



**AGENDA**  
**CITY OF CITRUS HEIGHTS**  
**PLANNING COMMISSION REGULAR MEETING**  
**WEDNESDAY, JULY 28, 2021 7:00 PM**

**HOW TO PARTICIPATE:**

Please contact the Planning Division at (916) 727-4740 or by email at [planning@citrusheights.net](mailto:planning@citrusheights.net). Alternatively, members of the public can view the Planning Commission meeting at: <http://citrusheights.net/305/Planning-Commission> .

If you wish to make a public comment, please submit your comment via email to [planning@citrusheights.net](mailto:planning@citrusheights.net) or by completion of an online Speaker Card at <https://www.citrusheights.net/FormCenter/City-Council-Meetings-Speaker-Card-30>

Public comments shall be limited to 250 words or less. Each comment will be read aloud by the Secretary.

**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. Please be advised that the Council Chambers are closed to the public and that some, or all, Planning Commissioners may attend Planning Commission meetings telephonically or otherwise electronically. The meeting will be held via webcast with **NO PHYSICAL LOCATION FOR PUBLIC ATTENDANCE.**

July 28, 2021 Agenda (PDF)

Documents:

[7-28-21 PC AGENDA.PDF](#)

CALL REGULAR MEETING TO ORDER

1. Flag Salute

2. Roll Call: Ingle, Makhnovskiy, Nishimura, Turner Mike, Van Duker, Vice Chair Flowers  
Chair Scheeler

APPROVAL OF MINUTES

3. Approval of minutes for April 28, 2021

Documents:

PUBLIC COMMENT

4. 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.

PUBLIC HEARING

5. Pioneer Baptist Church Use Permit - 7828 Auburn Blvd: The project requires a Use Permit, Design Review Permit, and Tree permit to allow the construction and operation of a two-story 34,023 square foot church and associated uses. The new church location will serve the current +/-400 member congregation and allow room for membership growth. In addition to church, the project includes a day care Monday through Friday for up to 120 preschool aged children. Project Planner: Alison Bermudez

Documents:

[STAFF REPORT.PDF](#)  
[EXHIBIT A\\_COA.PDF](#)  
[A0.PBC COMMENTS.PDF](#)  
[A1.VICINITYMAP.PDF](#)  
[A2\\_RESOLUTION.PDF](#)  
[A3\\_PBC\\_PROJECTDESCRIPTION.PDF](#)  
[A4.SITEPLAN.PDF](#)  
[A5.PRELIMGRADINGDRAINAGE.PDF](#)  
[A6.ELEVATION PLAN.PDF](#)  
[A7.BUILDINGVIEWSCOLOR.PDF](#)  
[A8.FLOOR PLANS.PDF](#)  
[A9.WALLANDFENCE.PDF](#)  
[A10.PBC\\_TREEMAPANDREPORT.PDF](#)  
[A11.PBC\\_TIS.050721.PDF](#)  
[A12.PBC\\_BRA\\_06042021\\_FINAL.PDF](#)  
[A13.PBC\\_ARD\\_FINAL.PDF](#)  
[A14.PBC NOISE IMPACT ASSESSMENT.PDF](#)

REGULAR CALENDAR

6. None

PLANNING MANAGER ITEMS

7. None

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.