



**AGENDA  
CITY OF CITRUS HEIGHTS  
PLANNING COMMISSION MEETING  
JULY 22, 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](mailto: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](mailto:planning@citrusheights.net) or by completion of an online Speaker Card at [planning@citrusheights.net](mailto:planning@citrusheights.net). Each comment will be read aloud by the Planning Commission Secretary each speaker will have up to five minutes to speak.

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](mailto: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

a. DOCUMENTS

Documents:

[JULY 22, 2020 COMPLETE PACKET.PDF](#)

2. ROLL CALL

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

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 The Meeting Minutes For April 22, 2020

a.i. April 22, 2020 MINUTES

Documents:

[M04-22-20 APPROVED.DOC](#)

6. PUBLIC HEARING

a. GENERAL PLAN AMEMDMENT AND ZONING CODE REVISIONS:

The Planning Commission will review an amendment to the General Plan to modify the allowed density within the General Commercial land use designation to 0-40 units per acre to be consistent with the Zoning Code. The Planning Commission will also consider a variety of updates to the city's Zoning Code and forward a recommendation to the City Council. The proposed Zoning Code Amendments includes revisions to sections pertaining to creekside setbacks, fencing, parking, home occupations as well as a variety of other amendments. A complete list of changes can be obtained from the Planning Division. Environmental Determination: The project is Categorically Exempt from CEQA under Section 15305 of the Guidelines. Project Planner: Alison Bermudez

Documents:

[3.SR\\_GPA AND ZC AMENDMENTS.PDF](#)

[4.EXHIBIT A.PDF](#)

[5.EXHIBIT B.PDF](#)

[6.EXHIBIT C.PDF](#)

7. REGULAR CALENDAR

a. None

8. PLANNING MANAGER COMMENTS

a. None

9. 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".*