



**Thomas Scheeler, Chair**  
**Marcelle Flowers, Vice Chair**  
**Janelle Ingle, Commissioner**  
**Paul Makhnovskiy, Commissioner**  
**Talaya Turner Mike, Commissioner**  
**Michael Nishimura, Commissioner**  
**Andrew Van Duker, Commissioner**

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**CITY OF CITRUS HEIGHTS  
PLANNING COMMISSION MEETING  
Wednesday, January 26, 2022  
7:00 p.m.**

**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. Planning Commissioners may attend Planning Commission meetings telephonically or otherwise electronically, the City of Citrus Heights is allowing for remote participation. There will be no physical location for this meeting.*

**HOW TO PARTICIPATE:**

Members of the public can view the Planning Commission meeting online at: <http://citrusheights.net/305/Planning-Commission> or join the Zoom meeting (see instructions below).

**PLEASE SEE BELOW FOR ZOOM MEETING INFORMATION:**

Members of the public can join the Planning Meeting at 7:00 PM via Zoom Webinar link: <https://us02web.zoom.us/j/85352729397?pwd=Rm5ldDRMUFDtT1gwVEZOMnlPcWorZz09>  
For those individuals accessing the meeting through Zoom who wish to make a public comment, please use the Zoom hand raise function (or \*9 if you join the webinar via telephone) and the host will unmute you when it is time to speak. Speakers will be limited to 3 minutes each.

You may also submit your comment via email to [planning@citrusheights.net](mailto:planning@citrusheights.net). Written Public comments shall be limited to 250 words or less. Each written comment will be read aloud by the Secretary.

If you have questions or need assistance or if you need a disability-related modification or accommodation, to participate in this meeting, please contact the Planning Division 916-727-4740, [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.

**PLANNING COMMISSION MEETING  
7:00 PM**

**January 26, 2022 Planning Commission Meeting Agenda**

**CALL REGULAR MEETING TO ORDER**

1. **Flag Salute**
2. **Roll Call:** Ingle, Makhnovskiy, Nishimura, Turner Mike, Van Duker, Vice Chair Flowers, Chair Scheeler
3. **CONSENT CALENDAR**  
Approval of minutes for October 20, 2021
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. 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. PUBLIC HEARING**

- a. Sunrise Boulevard Animal Hospital 7484 Sunrise Boulevard:** The applicant is requesting to modify an existing Use Permit and Design Review Permit to allow a 670 square foot addition to the existing animal hospital. The added space will provide a dedicated area for pets following procedures. The new recovery room will be located towards the rear of the building along the north side. Adjacent to the new recovery room will be two small exercise yards to be used to walk/exercise pets during their recovery. The project qualifies for an exemption from the California Environmental Quality Act (CEQA) under Section 15301 (Class 1) Infill Projects.  
**Project Planner: Alison Bermudez**

- b. Citrus Heights Zoning Code Update: Project Description:** The Planning Commission will review a variety of updates to the city's Zoning Code and forward a recommendation to the City Council. The project includes revisions to sections pertaining to fencing, parking, landscaping, tree mitigation and a variety of other amendments. A complete list of changes can be obtained from the Planning Division. The project is Categorically Exempt from CEQA under Section 15061(b)(3) of the Guidelines. **Project Planner: Eric Singer**

**6. REGULAR CALENDAR**

- a. SB9 update by Alison Bermudez**  
**b. Election of Chair and Vice Chair**

**7. PLANNING MANAGER COMMENTS**

**Planning Commissioners Academy**

**8. ADJOURNMENT**

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.

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".