



**AGENDA**  
**CITY OF CITRUS HEIGHTS**  
**PLANNING COMMISSION**  
City Hall Council Chambers  
6360 Fountain Square Drive, Citrus Heights, CA  
Wednesday, February 8, 2023 6:00 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.

February 8, 2023 Planning Commission Meeting Agenda PDF



Documents:

[2-8-2023 PC AGENDA.PDF](#)

CALL REGULAR MEETING TO ORDER

1. FLAG SALUTE
2. ROLL CALL  
Price, Remick, Scheeler, Sememeko, Shishko, Vice Chair Van Duker,  
Chair Flowers
3. CONSENT CALENDAR  
Approval of minutes for December 14, 2022

Documents:

[M12-14-22 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

**Zoning Code Update:** Staff proposes to modify various section of the Zoning Code to reflect changes in state law as well as make necessary refinements, including changes to Affordable Housing Incentives, Parking Requirements, Accessory Dwelling Unit (ADU) regulations, and Temporary Uses. The proposed amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the Guidelines in that adoption of the proposed Ordinance will not result in any impacts on the physical environment. **Project Planner: Eric Singer**

Documents:

[ZC UPDATE PC SR 02 08 2023.PDF](#)  
[ATTACHMENT 1 SB 743 MAP OF VERY LOW VMT AREAS.PDF](#)  
[EXHIBIT A REDLINE OF ZONING CODE TEXT.PDF](#)

#### 6. REGULAR CALENDAR

- a. Presentation On Newly Adopted Housing Laws Alison Bermudez
- b. Election Of Chair And Vice Chair

#### 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".