



**CITY OF CITRUS HEIGHTS  
PLANNING COMMISSION MEETING AGENDA  
WEDNESDAY, FEBRUARY 26, 2020  
Special Meeting - 6:00 PM  
Regular Meeting - 7:00 PM  
City Hall Council Chambers  
6360 Fountain Square Drive, Citrus Heights, CA**

**1. CALL SPECIAL MEETING TO ORDER (6:00 PM)**

- a. 2-26-20 PC Packet

Documents:

[FULL AGENDA PACKET.PDF](#)

**2. ROLL CALL**

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

**3. STUDY SESSION**

- a. Discussion Of Old Auburn Complete Streets Plan

**4. ADJOURNMENT**

**5. CALL REGULAR MEETING TO ORDER (7:00 PM)**

**6. ROLL CALL**

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

**7. FLAG SALUTE**

**8. 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.

**9. CONSENT CALENDAR**

Approval of the meeting minutes for February 12, 2020

**10. PUBLIC HEARING**

- a. CAREFIELD SENIOR CARE FACILITY – 8220 SUNRISE BOULEVARD:

The applicant is requesting approval of a Use Permit, Design Review

Permit and Tree Permit application for the construction of an 80-unit, 88-bed Senior Care Facility, including 60 Assisted Living Units and 20 Memory Care Units. A Mitigated Negative Declaration was prepared for a similar project in 2008, and a Mitigated Negative Declaration Addendum has been prepared. Project Planner: Eric Singer

b. TENTATIVE COMMERCIAL SUBDIVISION AND CONDOMINIUM CONVERSION USE PERMIT – 7916 PEBBLE BEACH DRIVE:

The applicant is requesting approval of a Tentative Commercial Subdivision and Condominium Conversion Use Permit for the conversion of an existing office building into twelve (12) parcels (11 parcels for individually owned office units and one common area). The project is Categorically Exempt from CEQA under Section 15301 (k) which relates to Subdivision of Existing Facilities. Project Planner: Eric Singer

c. ZONING UPDATE – ACCESSORY DWELLING UNITS:

A review of updates to Chapter 106.42.015 and 106.80.020 of the city's Zoning Code. Updates are necessary to bring the city's Zoning Code in conformance with state regulations in regard to accessory dwelling units. A complete list of changes can be obtained from the Planning Division. The project is Categorically Exempt from CEQA under Section 15282(h) which exempts ordinances amendments for accessory dwelling units from environmental review. Project Planner: Bermudez

11. REGULAR CALENDAR

- a. GENERAL PLAN ANNUAL REPORT - ERIC SINGER
- b. PLANNING MANAGER COMMENTS

12. 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".*