

City of Citrus Heights  
Planning Commission Meeting Minutes  
DRAFT  
April 28, 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. 7:11

**1. FLAG SALUTE**

Commissioner Makhnovskiy led the flag salute.

**2. ROLL CALL**

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

Absent: Ingle

Staff Present: Bermudez, Blomquist, Cave, Flores, Hildebrand, Jones, Kempenaar, McDuffee, Singer

**3. PRESENTATION**

**A.** Resolution for recognition of former Planning Commissioners.

**4. CONSENT CALENDAR**

Approval of the meeting minutes for March 24, 2021

**M/S** Makhnovskiy/Nishimura

**AYES:** (6) Makhnovskiy, Nishimura, Turner Mike, Van Duker, Vice Chair Flowers, Chair Scheeler

**NOES:** (0)

**ABSENT:** (1)

**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.

**6. PUBLIC HEARING**

**A. Trubchik Oaks Parcel Map - 8207 Oak Ave:** The proposal would involve splitting the existing parcel into two parcels, 0.74 and 1.71 gross acres (0.60 and 1.35 net acres) respectively. The proposed parcel map includes conceptual building sites and access, but no designs have been proposed in conjunction with the map. The proposal has been designed to avoid impacts to the sensitive areas associated with the creek and all structures maintain a creek setback of approximately 45 feet. **Project planner: Eric Singer**

Chair Scheeler asked Commissioners if they have any clarifying questions:

- As far as setback go is a bridge considered a structure?
- Would a bridge be considered to gain access to the northeast corner for possible ADU?

- Would they be able to access an ADU from the main house?
- Would they have access from the eastern end if they were to add ADU?
- Is there an easement maintenance agreement or creek agreement the owner would have to sign to make sure the one-hundred year floods are taken care of and the creek flow is taken care of?
- Why was a tree permit, is there a plan to remove trees before the split takes place?

Chair Scheeler opened the public hearing  
Chair Scheeler closed the public hearing

### **Motions**

1. Adopt Resolution 2021-03 finding that the proposed project is exempt from CEQA under Class 15 of the CEQA Guidelines as a minor land division.

**M/S** Makhnovskiy/Van Duker

**AYES:** (6) Makhnovskiy, Nishimura, Turner Mike, Van Duker, Vice Chair Flowers, Chair Scheeler

**NOES:** None

**ABSENT:** (1) Ingle

2. Approve the Tentative Parcel Map creating two lots subject to the findings and conditions of approval contained in Attachment 3 of the staff report.

**M/S** Makhnovskiy/Turner-Mike

**AYES:** (6) Makhnovskiy, Nishimura, Turner Mike, Van Duker, Vice Chair Flowers, Chair Scheeler

**NOES:** None

**ABSENT:** (1) Ingle

## **7. REGULAR CALENDAR**

**A. Capital Improvement Program:** Staff Recommends that the Planning Commission find that the City of Citrus Heights Capital Improvement Program (2021/2022-2025/2026) conforms with the General Plan.

Chair Scheeler asked Commissioners if they have any clarifying questions:

- Fencing at Greenback and Auburn, was that slowed down because of Covid?

### **Motion**

Move to find that City of Citrus Heights Capital Improvement Program (2021/2022-2025/2026) conforms with the General Plan.

**M/S** Makhnovskiy/Flowers

**AYES:** (6) Makhnovskiy, Nishimura, Turner Mike, Van Duker, Vice Chair Flowers,  
Chair Scheeler

**NOES:** None

**ABSENT:** (1) Ingle

**Motion Item 6-A**

Chair Scheeler opened the public hearing

Chair Scheeler closed the public hearing

Planning manager Kempenaar addressed the Commission, on an additional motion for item 6-A.

3. (**Trubchik Oaks Parcel Map - 8207 Oak Ave:**) Approve a Tree Permit to remove fifteen (15) protected trees on site based on the findings and conditions contained in Attachment 3 of the staff report.

**M/S** Flowers/Turner-Mike

**AYES:** (6) Makhnovskiy, Nishimura, Turner Mike, Van Duker, Vice Chair Flowers,  
Chair Scheeler

**NOES:** None

**ABSENT:** (1) Ingle

**B. Permit-Ready Accessory Dwelling Units Presentation**

Chair Scheeler asked Commissioners if they have any clarifying questions:

- I know when you are building you have to provide a site map, is this something the builder would need to provide?
- Project is fully funded, what part and by whom?
- Will there be any additional funding for the program as it progresses?
- How much variance will be allowed on existing plans?
- Do plans provide budgetary guidelines?
- Standalone units, correct?
- Siting a unit on a property for a home owner, will the underground utilities be a risk for the city?

**8. PLANNING MANAGER COMMENTS**

None

**9. AJOURNMENT**

8:12

Respectfully Submitted,

Stacy Hildebrand  
Planning Commission Secretary

