



AGENDA  
CITY OF CITRUS HEIGHTS  
PLANNING COMMISSION  
City Hall Council Chambers  
6360 Fountain Square Drive, Citrus Heights, CA  
May 10, 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.

PLANNING COMMISSION PACKET MAY 10, 2023

Documents:

[5-10-2023 COMPLETE AGENDA PACKET.1.PDF](#)

CALL REGULAR MEETING TO ORDER

1. FLAG SALUTE

2. ROLL CALL

Flowers, Remick, Scheeler, Semenenko, Shishko, Vice Chair Price, Chair Van Duker

3. CONSENT CALENDAR

Draft Minutes for Planning Commission Meeting of March 22, 2023

Documents:

[PC DRAFT MINUTES 3.22.23.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 HEARINGS

a. Parcel Map - 8020 Twin Oaks Avenue - File #PLN-23-02

The applicant is requesting approval of a Parcel Map to subdivide an existing 5-acre parcel into two lots (3.38 and 1.62 acres). Project Planner: Alison Bermudez

Documents:

[SR\\_8020 TWIN OAKS PM.PDF](#)  
[ATTACHMENT 1 RESOLUTION.PDF](#)  
[ATTACHMENT 2 CONDITIONS OF APPROVAL.PDF](#)  
[8020 TWIN OAKS AVE TENTATIVE MAP.PDF](#)

b. Starbucks Retail Center - 8516 Auburn Boulevard - File # PLN-22-06

The project proposes the construction of a new Starbucks retail building with a drive-through service. The proposed Starbucks building is 2,241 square feet in area with outdoor and indoor seating in addition to the proposed drive-through. The new building will feature a 400 square foot plaza with outdoor seating for the patrons of the Starbucks. The project will retain the portion of the existing retail building where Tea it and Waggin Tails are located (5,623 square feet) but proposes to remove the portion of the building occupied by the liquor store. The vacant coffee kiosk will also be removed. A number of site amenities are included with the project including increased landscaping, new lighting and other associated site improvements. Project Planner: Alison Bermudez

Documents:

[1.SR.STARBUCKS\\_PLN2206\\_FINAL STAFF REPORT.4.24.23.PDF](#)  
[ATTACHMENT 1. RESOLUTION.PDF](#)  
[ATTACHMENT 1.EXA - FINAL STARBUCKS COA. 4.20.2023.PDF](#)  
[ATTACHMENT 1.EXB - ENV DETERMINATION.PDF](#)  
[ATTACHMENT 2 PROJECT DESCRIPTION.PDF](#)  
[ATTACHMENT 3 ARBORIST REPORT.PDF](#)  
[ATTACHMENT 4 TIS STARBUCKS PANDA EXPRESS AUBURN BLVD FINAL.PDF](#)  
[ATTACHMENT 5 SITE PLAN.PDF](#)  
[ATTACHMENT 6 ELEVATIONS.PDF](#)  
[ATTACHMENT 7 CIVIL PLANS.PDF](#)  
[ATTACHMENT 8 PHOTOMETRIC.PDF](#)  
[ATTACHMENT 9 PRELIM LANDSCAPE.PDF](#)  
[ATTACHMENT 10 JOINT SITE PLAN WITH QSR.PDF](#)

6. REGULAR CALENDAR

a. Five-Year Capital Improvement Program (CIP)

Section 65401 of the State Government Code (Planning and Zoning Law) requires that, before the City Council can adopt the CIP, the Planning Commission must make a finding that it conforms with the General Plan. Staff has reviewed the proposed CIP and determined that it is consistent with the General Plan. Staff Presentation: Regina Cave

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

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".