

City of Citrus Heights
Planning Commission Meeting Minutes
DRAFT
March 24, 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 7:00 pm.

1. FLAG SALUTE

Commissioner Turner Mike led the flag salute.

2. ROLL CALL

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

Absent: None

Staff Present: Blomquist, Hildebrand, Jones, Kempenaar, McDuffee, Singer

3. PRESENTATION

Resolution for recognition of former Planning Commissioners.

4. CONSENT CALENDAR

Approval of the meeting minutes for February 10, 2021

M/S: Nishimura/Van Duker

AYES: (7) Ingle, Makhnovskiy, Nishimura, Turner Mike, Van Duker, Vice Chair Flowers, Chair Scheeler

NOES: None

ABSENT: None

5. 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 Department and the Applicant for that agenda item.

Chair Scheeler opened the public hearing

Chair Scheeler closed the public hearing and the Commission discussed the following.

6. PUBLIC HEARING

None

7. REGULAR CALENDAR

- a. **2020 General Plan Annual Progress Report:** Staff recommends the Planning Commission recommend the City Council approve the 2020 General Plan Annual Progress Report and direct staff to forward the report to the appropriate state agencies in accordance with Government Code Section 65400.

Chair Scheeler asked Commissioners if they have any clarifying questions:

- How much money does the city get in grants a year?
- Does the Regional Housing Needs Allocation (RHNA) shortage lower the grant funds?
- Any delay in housing production as a result of the spike in building costs?
- When does the eight year term end?

Motions

1. Move to accept the General Plan Annual Report as amended and forward the report to the City Council

M/S: Vice Chair Flowers/ Makhnovskiy

AYES: (7) Ingle, Makhnovskiy, Nishimura, Turner Mike, Van Duker, Vice Chair Flowers, Chair Scheeler

NOES: None

ABSENT: None

- b. **Transportation Impact Study and SB743 Guidelines:** Staff recommends the Planning Commission review the Draft Transportation Impact Study and SB743 Implementation Guidelines and recommend the City Council adopt a resolution adopting the Guidelines, determining the adoption of the Draft Guidelines is not a project under CEQA, and determining the thresholds of significance contained within the Draft Guidelines have been promulgated pursuant to CEQA Guidelines.

Chair Scheeler asked Commissioners if they have any clarifying questions or comments:

- Bad deal for large developers.
- What is the alternative for this?
- Can we not accept or approve?
- What were some of the lawsuits other agencies are dealing with?
- What is a pass through or pass by trip?
- Two methods of analyzing VMT project base or cumulative, what are we voting on is there a choice or does the city decide?

Motions

1. Recommend that the City Council adopting a resolution adoption the Transportation Impact Study and SB743 Guidelines, including Thresholds of Significance and determining the adoption is not a "project" pursuant to the California Environmental Quality Act (CEQA) per CEQA Guidelines Sections 15060 (c)(3) and 15378

M/S: Ingle/Vice Chair Flowers

AYES: (7) Ingle, Makhnovskiy, Nishimura, Turner Mike, Van Duker, Vice Chair Flowers, Chair Scheeler

NOES: None

ABSENT: None

2. Recommend the City Council find the thresholds contained within the Transportation Impact Study and SB743 Guidelines are promulgated pursuant to State CEQA Guidelines 15064.7

M/S: Ingle/Turner Mike

AYES: (7) Ingle, Makhnovskiy, Nishimura, Turner Mike, Van Duker, Vice Chair Flowers, Chair Scheeler

NOES: None

ABSENT: None

3. Recommend the City Council adopt the SB743 and TIS Guidelines

M/S: Ingle/Makhnovskiy

AYES: (7) Ingle, Makhnovskiy, Nishimura, Turner Mike, Van Duker, Vice Chair Flowers, Chair Scheeler

NOES: None

ABSENT: None

8. PLANNING MANAGER ITEMS

League of California Cities Conference

9. AJOURNMENT

Meeting adjourned 8:05 PM

Respectfully Submitted,

Stacy Hildebrand
Planning Commission Secretary