



**AGENDA**  
**CITY OF CITRUS HEIGHTS**  
**PLANNING COMMISSION**  
City Hall Council Chambers  
6360 Fountain Square Drive, Citrus Heights, CA  
Wednesday, September 13, 2023 6:00 p.m.

**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**

September 13, 2023 Planning Commission Meeting Agenda

Documents:

[9-13-2023 PC AGENDA.PDF](#)

1. FLAG SALUTE
2. ROLL CALL  
Flowers, Remick, Scheeler, Semenenko, Shishko, Vice Chair Price,

Chair Van Duker

3. CONSENT CALENDAR  
Approval of minutes for May 10, 2023

Documents:

[PC MEETNG DRAFT MINUTES 5.10.23.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. 7942 Arcadia Drive-Citrus Town Event Center

The applicant is requesting approval of a Use Permit to allow the operation of a multi-purpose banquet hall/event center in an existing vacant space. The venue will provide space for a variety of celebration events, seminars, corporate events and similar. All events will be held indoors and attendees will utilize existing parking spaces available within the project site. The project is Categorically Exempt from CEQA per Section 15332 (Infill Exemption Class 32). Project Planner: Alison Bermudez

#### Documents:

[SR CTEC FINAL.PDF](#)  
[ATTACHMENT 1 PROJECT DESCRIPTION.PDF](#)  
[ATTACHMENT 2 RESO.PDF](#)  
[ATTACHMENT 2.EX A COA.PDF](#)  
[ATTACHMENT 3 BUSINESS PLAN.PDF](#)  
[ATTACHMENT 4 PLANSET.PDF](#)

### b. 7137 Auburn Blvd-Sylvan Corners

The applicant is requesting approval of a General Plan Amendment, Rezone, Ordinance Text Amendment, Tentative Subdivision Map, Design Review Permit and Tree Permit for the proposed Sylvan Corners Subdivision. The development proposal includes the creation of 94 lots and 6 open space lots to allow for 94 for-sale single-family homes.

Project amenities include a passive recreation lot, five open space lots with pedestrian pathways connecting to the adjacent Sylvan Plaza, Sylvan Middle School and the larger open space (detention basin) on the south end of the site. The homes will consist of two housing types: traditional single-family style on 70 lots and smaller alley-loaded homes on 24 lots. The project also includes a provision for 14 homes sold to income-qualified persons as required by the Surplus Lands Act (GC Sections 54220 through 54233). An Initial Study was prepared to identify and assess the anticipated environmental impacts of the Sylvan Corners Subdivision to satisfy the California Environmental Quality Act (CEQA). CEQA requires that all state and local government agencies consider the environmental consequences before approving those Projects. The Initial Study determined the Project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect and a Mitigated Negative Declaration (MND) was prepared. Project Planner: Alison Bermudez

#### Documents:

[0.SR\\_09.07.23.PDF](#)  
[A.1. RESOLUTION FOR ADOPTING MITIGATED NEGATIVE DECLARATION.PDF](#)  
[A.1.EXA.ADMIN DRAFT FINAL.MMRP.PDF](#)  
[A.1.EXA.ATTACHMENT.D DRAFT ISMND.PDF](#)  
[A.2. RESOLUTION FOR APPROVING PROJECT.PDF](#)  
[A.2.EXA-GENERAL-PLAN-AMENDMENT-EXHIBIT-090523.PDF](#)  
[A.2.EXB.COA\\_PCFINAL\\_09.07.PDF](#)  
[A.3 REZONE - OTA ORDINANCE.PDF](#)  
[A.3.EXA.SYLVAN CORNERS-REZONE-EXHIBIT-090523.PDF](#)  
[A.4 OM.PDF](#)  
[A.5 ADOPTED GOALS.PDF](#)  
[A.6 TIS.SYLAN RESIDENTIAL FINAL REPORT 10 11 22.PDF](#)  
[A.A.PROJECTDESCRIPTION\\_08.25.23.PDF](#)  
[A.B. SYLVAN-SPA-DEV-STANDARDS\\_09.07.23.PDF](#)  
[A.C.SYLVAN CORNERS-ILLUSTRATIVE-PLAN-090523.PDF](#)  
[A.D.SYLVAN CORNERS-SITE-PLAN-090523.REV.1.PDF](#)  
[A.E.SYLVAN CORNERS-TENT-MAP-2SHEETS-090523.1.PDF](#)  
[A.F.SYLVAN CORNERS-PRELIM-GRADE-2SHEETS-090523.1.PDF](#)  
[A.G.SYLVAN CORNERS-UTILITY-PLAN-2SHEETS-090523.1.PDF](#)  
[A.H.SYLVAN CORNERS-TREE-EXHIBIT-090523.1.PDF](#)  
[A.H.A. 2103003-TREE-TABLE.1.PDF](#)  
[A.I.SYLVAN CORNERS-PARKING-PLAN-090523.1.PDF](#)  
[A.J.SYLVAN CORNERS-PHOTO-EXHIBIT-090523.1.PDF](#)  
[A.K. 22028\\_LANDSCAPECONCEPTPLAN\\_REV\\_230817.1.PDF](#)  
[A.L. SYLVAN CORNERS\\_HOA\\_MEMO\\_CITY RE-SUBMITTAL\\_2023\\_08\\_25.1.PDF](#)  
[A.M. NEIGHBORHOOD OUTREACH LETTERS SUMMARY\\_SYLVAN](#)

CORNERS\_2023\_08\_25.1.PDF  
A.N. 2023-05-17\_WOODSIDE - SYLVAN CORNERS COLOR MATERIAL  
PACKAGE.N.PDF  
A.O.EVELVATIONS 08.25.23.1.PDF

6. GENERAL CORRESPONDENCE, PRESENTATIONS AND REPORTS FROM CITY STAFF

7. 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.

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".