



**AGENDA**  
**February 22, 2017 - 7:00 PM**  
**CITY OF CITRUS HEIGHTS**  
**PLANNING COMMISSION MEETING**  
City Hall Council Chambers  
6360 Fountain Square Drive

1. CALL MEETING TO ORDER

2. ROLL CALL

**Commission Members:** Blair, DeCelle, Doyle, Duncan, Fox, Weiland, 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 January 11, 2017

6. PUBLIC HEARING

a. TENTATIVE PARCEL MAP - 8043 HOLLY DRIVE

The applicant is requesting to approve a Tentative Parcel Map to allow creation of three (3) lots from a single parcel of approximately 1.48 gross acres located on the west side of Holly Drive approximately 330 feet north of Cedar Drive. The project is Categorically Exempt under Class 15 of the CEQA guidelines as a minor land division. Project Planner: Bermudez

Documents:

[STAFF REPORT - HOLLY DRIVE.PDF](#)  
[ATTACHMENT 1 - HOLLY DRIVE.PDF](#)  
[ATTACHMENT 2 - HOLLY DRIVE.PDF](#)  
[EXHIBIT A - HOLLY DRIVE.PDF](#)

b. LINMOORE FENCE - 7512 WATSON WAY; 7518 WATSON WAY; 7519 ANTELOPE ROAD

The applicant requests approval of a modification to a Use Permit and a Design Review Permit to allow the construction of a storage yard, and use of an existing home as an office for a fencing contractor on Watson Way and Antelope Road. The project is Categorically Exempt from CEQA as a Section 15303 "Class 3" categorical exemption for development of "infill developments". Project Planner: Kempenaar

Documents:

[STAFF REPORT - LINMOORE FENCING.PDF](#)  
[ATTACHMENT 1 - LINMOORE FENCING.PDF](#)

ATTACHMENT 2 - LINMOORE FENCING.PDF

7. REGULAR CALENDAR

a. ZONING INTERPRETATION

An interpretation is requested concerning the height limits for multi-unit dwellings as stated in Section 106.42.150 of the Zoning Code. Project Planner: Lagura

Documents:

[ZONING INTERPRETATION\\_2ND FLOOR APT.PDF](#)

b. ELECTION OF NEW OFFICERS

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".*