



AGENDA
January 11, 2017
CITY OF CITRUS HEIGHTS
PLANNING COMMISSION
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA

1. CALL MEETING TO ORDER

2. ROLL CALL

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

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 November 9, 2016

6. PUBLIC HEARING

a. ASSISTED LIVING AND MEMORY CARE FACILITY - 8220 SUNRISE BLVD:

The applicant is requesting to extend the expiration date of existing development entitlements to allow construction of an assisted living/memory care facility (74,000 sq ft building). Project Planner: Lagura

Documents:

[STAFF REPORT ASSISTED LIVING AND MEMORY CARE.PDF](#)
[ATTACHMENT 1 - EXHIBIT A .PDF](#)
[EXHIBITS B THROUGH I.PDF](#)

b. BARTLETT PARCEL MAP - 8240 OLIVINE AVE:

The applicant is requesting approval of a Tentative Parcel Map to allow the division of one parcel of approximately 1.3 acres in size into two parcels and the removal of one protected tree. Project Planner: Bermudez

Documents:

[STAFF REPORT_OLIVINE 8240 PARCEL MAP.PDF](#)
[EXHIBIT A.PDF](#)
[ATTACHMENT 1 VICINITY MAP.PDF](#)
[ATTACHMENT 2 ARBORIST REPORT.PDF](#)

c. HUMAN BEAN COFFEE DRIVE - THROUGH USE PERMIT - 7601 SUNRISE BOULEVARD:

The applicant is requesting approval of a Use Permit and Design Review Permit for a Human Bean Coffee Drive-through. Project Planner: Kempenaar

Documents:

STAFF REPORT_HUMAN BEAN.PDF
ATT 1 - HUMAN BEAN VICINITY MAP.PDF
ATT 2 - HUMAN BEAN COLOR ELEV.PDF
EX A - SITE PLAN.PDF
EX B - BUILDING ELEVATIONS.PDF
EX C - CROSS SECTION.PDF
EX D - LANDSCAPE PLANS.PDF

7. REGULAR CALENDAR

None

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 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.

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".