



AGENDA
CITY OF CITRUS HEIGHTS
PLANNING COMMISSION MEETING
City Hall Council Chambers
6360 Fountain Square Drive
Wednesday, May 11, 2022 7:00 p.m.

PLEASE NOTE:

The Commission may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on the agenda. The Commission established a procedure for addressing the Commission. Speaker Identification Sheets are provided on the table inside the Council Chambers. If you wish to address the Commission during the meeting please complete a Speaker Identification Form and give it to the Commission Secretary. Those addressing the Commission are limited to three (3) minutes. The Chair may also reduce the allowed time if there is a lengthy Agenda or a large number of people wanting to address the Commission.

May 11, 2022 Planning Commission Agenda



Documents:

[5-11-22 PC AGENDA.PDF](#)

CALL REGULAR MEETING TO ORDER

1. FLAG SALUTE

2. ROLL CALL

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

3. 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 Division and the Applicant for that agenda item.

4. CONSENT CALENDAR

Approval of minutes for March 9, 2022.

Documents:

[M3-9-22 DRAFT MINUTES.PDF](#)

5. PUBLIC HEARING

- a. San Juan Event Center 6240 San Juan Ave: The applicant is requesting a Use Permit to repurpose a 10,840 square foot tenant space within an existing retail center. The space will be used as an event center for the purpose of church gatherings, weddings, receptions and similar events. The proposed maximum number of occupants for any event is two hundred (200) people. The project is Categorically Exempt from CEQA per Section 15301 (Existing Facilities). Project Planner: Eric Singer

Documents:

[SAN JUAN EVENT CENTER_SR.PDF](#)
[ATTACHMENT 1 - SAN JUAN EVENT CENTER VICINITY MAP.PDF](#)
[ATTACHMENT 2 - SAN JUAN EVENT CENTER RESO.PDF](#)
[ATTACHMENT 3 - SAN JUAN EVENT CENTER COAS.PDF](#)
[ATTACHMENT 4 - SAN JUAN EVENT CENTER PROJECT DESCRIPTION.PDF](#)
[ATTACHMENT 5 - SAN JUAN EVENT CENTER FULL PLAN SET.PDF](#)

6. REGULAR CALENDAR

- a. Amendment To The General Plan Housing Element:
The Local Hazard Mitigation Plan (LHMP) was adopted by City Council on February 24, 2022. To remain eligible for FEMA grant funding, staff proposes an amendment to the General Plan to include specific language in the Community Health (Safety Element) Chapter that references and provides an electronic link to the most current Local Hazard Mitigation Plan. The project is Categorically Exempt from CEQA per Section 15061 (b) (3). **Project Planner: Eric Singer**

Documents:

[LHMP GP AMENDMENT_SR PC 5.11.22.PDF](#)
[ATTACHMENT 1 - ADOPT 2021 LHMP UPDATE 2.24.22.PDF](#)
[EXHIBIT A - LOCAL HAZARD MITIGATION PLAN \(LHMP\) DRAFT AMENDMENT TO COMMUNITY HEALTH CHAPTER OF GENERAL PLAN \(REDLINE FORMAT\).PDF](#)

- b. Determination Of General Plan Consistency- Sayonara Properties:
Review and determination the disposition of 12 city owned properties along Sayonara Drive is in compliance with the General Plan as per Govt Code 65402.
Project Planner: Alison Bermudez

Documents:

[PC_SR_DISPOSITION_SAYONARA.PDF](#)
[ATTACHMENT 1 RESOLUTION FOR CONSISTENCY FINDINGS.PDF](#)

7. STAFF COMMENTS

8. ADJOURNMENT

The agenda for this meeting of the Planning Commission for the City of Citrus Heights was posted at the sites listed below on or before the close of business at 5:00 p.m. on the Friday preceding the meeting.

City of Citrus Heights 6360 Fountain Square Drive, Citrus Heights, CA

Rusch Park Community Center, 7801 Auburn Boulevard, Citrus Heights, CA

Sacramento County Library, Sylvan Oaks Branch, 6700 Auburn Blvd., Citrus Heights, CA

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 95621.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Stacy Hildebrand at (916) 727-4707. 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.

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".