



AGENDA
August 22, 2018 - 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

a. PC Agenda Packet 8-22-18

Documents:

[AUGUST 22, 2018 PC AGENDA PACKET.PDF](#)

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 July 18, 2018

6. PUBLIC HEARING

a. SPECIFIC PLAN AMENDMENT, DESIGN REVIEW PERMIT - 6920 AUBURN BOULEVARD

The applicant is requesting approval of a Specific Plan Amendment to amend the Stock Ranch Guide for Development in regard to building design along the Auburn Boulevard frontage. The applicant is also requesting approval of a Design Review Permit for the construction of a new 8,700 sf multi-tenant building within the Stock Ranch Special Planning Area. **Project Planner: Kempenaar**

b. GENERAL PLAN AMENDMENT, ZONING ORDINANCE AMENDMENT:

The City is proposing a General Plan Amendment to add a new policy in regard to the creation of new parcels within commercial centers and a Zoning Ordinance Amendment to clarify application requirements for proposed new vacant lots within commercial centers. **Project Planner: Kempenaar**

c. GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, ORDINANCE TEXT AMENDMENT:

The City is proposing a General Plan Amendment, Specific Plan Amendment for The Boulevard Plan, Ordinance Text Amendment for the Zoning Code to establish

development standards and design guidelines for small lot developments and eliminating the use of Floor Area Ratio as a measurement of integrity for Residential Projects in Commercial Zones. **Project Planner:** Kempenaar

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.

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".