



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. 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 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.

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.



Thomas Scheeler, Chair
Marcelle Flowers, Vice Chair
Janelle Ingle, Commissioner
Paul Makhnovskiy, Commissioner
Talaya Turner Mike, Commissioner
Michael Nishimura, Commissioner
Andrew Van Duker, Commissioner

**CITY OF CITRUS HEIGHTS
PLANNING COMMISSION
Regular Meeting of Wednesday, July 28, 2021
Regular Meeting 7:00 p.m.**

HOW TO PARTICIPATE:

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**REGULAR PLANNING COMMISSION MEETING
7:00 PM**

July 28, 2021 Regular Planning Commission Meeting 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

PUBLIC COMMENT

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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

REGULAR CALENDAR

6. None

PLANNING MANAGER ITEMS

7. None

ADJOURNMENT

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City of Citrus Heights
Planning Commission Meeting Minutes
DRAFT
April 28, 2021

The meeting was held via webcast with no physical location for public attendance. Public comment was taken via email and any public comment received was read aloud by the Planning Commission Secretary.

CALL MEETING TO ORDER

Chair Scheeler called the meeting to order at. 7:11

1. FLAG SALUTE

Commissioner Makhnovskiy led the flag salute.

2. ROLL CALL

Commission Present: Makhnovskiy, Nishimura, Turner Mike, Van Duker, Vice Chair Flowers, Chair Scheeler

Absent: Ingle

Staff Present: Bermudez, Blomquist, Cave, Flores, Hildebrand, Jones, Kempenaar, McDuffee, Singer

3. PRESENTATION

A. Resolution for recognition of former Planning Commissioners.

4. CONSENT CALENDAR

Approval of the meeting minutes for March 24, 2021

M/S Makhnovskiy/Nishimura

AYES: (6) Makhnovskiy, Nishimura, Turner Mike, Van Duker, Vice Chair Flowers, Chair Scheeler

NOES: (0)

ABSENT: (1) Ingle

5. PUBLIC COMMENT

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6. PUBLIC HEARING

A. Trubchik Oaks Parcel Map - 8207 Oak Ave: The proposal would involve splitting the existing parcel into two parcels, 0.74 and 1.71 gross acres (0.60 and 1.35 net acres) respectively. The proposed parcel map includes conceptual building sites and access, but no designs have been proposed in conjunction with the map. The proposal has been designed to avoid impacts to the sensitive areas associated with the creek and all structures maintain a creek setback of approximately 45 feet. **Project planner: Eric Singer**

Chair Scheeler asked Commissioners if they have any clarifying questions:

- As far as setback go is a bridge considered a structure?
- Would a bridge be considered to gain access to the northeast corner for possible ADU?

- Would they be able to access an ADU from the main house?
- Would they have access from the eastern end if they were to add ADU?
- Is there an easement maintenance agreement or creek agreement the owner would have to sign to make sure the one-hundred year floods are taken care of and the creek flow is taken care of?
- Why was a tree permit, is there a plan to remove trees before the split takes place?

Chair Scheeler opened the public hearing
Chair Scheeler closed the public hearing

Motions

1. Adopt Resolution 2021-03 finding that the proposed project is exempt from CEQA under Class 15 of the CEQA Guidelines as a minor land division.

M/S Makhnovskiy/Van Duker

AYES: (6) Makhnovskiy, Nishimura, Turner Mike, Van Duker, Vice Chair Flowers, Chair Scheeler

NOES: None

ABSENT: (1) Ingle

2. Approve the Tentative Parcel Map creating two lots subject to the findings and conditions of approval contained in Attachment 3 of the staff report.

M/S Makhnovskiy/Turner-Mike

AYES: (6) Makhnovskiy, Nishimura, Turner Mike, Van Duker, Vice Chair Flowers, Chair Scheeler

NOES: None

ABSENT: (1) Ingle

7. REGULAR CALENDAR

A. Capital Improvement Program: Staff Recommends that the Planning Commission find that the City of Citrus Heights Capital Improvement Program (2021/2022-2025/2026) conforms with the General Plan.

Chair Scheeler asked Commissioners if they have any clarifying questions:

- Fencing at Greenback and Auburn, was that slowed down because of Covid?

Motion

Move to find that City of Citrus Heights Capital Improvement Program (2021/2022-2025/2026) conforms with the General Plan.

M/S Makhnovskiy/Flowers

AYES: (6) Makhnovskiy, Nishimura, Turner Mike, Van Duker, Vice Chair Flowers,
Chair Scheeler

NOES: None

ABSENT: (1) Ingle

Motion Item 6-A

Chair Scheeler opened the public hearing

Chair Scheeler closed the public hearing

Planning manager Kempenaar addressed the Commission, on an additional motion for item 6-A.

3. (**Trubchik Oaks Parcel Map - 8207 Oak Ave:**) Approve a Tree Permit to remove fifteen (15) protected trees on site based on the findings and conditions contained in Attachment 3 of the staff report.

M/S Flowers/Turner-Mike

AYES: (6) Makhnovskiy, Nishimura, Turner Mike, Van Duker, Vice Chair Flowers,
Chair Scheeler

NOES: None

ABSENT: (1) Ingle

B. Permit-Ready Accessory Dwelling Units Presentation

Chair Scheeler asked Commissioners if they have any clarifying questions:

- I know when you are building you have to provide a site map, is this something the builder would need to provide?
- Project is fully funded, what part and by whom?
- Will there be any additional funding for the program as it progresses?
- How much variance will be allowed on existing plans?
- Do plans provide budgetary guidelines?
- Standalone units, correct?
- Siting a unit on a property for a home owner, will the underground utilities be a risk for the city?

8. PLANNING MANAGER COMMENTS

None

9. AJOURNMENT

8:12

Respectfully Submitted,

Stacy Hildebrand
Planning Commission Secretary