

Citrus Heights  
Planning Commission Special Meeting Minutes  
October 20, 2021  
Draft

The meeting was held via webcast with no physical location for public attendance. Public comment was taken via email and/or via Zoom 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 7:00 PM

1. Flag Salute: Commissioner Turner-Mike led the flag salute
2. Roll Call: Commission Present: Ingle, Makhnovskiy, Nishimura, Turner Mike, Van Duker, Vice Chair Flowers, Chair Scheeler  
Absent: None  
Staff Present: Bermudez, Blomquist, Cave, Hildebrand, Huber, Jones, Kempenaar, McDuffee, Poole

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 Department and the Applicant for that agenda item.

4. **PUBLIC HEARING**

**A. SUNRISE TOMORROW SPECIFIC PLAN 6041 SUNRISE BOULEVARD:** The Planning Commission will be considering adoption of the Sunrise Tomorrow Specific Plan that would allow for the following mix of uses: Residential Units 2,200, Office 960,000 Square Foot (SF) Hotel Rooms 480, Community/Institutional 450,000 SF, Retail 320,000 SF and Open Space 25 +/- Acres.

The project includes a General Plan Amendment to change the land use designation of the entire Plan Area from General Commercial to Marketplace Mixed Use and Rezone the property from Shopping Center to Special Planning Area. The Planning Commission will forward their recommendation to City Council for final adoption.

<https://sunrisetomorrow.net/sunrise-tomorrow/draftspecificplan/>

**Environmental Determination:** An Environmental Impact Report (EIR) was prepared for the project and circulated for public review as required by CEQA. The Planning Commission will forward a recommendation to the City Council on the consideration to adopt the EIR, Statement of Overriding Considerations, Findings of Fact and Mitigation Monitoring and Reporting Program. **Project Planner: Casey Kempenaar**

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Planning Manager Casey Kempenaar, consultant Jaymes Dunsmore and Nate Cherry presented the project to the Commission:

Chair Scheeler opened the public comment.

The following member of the public spoke regarding the project:

- Tom and Lynn Balash

The following members of the public emailed comments regarding the project:

- SACOG
- Leslee McDermott
- Regional Transit
- Sacramento Metropolitan Air Quality Management District

Chair Scheeler closed the public comment.

**Motion 1:** Recommend that the City Council adopt the attached Resolution as shown in Attachment 1 regarding the Environmental Impact Report;

**M/S:** Van Duker/Turner Mike

**AYES:** (7) Ingle, Nishimura, Turner-Mike, Makhnovskiy, Van Duker, Vice Chair Flowers, Chair Scheeler

**NOES:** (0)

**ABSENT:** None

**Motion 2:** Recommend that the City Council adopt the attached Resolution as shown in Attachment 2 regarding the General Plan Amendment;

**M/S:** Van Duker/Ingle

**AYES:** (7) Ingle, Nishimura, Turner-Mike, Makhnovskiy, Van Duker, Vice Chair Flowers, Chair Scheeler

**NOES:** (0)

**ABSENT:** None

**Motion 3:** Recommend that the City Council adopt the attached Ordinance rezoning the property as shown in Attachment 3 into the Sunrise Tomorrow Special Planning Area; and

**M/S:** Van Duker/Ingle

**AYES:** (7) Ingle, Nishimura, Turner-Mike, Makhnovskiy, Van Duker, Vice Chair Flowers, Chair Scheeler

**NOES:** (0)

**ABSENT:** None

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**Motion 4:** Recommend that the City Council adopt the attached Resolution adopting the Sunrise Tomorrow Specific Plan as shown in Attachment 4.

**M/S:** Van Duker/Turner Mike

**AYES:** (7) Ingle, Nishimura, Turner-Mike, Makhnovskiy, Van Duker, Vice Chair Flowers, Chair Scheeler

**NOES:** (0)

**ABSENT:** None

5. **REGULAR CALENDAR**

A. Resolution for recognition of Community Development Director Colleen McDuffee

6. **PLANNING MANAGER COMMENTS**

SB9 Updates

7. **AJOURNMENT**

Meeting adjourned at 7:43 PM

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.

Respectfully

Submitted,

Stacy Hildebrand  
Planning Commission Secretary