



AGENDA
CITY OF CITRUS HEIGHTS
PLANNING COMMISSION MEETING
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA
Wednesday, September 28, 2022
7:00 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.

Planning Commission Meeting Agenda September 28, 2022

Documents:

[9-28-22 PC AGENDA.PDF](#)

CALL REGULAR MEETING TO ORDER

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 August 10, 2022

Documents:

[M8-10-22 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. Raising Cane's Parcel Map: 7804 Greenback Lane PLN-22-14

The current proposal would involve splitting the existing 5-acre parcel into two parcels, 4.12 and 0.88-acres respectively (Exhibit B). The proposed parcels are based on the existing lease lines held between Raising Cane's and the current property owner. Access easements will be required after the map has been recorded. No physical changes are being proposed to the property, and no existing easements shall be affected by the proposed lot split. **Project Planner: Eric Singer**

Documents:

[RAISING CANES PM SR 9.28.22.PDF](#)
[ATTACHMENT 1 - RAISING CANES PM VICINITY MAP.PDF](#)
[EXHIBIT A - RAISING CANES PM RESO.PDF](#)
[EXHIBIT B - RAISING CANES PROPOSED TENTATIVE PARCEL MAP.PDF](#)
[EXHIBIT C - RAISING CANES PM COAS.PDF](#)

- b. Zoning Code Amendment: Sunrise MarketPlace (SMP) PLN-22-22

The proposed amendment to the Zoning Code would establish an Overlay Zone that would prohibit certain automobile focused land uses including, but not limited to gas stations (Service Stations), car washes, and vehicle services/repair within the Sunrise MarketPlace Overlay Zone. **Project planner: Alison Bermudez**

Documents:

[SR_ZONING CODE UPDATE - SMP OVERLAY.PDF](#)
[ATT 1 ZONING MAP W OVERLAY.PDF](#)
[ATT 2 SMP MAP.PDF](#)
[ATT 3 COMMERCIAL LAND USE TABLES.PDF](#)
[ATT 4 BH LETTER.PDF](#)
[ATT 5 CHASEN 2 EMAIL.PDF](#)
[ATT 6 SUNRISE RANCH LETTER.PDF](#)
[ATT 7 SOAR LETTER.PDF](#)
[ATT 8 EMAIL GLENDA ANDERSON.PDF](#)
[EX A ZONING CODE TEXT SMP OVERLAY.PDF](#)
[EX B ZONING MAP SMP OVERLAY.PDF](#)

6. REGULAR CALENDAR

None

7. GENERAL CORRESPONDENCE, PRESENTATIONS AND REPORTS FROM CITY STAFF

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.

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".

