

CITY OF CITRUS HEIGHTS NOTICE OF PUBLIC HEARING

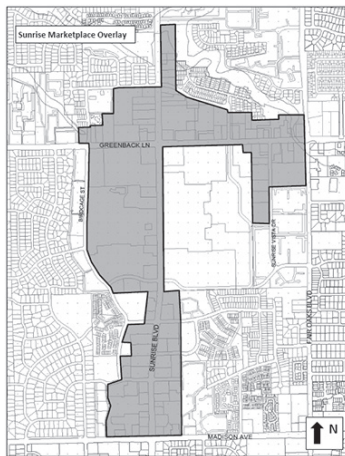
NOTICE is hereby given that on **October 27, 2022, at 6:00 p.m.**, or as soon thereafter as the matter may be heard, the City Council of the City of Citrus Heights will hold a Public Hearing at the Citrus Heights **Council Chambers located at 6360 Fountain Square Drive, Citrus Heights, CA**, for the consideration of the following:

Zoning Amendment - Sunrise MarketPlace Overlay (PLN-22-22)

The City Council will be considering a Zoning Code and Zoning Map amendment which will establish the Sunrise MarketPlace Overlay Zoning District. The overlay zone will prohibit certain automobile focused land uses including, but not limited to gas stations (Service Stations), car washes, and vehicle services/repair, storage facilities (mini-storage) within the proposed boundary. The Planning Commission reviewed the proposal on September 28, 2022 and recommended approval.

Environmental Determination: The project is exempt from CEQA under the "common sense" exemption because the project establishes increased land use regulations and does not involve a physical effect on the environment per Section 15061(b)(3).

The proposed boundary area is shown below and a complete copy of proposed ordinance can be found at **www.citrusheights.net/1183**.



PLEASE NOTE: In order to minimize the spread of the COVID-19 virus, this meeting is being held pursuant to Government Code Section 54953e. Please be advised that some, or all, Council Members may attend the City Council meetings telephonically or otherwise electronically. The City Council live webcast may be viewed at <https://www.citrusheights.net/673/Live-City-Council-Meeting-Webcasts>

Following the Public Hearing, the City Council may take such action on the project as it deems appropriate. Interested persons are invited to submit written comments prior to and may testify at the Public Hearing. **Written comments may be submitted to Amy Van, City Clerk, 6360 Fountain Square Drive, Citrus Heights, CA 95621.** If the matter is continued for any reason to a later date, written comments and public testimony will be accepted until the close of the final Public Hearing. All comments will be considered by the Approving Authority.

If you challenge the action of the City Council on this matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to the Public Hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Amy Van, City Clerk at 916-725-2448. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. TTY/TDD users with questions or comments can call the California Relay Service by dialing 7-1-1.

Dated: October 7, 2022

Publish: October 14, 2022