
B. Establish an ongoing business attraction, retention and expansion program that includes partnerships with key property owners, real estate brokers and retailers.
C. Identify opportunities to expand entertainment, restaurant, lodging and leisure activities that complement and support the retail uses in Sunrise MarketPlace.
D. Identify opportunities to expand civic and community activities that complement and promote the retail uses in Sunrise MarketPlace.

Policy 11.2: Locate office buildings in Sunrise MarketPlace to increase the vitality of the area.

Policy 11.3: Promote new regional and community-oriented commercial development within Sunrise MarketPlace that is compatible and supportive of existing uses.

Goal 12: Create an inviting and distinctive identity for Sunrise MarketPlace to promote its image as the City’s premier commercial destination to shop, work, live and play.

Policy 12.1: Implement the Sunrise MarketPlace Revitalization Blueprint to enhance the physical appearance of the district, create a recognizable destination, establish a sense of place, and promote private investment in the area.

Actions
A. Install street benches, sidewalk improvements, trees, public art, and entry features at strategic locations in Sunrise MarketPlace.
B. Coordinate and improve signage within the Sunrise MarketPlace district.
C. Emphasize vertical elements such as trees and streetlights within Sunrise MarketPlace, particularly in locations where they can serve to reduce the perception of street width.
D. Use coordinated design themes and colors to link what are now perceived as separate shopping areas.

E. Explore options for creating a public space at the center of Sunrise MarketPlace.

F. Identify funding mechanisms to implement the recommendations of the Sunrise MarketPlace Revitalization Blueprint.

Policy 12.2: Market and promote Sunrise MarketPlace as a unique destination and community gathering place.

Actions
A. Support the Sunrise MarketPlace Property-based Business Improvement District’s efforts to market and advertise Sunrise MarketPlace as the City’s premier business district.

B. Support the Sunrise MarketPlace Property-based Business Improvement District’s efforts to host special events throughout the district.

Policy 12.3: Transform the Sunrise Mall area into a premier regional destination and a flourishing center of community life where residents and visitors shop, work, live, and play.

Action A. Prior to issuing any discretionary approval in the Sunrise Mall area (see inset map), develop a comprehensive specific plan that includes:

- An effective concentration and complementary mix of land uses;

- Streetscape and community gathering features that are engaging and support an active street life and a stronger sense of place;

- Architectural and design details to transition this area from an auto-oriented suburban center to an amenity-rich, pedestrian-friendly, and experience-oriented regional destination;

- Phasing, infrastructure, and financing approaches.

The specific plan shall reflect changing market conditions and provide sustained economic benefit to the City.
RESOLUTION NO. 2019 - 045

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS DIRECTING THE COMMUNITY SERVICES DIRECTOR TO INITIATE AN AMENDMENT TO THE GENERAL PLAN RELATED TO THE SUNRISE MALL AREA AND TO PREPARE ANY STUDIES OR REPORTS NECESSARY FOR A GENERAL PLAN AMENDMENT THAT ADDRESSES THE SUNRISE MALL AREA COMPREHENSIVELY

WHEREAS, the Sunrise Mall area includes the Sunrise Mall, which opened in 1971 and which is an economic and social cornerstone of the Citrus Heights community;

WHEREAS, the Sunrise Mall area includes that area generally bounded by Greenback Avenue on the north, Sunrise Boulevard on the west, and Macy Plaza Drive on the south as shown on Exhibit A;

WHEREAS, the Sunrise Mall area is a regionally significant commercial center as well as the anchor of the Sunrise MarketPlace;

WHEREAS, consistent with national trends, Sunrise Mall is experiencing declining sales and increased vacancy rates;

WHEREAS, any future development in the Sunrise Mall area should occur in a comprehensive manner and not in a piece-meal fashion;

WHEREAS, a new vision is needed to comprehensively plan for future redevelopment and revitalization in the Sunrise Mall area.

NOW, THEREFORE, BE IT RESOLVED that the Citrus Heights City Council hereby authorizes:

- The Community Services Director to initiate an Amendment to the General Plan related to the Sunrise Mall area within a reasonable time; and

- Preparation of any studies or reports necessary to prepare a General Plan Amendment that addresses future development in the Sunrise Mall area comprehensively.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this 23rd day of May 2019, by the following roll call vote:

AYES: Council Members: Daniels, Middleton, Miller, Slowey, Bruins
NOES: Council Members: None
ABSENT: Council Members: None
ABSTAIN: Council Members: None
ATTEST:

Amy Van, City Clerk

Attachment:
- Exhibit A – Map of Sunrise Mall area