



**AGENDA**  
**CITY OF CITRUS HEIGHTS**  
**PLANNING COMMISSION MEETING**  
**City Hall Council Chambers**  
**6360 Fountain Square Drive**  
**Wednesday, July 13, 2022 7:00 pm**

**PLEASE NOTE:**

The Commission may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on the agenda. The Commission established a procedure for addressing the Commission. Speaker Identification Sheets are provided on the table inside the Council Chambers. If you wish to address the Commission during the meeting please complete a Speaker Identification Form and give it to the Commission Secretary. Those addressing the Commission are limited to three (3) minutes. The Chair may also reduce the allowed time if there is a lengthy Agenda or a large number of people wanting to address the Commission.

You may also submit your comment via email to [planning@citrusheights.net](mailto:planning@citrusheights.net). Each written comment will be read aloud by the Secretary.

**CALL REGULAR MEETING TO ORDER**  
July 13, 2022 Planning Commission Meeting Agenda

Documents:

[7-13-22 PC AGENDA.PDF](#)

1. FLAG SALUTE
2. ROLL CALL  
Ingle, Makhnovskiy, Nishimura, Turner Mike, Scheeler, Vice Chair Van Duker,  
Chair Flowers
3. CONSENT CALENDAR  
Approval of minutes for May 11, 2022

Documents:

[M5-11-22 DRAFT MINUTES.PDF](#)

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. 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 Division and the Applicant for that agenda item.

## 5. PUBLIC HEARING

### a. Sunrise Vista Apartments - 6031 Sunrise Vista Drive File # PLN-21-01:

The applicant is requesting a Design Review Permit and Tree Permit to construct a 27-unit apartment complex comprised of three separate three-story buildings, totaling approximately 27,600 sq-ft. Other site improvements will include parking, landscaping, lighting, and recreational space. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15332 (In-Fill Development Projects). **Project Planner: Eric Singer**

Documents:

[SUNRISE VISTA APARTMENTS\\_SR 7.13.22.PDF](#)  
[ATTACHMENT 1 - SUNRISE VISTA APARTMENTS VICINITY MAP.PDF](#)  
[ATTACHMENT 2 - SUNRISE VISTA APARTMENTS RESO.PDF](#)  
[ATTACHMENT 2A - SUNRISE VISTA APARTMENTS COAS.PDF](#)  
[ATTACHMENT 3 - FULL PLAN SET.PDF](#)  
[ATTACHMENT 4 - PRELIMINARY ARBORIST REPORT 2.28.20.PDF](#)  
[ATTACHMENT 5 - PRELIMINARY HYDROLOGY REPORT 3.2.21.PDF](#)  
[ATTACHMENT 6 - TRAFFIC STUDY 1.21.22.PDF](#)  
[ATTACHMENT 7 - NOISE STUDY 12.23.21.PDF](#)  
[ATTACHMENT 8 - CALTLC ARBORIST REPORT 6.2.21.PDF](#)  
[ATTACHMENT 9 - CEQA EXEMPTION ANALYSIS.PDF](#)

### b. Zoning Code Density Bonus Update File # PLN-22-16:

The Planning Commission will review updates to the Zoning Code regarding compliance with State Density Bonus provisions and forward a recommendation to the City Council. A complete list of changes can be obtained from the Planning Division. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the Guidelines. **Project Planner: Eric Singer**

Documents:

[DENSITY BONUS UPDATE PC\\_SR 07.13.2022.PDF](#)  
[EXHIBIT A - ARTICLE 3 REDLINE DB\\_07.2022.PDF](#)

## 6. REGULAR CALENDAR

**Determination of General Plan Consistency – 7346 Cross Drive File # PLN-22-15** : Sacramento Regional County Sanitation District owns the subject vacant parcel and has declared the property as surplus property. Under Government Code section 65402, the Planning Commission must determine conformity to the General Plan prior to the disposition of any government owned land. **Project Planner: Alison Bermudez**

Documents:

[PC\\_SR\\_DISPOSITION\\_CROSS.PDF](#)  
[ATTACHMENT 1 RESOLUTION FOR CONSISTENCY FINDINGS.PDF](#)

## 7. PLANNING MANAGER COMMENTS

Planning Commission Meeting start time discussion.

#### 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 Blvd., 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 6360 Fountain Square Drive, Citrus Heights, CA.

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.