

AGENDA
April 22, 2015
CITY OF CITRUS HEIGHTS
PLANNING COMMISSION MEETING
City Hall Council Chambers
7117 Greenback Lane, Citrus Heights, CA

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: Blair, Cox, Dawson, DeCelle, Fox, Lagomarsino, Chair Doyle

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 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 February 25, 2015, March 11, 2015, and April 8, 2015

6. PUBLIC HEARING

a. ANTELOPE CROSSING SPECIAL PLANNING AREA ORDINANCE AMENDMENT-
OTA-1501

The applicant is requesting an ordinance Text Amendment that would modify the signage regulations concerning electronic signs within the Antelope Crossing Special Planning Area and Zoning Code. Environmental Determination: The project is exempt from CEQA under sections 15061(b) (3) and 15311(a) Project Planner: Bermudez

Documents: [STAFF](#)

[REPORT_ELECTRONICFREEWAYSIGN6510ANTELOPE.PDF](#), [ANTELOPE CROSSING ATTACHMENTS.PDF](#), [ANTELOPE CROSSING EXHIBIT.PDF](#)

b. WYATT RANCH - 7876 LAWRENCE AVENUE-TT-1401

The applicant requests approval of a Tentative Subdivision Map for the creation of 23 residential lots on a site approximately 4.8 gross acres in size located at the northwest corner of Sunrise Boulevard and Lawrence Avenue. Approval of a Tree Permit to remove several trees within the project area is also being requested of the Planning Commission. The applicant will be required to obtain a Design Review Permit approval by the Planning Commission in the future, prior to starting

construction of any homes on the site. Environmental Determination: Mitigated Negative Declaration. Project Planner: Kempenaar

Documents: [SWINGER STAFF REPORT.PDF](#), [ATTACHMENT 1 - WYATT RANCH VICINITY MAP.PDF](#), [ATTACHMENT 2 - TENTATIVE MAP.PDF](#), [ATTACHMENT 3 - WETLANDS LETTER.PDF](#), [ATTACHMENT 4 - WYATT RANCH TREE REPORT .PDF](#), [ATTACHMENT 5 -WYATT NOISE STUDY.PDF](#), [ATTACHMENT 6 - GREENHOUSE GAS CHECKLIST.PDF](#), [ATTACHMENT 7 - WYATT TRAFFIC STUDY.PDF](#), [EXHIBIT A -RESOLUTION ADOPTING MND_WYATT RANCH.PROJECT.PDF](#), [EXHIBIT A-1 - MND_IS.PDF](#), [EXHIBIT A-2 - WYATT RANCH MITIGATION MONITORING PROGRAM.PDF](#), [EXHIBIT B -2015-04-07 WYATT RANCH_TSM-SIGNED.PDF](#), [EXHIBIT C - GRADING AND DRAINAGE.PDF](#), [EXHIBIT D - UTILITY PLAN.PDF](#)

c. APPLEBEES - 6900 AUBURN BOULEVARD - DRP-14-10

The applicant requests approval of a Design Review Permit for the construction of an approximately 5,900 square foot Applebee's restaurant. Environmental Determination: Previously adopted EIR, EIR Addendum and Negative Declaration Project Planner: Kempenaar

Documents: [APPLEBEESSTAFFREPORT.PDF](#), [ATTACHMENT 1 - APPLEBEES VICINITY MAP.PDF](#), [ATTACHMENT 2 - APPLEBEES TRAFFIC.PDF](#), [EXHIBIT A - RESOLUTION 15-__ APPLEBEES.PDF](#), [EXHIBIT B - SITE PLAN.PDF](#), [EXHIBIT C- PRELIMINARY GRADING PLAN.PDF](#), [EXHIBIT D- PRELIMINARY UTILITY PLAN.PDF](#), [EXHIBIT E - EXTERIOR ELEVATIONS.PDF](#), [EXHIBIT F -COLOR ELEVATIONS.PDF](#), [EXHIBIT G -LANDSCAPE PLAN.PDF](#)

7. REGULAR CALENDAR

a. FIVE YEAR CAPITAL IMPROVEMENT PROJECT (C.I.P.)

City staff has updated the Five-year Capital Improvement Program for FY's 2015/16 – 2019/20.

Documents: [FIVE YEAR CAPITAL IMPROVEMENT PROJECT MEMO.PDF](#)

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, 6237 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 6347 Fountain Square Drive, Citrus Heights, CA.

If you need a disability-related modification or accommodation, including auxiliary aids or services to participate in this meeting, please contact Karen Ramsay at 916-727-4742, at least 2 days prior to the meeting.

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".