



AGENDA
CITY OF CITRUS HEIGHTS
PLANNING COMMISSION MEETING
DECEMBER 9, 2020, 7:00 pm
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA

PLEASE NOTE: In order to minimize the spread of the COVID 19 virus, Governor Newsom has issued Executive Orders that temporarily suspend some requirements of the Brown Act. Please be advised that the Council Chambers are closed to the public and that some, or all, Planning Commissioners may attend Planning Commission meetings telephonically or otherwise electronically. The meeting will be held via webcast with **NO PHYSICAL LOCATION FOR PUBLIC ATTENDANCE**. If you would like to watch the meeting webcast, please contact the Planning Division at (916) 727-4740 or by email at planning@citrusheights.net to obtain information on if a webcast will be available for this meeting. If you wish to make a public comment, please submit your comment via email to planning@citrusheights.net or by completion of an online Speaker Card at <https://www.citrusheights.net/FormCenter/City-Council-Meetings-Speaker-Card-30>. Public comments shall be limited to 250 words or less. Each comment will be read aloud by the Secretary. Alternatively, members of the public can view the Planning Commission meeting live webcast at: <http://citrusheights.net/305/Planning-Commission> The Agenda for this meeting of the Planning Commission was posted at Citrus Heights City Hall, 6360 Fountain Square Drive, Citrus Heights, CA before the close of business at 5:00 p.m. On the Friday preceding the meeting. If you need a disability-related modification or accommodation, to participate in this meeting, please contact the Planning division 916-725-2448, planning@citrusheights.net, or City Hall 6360 Fountain Square Drive at least 48 hours prior to the meeting. TDD: California Relay Service 7-1-1.

1. CALL MEETING TO ORDER

2. ROLL CALL

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

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

- a. Approval Of Meeting Minutes For October 28, 2020

Documents:

[M10-28-20 DRAFT.PDF](#)

6. PUBLIC HEARING

- a. RAISING CANE'S DRIVE THRU RESTAURANT DESIGN REVIEW PERMIT AND USE PERMIT- 7800 GREENBACK LANE: Applicant Is Proposing Construction Of A 3,172 Square Foot Raising Cane's Fast Food Drive-Thru Restaurant With 199 Square Foot Outdoor Covered Patio On 36,566 Square Foot Development Area. The Project Is Exempt From The California Environmental Quality Act Per Section 15332 (In-Fill Development Projects) Project Planner: Eric Singer



Documents:

1. SR RAISING CANES.PDF
2. ATTACHMENT 2 RESO 20 RAISING CANES.PDF
3. ATTACHMENT 3 RAISING CANE COAS.PDF
4. ATTACHMENT 4 PROJECT DESCRIPTION.PDF
5. ATTACHMENT 5 FULL PLAN SET.PDF
6. ATTACHMENT 6 F AND P TRAFFIC STUDY RAISING CANES.PDF
7. ATTACHMENT 7 ARBORIST REPORT RAISING CANES.PDF

- b. GPA-20-02 DRAFT AMENDMENT TO THE GENERAL PLAN HOUSING ELEMENT: In Accordance With State Law, Citrus Heights Is Updating Its General Plan Housing Element To Reflect The New Housing Needs Projected By The Sacramento Area Council Of Governments For The 2021-2029 Period. The Planning Commission Will Review The Draft Housing Element Update, Which Includes Minor Modifications To Existing Policies, And Forward A Recommendation To The City Council. Please See www.citrusheights.net/He For More Details. The Project Is Exempt From CEQA Under Section 15061 Where The Amendment Is Covered By The Common Sense Exemption That CEQA Applies Only To Projects Which Have The Potential For Causing A Significant Effect On The Environment. Project Planner: Eric Singer

Documents:

1. 2021 HOUSING ELEMENT SR.PDF
2. EXHIBIT A REDLINE DRAFT HE POLICY DOC CHAPTER 2 COMMUNITY DEVELOPMENT.PDF
3. EXHIBIT B - REDLINE DRAFT HE POLICY DOC CHAPTER 3 RESOURCE CONSERVATION.PDF
4. EXHIBIT C REDLINE DRAFT HOUSING ELEMENT BACKGROUND REPORT.PDF
5. APPENDIX A VACANT PENDING AND UNDERUTILIZED LAND INVENTORY.PDF
6. APPENDIX B - UCLA APPLIED RESEARCH PROJECT CH AFFORDABILITY ANALYSIS.PDF
7. ATTACHMENT 1 SACOG REGIONAL HOUSING NEEDS PLAN CYCLE 6 2021-2029.PDF
8. ATTACHMENT 2 FLASHVOTE HOUSING SURVEY RESULTS.PDF

7. REGULAR CALENDAR

- a. Disposition Of Property – 7137 Auburn Boulevard: The Request Is To Adopt Resolution 2020-010 To Find That The Disposition Of The Property Known As “New Sylvan” Is Consistent With The City's General Plan As Per The Findings Required By Government Code Section 65402. Environmental Determination: The Project Is Exempt As Per Section 15061 Of The CEQA Guidelines. Project Planner: Alison Bermudez

Documents:

1. SR - DISPOSITION OF PROPERTY.PDF
2. ATTACHMENT 1 RESOLUTION FOR CONSISTENCY FINDINGS 6550 NEW SYLVAN.PDF
3. ATTACHMENT 2 VICINITY MAP.PDF
4. ATTACHMENT 3 GP LAND USES.PDF
5. ATTACHMENT 4 PLANNING GOALS.PDF

8. PLANNING MANAGER COMMENTS

a. NONE

9. ADJOURNMENT

No additional items, meeting adjourned.

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 Stacy Hildebrand at (916) 727-4707. 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".