

AGENDA
MARCH 14, 2108 - 7:00 PM
CITY OF CITRUS HEIGHTS
PLANNING COMMISSION MEETING
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA

1. CALL MEETING TO ORDER

2. ROLL CALL

Commission Members: Blair, Cox, Duncan, Lagomarsino, Middleton, Schaefer, Weiland

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 minutes for February 28, 2018

Documents:

[DRAFT PC MEETING MINUTES FOR 2-28-18.PDF](#)

6. PUBLIC HEARING

a. TWO TENTATIVE PARCEL MAPS - 6063 SUNRISE BOULEVARD AND 6199 SUNRISE BOULEVARD:

The applicant is requesting approval of two Tentative Parcel Maps, the Elephant Bar Tentative Parcel Map and the US Bank Tentative Parcel Map, each subdividing one existing parcel into two individual parcels. The project is Categorical Exempt from CEQA per Section 15315 of the California Environmental Quality Act, relating to Minor Land Divisions. Project Planner: Casey Kempenaar

Documents:

[SUNRISE MALL PM STAFF REPORT.PDF](#)
[ATTACHMENT 4 - HYPOTHETICAL CONCEPTUAL SITE PLAN-US BANK VERSION 2.PDF](#)
[EXHIBIT A - ELEPHANT BAR PARCEL MAP .PDF](#)
[EXHIBIT B - TENTATIVE PARCEL MAP-US BANK - VERSION 2.PDF](#)
[SUNRISE MALL - ATT 1 - VICINITY MAP \(2\).PDF](#)

b. TENTATIVE PARCEL MAP - 7803 MADISON AVENUE

The applicant is requesting approval of a Tentative Parcel Map to subdivide one existing parcel into three individual parcels. The project is Categorical Exempt from CEQA per Section 15315 of the California Environmental Quality Act relating to Minor Land Divisions. Project Planner: Casey Kempenaar

Documents:

[7803 MADISON STAFF REPORT.PDF](#)
[EXHIBIT A - TENTATIVE PARCEL MAP.PDF](#)
[7803 MADISON AVE.PDF](#)

c. WYATT RANCH - 7876 LAWRENCE AVENUE

The applicant is requesting approval to extend the expiration date of a Tentative Subdivision Map to subdivide the existing property into 23 individual parcels. A Mitigated Negative Declaration was prepared for the project as required by CEQA. No changes are proposed, therefore the previously adopted Mitigated Negative Declaration is found to be sufficient.

Documents:

[WYATT RANCH STAFF REPORT.PDF](#)
[ATTACHMENT 2 - REQUEST FOR EXTENSION.PDF](#)
[EXHIBIT A - WYATT RANCH CONDITIONS OF APPROVAL.PDF](#)
[EXHIBIT B - SWINGER TENTATIVE MAP.PDF](#)
[ATT 1 - LAWRENCE AVE - SWINGER TTE.PDF](#)

7. REGULAR CALENDAR

a. 2017 GENERAL PLAN ANNUAL PROGRESS REPORT - ALISON BERMUDEZ

Documents:

[MEMO -GENERAL PLAN ANNUAL PROGRESS REPORT 2017.PDF](#)
[ATTACHMENT GENERAL PLAN ANNUAL PROGRESS REPORT 2017 \(2\).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, 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".

