



AGENDA
CITY OF CITRUS HEIGHTS
SPECIAL PLANNING COMMISSION MEETING

WEDNESDAY, OCTOBER 20, 2021

7:00 P.M.

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. Planning Commissioners may attend Planning Commission meetings telephonically or otherwise electronically, the City of Citrus Heights is allowing for remote participation. There will be no physical location for this meeting.

HOW TO PARTICIPATE:

Members of the public can view the Planning Commission meeting online at: <http://citrusheights.net/305/Planning-Commission> or join the Zoom meeting (see instructions below).

PLEASE SEE BELOW FOR ZOOM MEETING INFORMATION:

Members of the public can join the Planning Meeting at 7:00 PM via Zoom Webinar link: <https://us02web.zoom.us/j/84847817829?pwd=dHQ3RkUvMEhpcW82L3hCNWxqbWpaZz09>

For those individuals accessing the meeting through Zoom who wish to make a public comment, please use the Zoom hand raise function (or *9 if you join the webinar via telephone) and the host will unmute you when it is time to speak. Speakers will be limited to 3 minutes each.

You may also submit your comment via email to planning@citrusheights.net. Written Public comments shall be limited to 250 words or less. Each written comment will be read aloud by the Secretary.

If you have questions or need assistance or if you need a disability-related modification or accommodation, to participate in this meeting, please contact the Planning Division 916-727-4740, planning@citrusheights.net, or City Hall 6360 Fountain Square Drive at least 48 hours prior to the meeting. TDD: California Relay Service 7-1-1.

OCTOBER 20, 2021 SPECIAL PLANNING COMMISSION MEETING AGENDA

Documents:

[10-20-21 SPECIAL PC AGENDA.PDF](#)

CALL SPECIAL MEETING TO ORDER

1. FLAG SALUTE
2. ROLL CALL

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

3. 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.

4. PUBLIC HEARING

a. SUNRISE TOMORROW SPECIFIC PLAN 6041 SUNRISE BOULEVARD: The Planning Commission will be considering adoption of the Sunrise Tomorrow Specific Plan that would allow for the following mix of uses: Residential Units 2,200, Office 960,000 Square Foot (SF) Hotel Rooms 480, Community/Institutional 450,000 SF, Retail 320,000 SF and Open Space 25 +/- Acres.

The project includes a General Plan Amendment to change the land use designation of the entire Plan Area from General Commercial to Marketplace Mixed Use and Rezone the property from Shopping Center to Special Planning Area. The Planning Commission will forward their recommendation to City Council for final adoption. <HTTPS://SUNRISETOMORROW.NET/SUNRISE-TOMORROW/DRAFTSPECIFICPLAN/>

Environmental Determination: An Environmental Impact Report (EIR) was prepared for the project and circulated for public review as required by CEQA. The Planning Commission will forward a recommendation to the City Council on the consideration to adopt the EIR, Statement of Overriding Considerations, Findings of Fact and Mitigation Monitoring and Reporting Program.

Project Planner: Casey Kempenaar

Documents:

SUNRISE TOMORROW SPECIFIC PLAN SR TO PC FINAL.PDF
ATTACHMENT 1 RESOLUTION FOR CERTIFYING EIR.PDF
ATT 1A -FEIR.PDF
ATT 1A-1 DEIR.PDF
ATT 1B - SUNRISE TOMORROW SP FOF SOC_PUBLIC OCT 2021.PDF
ATTACHMENT 2 RESOLUTION FOR APPROVING GPA.PDF
ATT 2A - GPA TEXT.PDF
ATT 2B - GENERAL PLAN LAND USE MAP.PDF
ATTACHMENT 3 REZONE - SUNRISE TOMORROW SPA..PDF
ATT 3A - SUNRISE TOMORROW SPA.PDF
ATT 3B- AMENDED ZONING MAP.PDF
ATTACHMENT 4- RESOLUTION ADOPTING SPECIFIC PLAN..PDF
ATT 4A - SUNRISE TOMORROW SPECIFIC PLAN.PDF
ATT 5 - SUNRISE_TOMORROW FINAL LTA REPORT _2 8 21.PDF

ATT 6- OUTREACH SUMMARY.PDF
ATT 7 - COMMENT LETTERS.PDF
ATT 8 -SUNRISETOMORROWSPECIFICPLANCOMMENTSFINAL.PDF
ATT 9 SUNRISE TOMORROW SP WALKSAC 20210909 LETTER.PDF
ATT 10 - CHANGES TO SPECIFIC PLAN SINCE SEPTEMBER 1, 2021.PDF

5. REGULAR CALENDAR

- a. Resolution for recognition of Community Development Director Colleen McDuffee

6. PLANNING MANAGER COMMENTS

- SB9 update

7. 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.