

**CITRUS
HEIGHTS**

Solid roots. New growth.

STAFF REPORT

Hearing Date:

September 13, 2023

File Number:

PLN-23-11

Application Type:

Use Permit

Assessor's Parcel Number:

243-0081-034-0000

Prepared by:

Alison Bermudez, Sr. Planner

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

Project Name: Citrus Town Event Center**Project Address:** 7942 Arcadia Drive – within the Citrus Town Shopping Center**Gross Acreage:** -N/A**Net Acreage:** -N/A**Maximum FAR:** -N/A
Provided FAR: -N/A**Current Zoning:** SC**Proposed Zoning:** SC**Neighborhood Association:**
7,8,9**Surrounding Zoning:****Surrounding Land Use
Designation****Actual Use:****On-site:** Shopping Center (SC)

General Commercial (GC)

Commercial Retail Center

North: Special Planning Area

Medium Density Residential

Single-family homes

South: Shopping Center (SC)

General Commercial (GC)

Commercial Retail Center

West: Shopping Center (SC)

General Commercial (GC)

Commercial Retail Center

East: Shopping Center (SC)

General Commercial (GC)

Commercial Retail Center

Environmental Status:☒ Exempt Section 15301 (Existing Facilities)☐ Negative Declaration☐ Mitigated Negative Declaration☐ Previous Negative Declaration☐ Environmental Impact Report☐ Previous Environmental Impact Report**Planning Department Recommendations:**☐ Approve☒ Approve with conditions (Attachment 2)☐ Denial**Applicant:**

Sam Hameed
7942 Arcadia Dr
Citrus Heights, CA 95610

**Property
Owner:**

Bollinger Properties
540 Fulton Ave
Sacramento, CA 95825

SUMMARY RECOMMENDATION

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

1. Adopt Resolution 23-05 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 6,000 square-foot tenant space located at 7942 Arcadia Drive converted into an Event Center, subject to the findings contained in this staff report and the attached conditions of approval.

BACKGROUND

The project is located within the Citrus Town Shopping Center located at the northeast corner of Sunrise Boulevard and Greenback Lane. The project will utilize existing tenant space located in the portion of the center facing Arcadia Drive, as shown in Figure 1 below.

Figure 1: Aerial View



Citrus Town Center has a variety of retail uses including a grocery store, a building materials store, a specialty beverage store, multiple clothing stores and eateries. The center has three frontages, Greenback Lane (main frontage), Sunrise Boulevard and Arcadia Drive (considered the rear). The tenant space for the event center is along the rear of the center, facing Arcadia Drive. The space has been a number of different users over the years and has always been a nightclub, bar or similar venue. The last user vacated the space in 2018 and it has remained vacant since that time.

PROJECT DESCRIPTION

The applicant is proposing to repurpose a 6,000 square foot tenant space for use as an event center for a variety of gatherings including weddings, birthday parties, showers, corporate events and other similar activities. Refer to Project Description, provided as Attachment 1.

No structural modifications are proposed. The interior of the space will be updated with new wall/floor finishes and new interior designs. An update to the existing food prep area (sink, counter, food warmers) is also planned to refresh the rental space.

The site's circulation will remain the same as no changes to the existing site are proposed.

The hours of operation will vary based upon demand. However, all events with music will observe a 10 PM cut-off time for the music. All events will be held indoors and exterior doors will remain closed at all times.

USE PERMIT (FILE # PLN-23-11)

Use Permit – Description of Request

The applicant is proposing to repurpose the existing retail space for use as rental space for special events such as weddings, receptions, corporate events and other similar events. The project would not involve any major structural modifications to the center or surrounding site.

The event center will be available for rental seven days a week and all events will be indoors. The project is conditioned that the existing patio may only be used for socializing up until 10 PM and no event activities may be held outdoors (Condition #12).

