City of Citrus Heights
Planning Commission
Meeting Minutes
April 28, 2026
Approved

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

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

2. **ROLL CALL** Commission Present: Scheeler, Van Duker, Utzig, Vice Chair Kaufman, Chair Flowers
ABSENT: (1) AlRawi
STAFF PRESENT: Bermudez, Hildebrand, Kehrer, Kempenaar, Lui

3. **CONSENT CALENDAR**
Approval of minutes for April 14, 2026

MOTION 1: Approval of minutes for April 14, 2026
M/S: Scheeler/Van Duker
AYES: (5) Scheeler, Van Duker, Utzig, Vice Chair Kaufman, Chair Flowers
NOES: (0)
Abstain: (0)
ABSENT: (1) AlRawi

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

5. **REGULAR CALENDAR**

a. **Zoning Code Amendments:** The Planning Division requested that the Planning Commission review the proposed Zoning Code amendments and forward a recommendation to the City Council. These updates propose revisions and additions across multiple chapters to expand permitted land uses and clarify existing regulations. Following Commission review, this item will be forwarded to the City Council for final action. **Project Planner: Associate Planner Steffane Lui**

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

- Amenities required for employee housing
- SB9 lot size requirements
- Clarification on religious use
- Animal regulations on existing properties

Chair Flowers opened public hearing.
Chair Flowers closed public hearing.

Motion 1: Recommend the City Council adopt a Resolution to find the proposed amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines; and

M/S: Van Duker/Scheeler
AYES: (5) Scheeler, Van Duker, Utzig, Vice Chair Kaufman, Chair Flowers
NOES: (0)
Abstain: (0)
ABSENT: (1) AlRawi

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

M/S: Van Duker/Scheeler
AYES: (5) Scheeler, Van Duker, Utzig, Vice Chair Kaufman, Chair Flowers
NOES: (0)
Abstain: (0)
ABSENT: (1) AlRawi

6. **GENERAL CORRESPONDENCE, PRESENTATIONS AND REPORTS FROM CITY STAFF**
    - Planning presented the Commission with updates on projects under review and future anticipated projects
    - General Services presented an update on road and bridge maintenance projects under construction throughout the City
7. **ADJOURNMENT**

    Meeting adjourned at 6:27 pm

Respectfully Submitted,

Stacy Hildebrand
Planning Commission Secretary