



**AGENDA  
CITY OF CITRUS HEIGHTS  
PLANNING COMMISSION MEETING  
OCTOBER 28, 2020 7:00 PM**

PLEASE NOTE: In order to minimize the spread of the COVID 19 virus, Governor Newsom has issued Executive Orders that temporarily suspend some requirements of the Brown Act. Please be advised that the Council Chambers are closed to the public and that some, or all, Planning Commissioners may attend Planning Commission meetings telephonically or otherwise electronically. The meeting will be held via webcast with **NO PHYSICAL LOCATION FOR PUBLIC ATTENDANCE**. If you would like to watch the meeting webcast, please contact the Planning Division at (916) 727-4740 or by email at [planning@citrusheights.net](mailto:planning@citrusheights.net) to obtain information on if a webcast will be available for this meeting. If you wish to make a public comment, please submit your comment via email to [planning@citrusheights.net](mailto:planning@citrusheights.net) or by completion of an online Speaker Card at <https://www.citrusheights.net/FormCenter/City-Council-Meetings-Speaker-Card-30>. Public comments shall be limited to 250 words or less. Each comment will be read aloud by the Secretary. Alternatively, members of the public can view the Planning Commission meeting live webcast at: <http://citrusheights.net/305/Planning-Commission> The Agenda for this meeting of the Planning Commission was posted at Citrus Heights City Hall, 6360 Fountain Square Drive, Citrus Heights, CA before the close of business at 5:00 p.m. On the Friday preceding the meeting. If you need a disability-related modification or accommodation, to participate in this meeting, please contact the Planning division 916-725-2448, [planning@citrusheights.net](mailto:planning@citrusheights.net), or City Hall 6360 Fountain Square Drive at least 48 hours prior to the meeting. TDD: California Relay Service 7-1-1.

1. CALL MEETING TO ORDER (7:00PM)

2. ROLL CALL

Commission Members: Flowers, Ingle, Lagomarsino, Van Duker, Vice- Chair Scheeler, Chair Schaefer,

3. FLAG SALUTE

4. 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. If you wish to address the Commission, please fill out a speaker identification form and hand it to the Commission Secretary. When you are called upon to speak, step forward to the podium and state your name clearly for the record. 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.

5. CONSENT CALENDAR

- a. Approval Of Meeting Minutes For September 23, 2020



Documents:

[M09-23-20 DRAFT.PDF](#)

6. PUBLIC HEARING

- a. A. AUBURN HEIGHTS DESIGN REVIEW PERMIT/TENTATIVE SUBDIVISION MAP– 7078 AUBURN BLVD: Applicant Is Proposing To Subdivide The .70-Acre Site Into Eight ~2,500 Square Foot Parcels And One ~12,000 Square Foot Common Lot. This Would Facilitate The Construction Of Eight (8) Single-Family Townhomes (Four Two-Unit Buildings), Each Unit Approximately 1,500 Square Feet In Size. The Project Is Exempt From The California Environmental Quality Act Per Section 15332 (In-Fill Development Projects) Project Planner: Eric Singer

Documents:

- 2. AUBURN HEIGHTS STAFF REPORT.PDF
- 3.ATTACHMENT 1 - AUBURN HEIGHTS VICINITY MAP.PDF
- 4.ATTACHMENT 2 - RESO 20- AUBURN HEIGHTS.PDF
- 5.ATTACHMENT 3 - AUBURN HEIGHTS COAS.PDF
- 6.ATTACHMENT 4 - AUBURN HEIGHTS PROJECT DESCRIPTION.PDF
- ATTACHMENT 5 - AUBURN HEIGHTS FULL PLAN SET.PDF
- 8.ATTACHMENT 6 - AUBURN HEIGHTS ARBORIST REPORT.PDF
- 9.ATTACHMENT 7 - AUBURN HEIGHTS NOISE STUDY.PDF

7. REGULAR CALENDAR

- a. VIRTUAL OPEN HOUSE TOUR
- b. TELECOMMUNICATIONS PRESENTATION

Documents:

- 10.SR\_MEMO\_TELECOMMUNICATION.PDF
- 11.ATTACHMENT 1.PDF

8. PLANNING MANAGER COMMENTS

None

9. ADJOURNMENT

No additional items, meeting adjourned.

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 at 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".*