



**AGENDA**  
**JANUARY 22, 2020 - 7:00 PM**  
**CITY OF CITRUS HEIGHTS**  
**PLANNING COMMISSION MEETING**  
City Hall Council Chambers  
6360 Fountain Square Drive, Citrus Heights, CA

1. CALL MEETING TO ORDER

a. