

Citrus Heights
Planning Commission Special Meeting Minutes
September 1, 2021
Approved

The meeting was held via webcast with no physical location for public attendance. Public comment was taken via email and/or via Zoom and any public comment received was read aloud by the Planning Commission Secretary.

CALL MEETING TO ORDER

Chair Scheeler called the meeting to order at 6:00 PM

1. Flag Salute: Commissioner Ingle led the flag salute
2. Roll Call: Commission Present: Ingle, Makhnovskiy, Nishimura, Turner Mike, Van Duker, Vice Chair Flowers, Chair Scheeler
Absent: None
Staff Present: Blomquist, Bermudez, Hildebrand, Kempenaar, McDuffee, Poole, Van

CONSENT CALENDAR

3. Approval of the meeting minutes for July 28, 2021
M/S Turner-Mike/Makhnovskiy
AYES: (7) Ingle, Makhnovskiy, Nishimura, Turner-Mike, Van Duker, Vice Chair Flowers, Chair Scheeler
NOES: None
ABSENT: (0)

PUBLIC COMMENT

4. 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. 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.

REGULAR CALENDAR

5. **SUNRISE TOMORROW SPECIFIC PLAN OVERVIEW:** Staff will present an overview of the Sunrise Tomorrow Specific Plan to the Planning Commission. The Specific Plan is available here: <https://sunrisetomorrow.net/>
Project Planner: Casey Kempenaar

Planning Manager Casey Kempenaar, and consultant Jaymes Dunsmore presented the project to the Commission and responded to questions. The following was discussed:

- Is there flexibility to change housing location in specific planning area?
- Can you explain what bioswale?
- Any opportunity for pedestrian and bicycle access from the south?
- Will the city work with public transit to ensure easy access and frequent stops for those using public transit ?
- Will Regional Housing Needs Allocation (RHNA) numbers be effected by this project?
- Concern that pedestrians do not have a climate controlled walking path.
- Are the vehicle traffic lanes all two lanes?
- Would outdoor dining be allowed?
- Will there be a staging area for restaurant delivery drivers?
- Are dining areas going to be centralized?
- Would there be an opportunity for bike lane by making the streets wider?

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- Parkway B to the south is residential to help control noise will a new fence be added?
- Will there be speed bumps?
- Any need for a parking structures?
- Is the parking going to be similar to Palladio, any metered parking?
- Who pays to maintain open spaces?
- What incentive do property owners have to maintain and upkeep the open spaces?
- Can the project be completed in sections, or will it need to be completed as one project?
- Is there a list of existing utilities?
- Will the project consist of putting in new sewer/water or tie into existing?
- Were there any studies completed on cellular towers?
- Concern for need of gym, or indoor walking track.
- If one property owner fails to comply with new development, what happens to the project ?

Chair Scheeler opened the public comment.

Chair Scheeler closed the public comment.

PUBLIC HEARING

6. **SUNRISE TOMORROW DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)- 6041 Sunrise Boulevard:** The Draft Environmental Impact Report (DEIR) examines the potentially significant effects on the environment resulting from the proposed Sunrise Tomorrow Specific Plan including a proposed General Plan Amendment and Rezone from Shopping Center to Special Planning Area as described in the DEIR. The DEIR is available here: <https://www.citrusheights.net/1071/Sunrise-Tomorrow-Environmental-Review>

The DEIR has been prepared and the intent of the Public Hearing is to solicit comments on the DEIR.

Project Planner: Casey Kempenaar

Planning Manager Casey Kempenaar, presented the project to the Commission and responded to questions. The following was discussed:

- What Greenhouse gas operational emissions are acceptable?
- Who will be paying for the mitigation for traffic improvement?
- What property owners would be liable?
- Is the street wide enough for the additional turn lane?
- What hours are considered PM peak hours?

Chair Scheeler opened the Public Hearing

Chair Scheeler Closed the Public Hearing

PLANNING MANAGER COMMENTS

7. None

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AJOURNMENT

Meeting adjourned at 8:28 PM

Respectfully Submitted,

Stacy Hildebrand
Planning Commission Secretary