



**CITY OF CITRUS HEIGHTS
PLANNING COMMISSION**
Regular Meeting of Wednesday, April 28, 2021
Regular Meeting 7:00 p.m.

HOW TO PARTICIPATE: Please contact the Planning Division at (916) 727-4740 or by email at planning@citrusheights.net. Alternatively, members of the public can view the Planning Commission meeting at: <http://citrusheights.net/305/Planning-Commission>.

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.

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**.

REGULAR PLANNING COMMISSION MEETING 7:00 PM

CALL REGULAR MEETING TO ORDER

1. FLAG SALUTE

2. ROLL CALL

Ingle, Makhnovskiy, Nishimura, Turner Mike, Van Duker, Vice Chair Flowers, Chair Scheeler

3. PRESENTATION

a. Resolution for recognition of former Planning Commissioners.

4. CONSENT CALENDAR

Approval of minutes for March 24, 2021

Documents:

[M3-24-21 DRAFT.PDF](#)

5. 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. 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.

6. PUBLIC HEARING

a. Trubchik Oaks Parcel Map - 8207 Oak Ave:

The proposal would involve splitting the existing parcel into two parcels, 0.74 and 1.71 gross acres (0.60 and 1.35 net acres) respectively. The proposed parcel map includes conceptual building sites and access, but no designs have been proposed in conjunction with the map. The proposal has been designed to avoid impacts to the sensitive areas associated with the creek and all structures maintain a creek setback of approximately 45 feet. Project planner: Eric Singer

Documents:

[.SR_OAK AVE 8207 TRUBCHIK PM.PDF](#)
[ATTACHMENT 1 - VICINITY MAP.PDF](#)
[ATTACHMENT 2 - TRUBCHIK OAKS RESO.PDF](#)
[ATTACHMENT 3 - TRUBCHIK OAKS COAS.PDF](#)
[ATTACHMENT 4 - PROJECT DESCRIPTION.PDF](#)
[ATTACHMENT 5 - 8207 OAK AVE PM 1.12.21.PDF](#)
[ATTACHMENT 6 - BIO REPORT.PDF](#)
[ATTACHMENT 7 - ARBORIST REPORT.PDF](#)
[ATTACHMENT 8 - DRAINAGE REPORT.PDF](#)

7. REGULAR CALENDAR

a. Capital Improvement Program:

Staff Recommends that the Planning Commission find that the City of Citrus Heights Capital Improvement Program (2021/2022-2025/2026) conforms with the General Plan.

Documents:

[CIP 2021.PDF](#)
[DRAFT CIP FOR PC 4-2021 V2.PDF](#)

b. Permit-Ready Accessory Dwelling Units Presentation

8. PLANNING MANAGER ITEMS

9. ADJOURNMENT

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 6360 Fountain Square Drive, Citrus Heights, CA. 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.