Use Permit – Analysis of Request

The proposed 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***

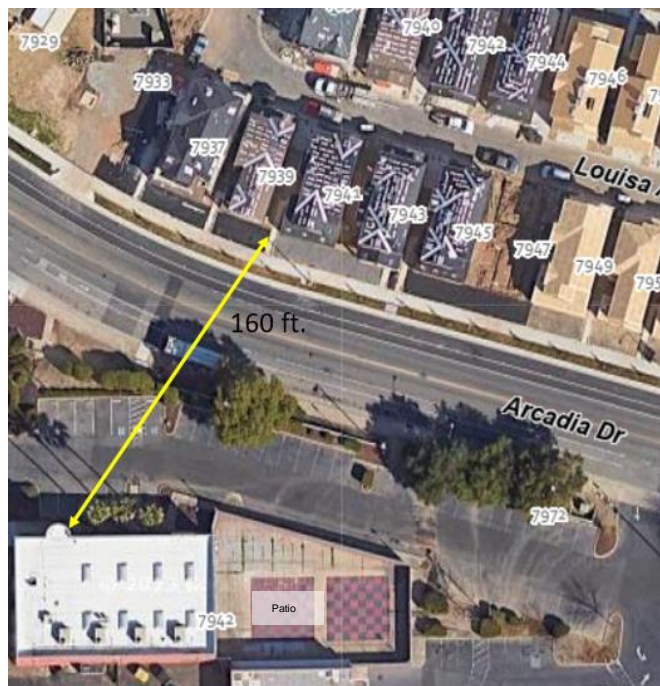
- ***Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.***

The project site is located along Arcadia Drive within the Citrus Town Shopping Center. The site is surrounded by a built-out environment with a variety of retailers in the center and residential homes to the north of the site.

Operation and Noise. The space is within a fully developed commercial center and events are not expected to cause operational or noise impacts to existing tenants of the center. The primary source of noise from this project will be from music played during any events held within the space.

There are newly constructed residential units located along Arcadia Drive, across the street from the venue (Figure 2). Due to the proximity to the residences, the project has been conditioned that all events occur indoors and exterior doors remain closed at all times (Condition #8). The site features a large patio area and this area will be only for socializing, no event activities including music, are allowed on the outdoor patio (Condition #12). The patio is surrounded by a XX foot tall masonry wall and is only accessible from inside the event center space.

Figure 2 – Vicinity Map



It should be noted when the nearby homes were under review (Mitchell Village Project), their proximity to the existing commercial center was a concern due to the historical use of the rear portion of the center. To ensure future buyers were aware of their home's adjacency to the commercial center, the City required the builder to provide a disclosure to those whose homes front along Arcadia Drive of the potential future impacts. Even though there is a disclosure, as discussed earlier, there are several conditions on the project to reduce potential impacts to the surrounding neighborhood and the venue is required to comply with the City's Noise Ordinance at all times. The project is conditioned (Condition #10) to require the applicant to make operational or other modifications should any noise (or other nuisances) arise at the site.

Occupancy. The floor plan depicts the site will accommodate 21 tables with 10 guests seated at each table, provided a seated capacity of 210 persons. Events not utilizing tables, a maximum capacity of 400 persons is permissible.

Parking and Circulation. The venue is part of a large commercial shopping center with several hundred parking spaces available for all users. However, there are over 100 spaces located in the rear of center, which are in the closest proximity to the venue. Due to the offset hours from existing tenants of the center as well as this is the only accessed building from Arcadia Drive, parking is anticipated to be sufficient to serve the proposed use. In addition, you may recall that in January 2023, the legislature adopted AB 2097 (GC 65863.2). AB 2097 prohibits the imposition of a minimum parking standards on developments located within a half-mile of a major transit stop and this new law was incorporated into the City's Zoning Code when it was updated earlier this year (Zoning Code Section 106.36.020.E). The event center qualifies for the exemption due to its proximity to several major transit stops.

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 Exhibit A.

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 6,000 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. 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 23-05 determining the project is Categorical Exempt from CEQA per Section 15301 (Existing Facilities) of the California Environmental Quality Act; and
2. Approve a Use Permit to allow an existing 6,000 square-foot tenant space located at 7942 Arcadia Drive to be converted into an Event Center, subject to the findings contained in this staff report and attached conditions of approval.

Attachments

1. Project Description
2. Resolution 23-05
 - A. Conditions of Approval
3. Business Plan
4. Full Plan Set