City of Citrus Heights
Planning Commission
Meeting Minutes
February 24, 2026
Approved

MEETING CALLED TO ORDER
Chair Sheeler called meeting to order at 6:00 pm

1. **FLAG SALUTE** Commissioner Kaufman led the flag salute.

2. **ROLL CALL** Commission Present: Kaufman, Kinderwater, Al Rawi, Utzig, Chair Scheeler

   ABSENT: (2) Vice Chair Flowers, Van Duker
   STAFF PRESENT: Ashjian, Bermudez, Chevaillier, Hildebrand, Kehrer, Kempenaar, Lui

3. **CONSENT CALENDAR**
   Approval of minutes for December 9, 2025

   MOTION 1: Approval of minutes for December 9, 2025

   M/S: Utzig/Al Rawi
   AYES: (5) Al Rawi, Kaufman, Kinderwater, Utzig, Chair Scheeler
   NOES: (0)
   Abstain: (0)
   ABSENT: (2) Vice Chair Flowers, Van Duker

4. **PUBLIC COMMENT**
   There was no public comment.

5. **REGULAR CALENDAR**

   a. 6941 Sylvan Road APN# 211-0160-022-0000: The project consisted of a lot split of a single 0.42-acre parcel into two parcels. The application includes conceptual plans for future development (one duplex on each lot); however, no development is proposed or submitted as part of this project. The project is categorically exempt from the requirements of the California Environmental Quality Act per Section 15315 of the CEQA Guidelines. **Project Planner: Associate Planner Steffane Lui**

Associate planner Steffane Lui made a presentation to the Commission; Commission discussed the following:

- Location of SMUD power line

- Access to Parcel 2
- Adequate fire truck turn-around

Chair Scheeler opened public hearing.

The following spoke in opposition to the project:

Speaker Paul Reyes: The project applicant has allowed attendees of large Veterans Center Events to park on his vacant lot and the loss of those parking spaces will greatly impact future Veteran's Events.
Speaker Gino (Last name?) – Commented on the impact the loss of parking will have on the Veterans Center
Written comment submitted by Michelle Grant and read into the record also addressed concern over parking and future development on the lot

Chair Scheeler closed public hearing.

The Commission discussed the project and felt that it would be beneficial if the project applicant and the Veterans Center could meet to discuss the development and a possible resolution.

MOTION 1: Move to continue item 5a to allow further evaluation for access compatibility concerns. Item continued to date uncertain.

M/S: AlRawi/Kinderwater
AYES: (5) Al Rawi, Kaufman, Kinderwater, Utzig, Chair Scheeler
NOES: (0)
ABSENT: (2) Vice Chair Flowers, Van Duker
RECUSE: (0)

b. <u>Amendment to Section 106.42.015 of the Citrus Heights Zoning Code:</u> The project amended Section 106.42.015 of the Citrus Heights Zoning Code related to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). The amendments update local regulations to ensure consistency with current California State ADU law, clarify allowable unit types and quantities, remove subjective design standards, and incorporate required State law provisions. The project does not change zoning or land use designations and is intended to maintain compliance with State housing requirements. The Planning Commission will review the amendments and forward a recommendation to the City Council. CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) **Project Planner: Associate Planner Steffane Lui**

MOTION 1: Recommend the City Council adopt a Resolution finding the proposed amendments exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3) of the CEQA Guidelines.

M/S: Utzig/AlRawi
AYES: (5) Al Rawi, Kaufman, Kinderwater, Utzig, Chair Scheeler
NOES: (0)
Abstain: (0)
ABSENT: (2) Vice Chair Flowers, Van Duker

MOTION 2: Recommend the City Council adopt an Ordinance amending Section 106.42.015 of Chapter 106 of the Citrus Heights Municipal Code (Zoning Code) as shown in Exhibit A.

M/S: Utzig/AlRawi
AYES: (5) AlRawi, Kaufman, Kinderwater, Utzig, Chair Scheeler
NOES: (0)
Abstain: (0)
ABSENT: (2) Vice Chair Flowers, Van Duker

6. **REGULAR CALENDAR**

a. General Plan Annual Report

MOTION 1: Move to accept the 2025 General Plan Annual Progress Report and direct staff to forward the report to City Council and the appropriate state agencies in accordance with Government Code Section 65400.

M/S: AlRawi/Kinderwater
AYES: (5) AlRawi, Kaufman, Kinderwater, Utzig, Chair Scheeler
NOES: (0)
ABSENT: (2) Vice Chair Flowers, Van Duker
RECUSE: (0)

7. **GENERAL CORRESPONDENCE, PRESENTATIONS AND REPORTS FROM CITY STAFF**

a. Refresher on the California Environmental Quality Act (CEAQ) and applicability to projects within the purview of the Planning Commission

b. Selection of Chair and Vice chair: Item continued to date uncertain

8. **ADJOURNMENT**

Meeting adjourned at 7:02 pm

Respectfully Submitted,

Stacy Hildebrand
Planning Commission Secretary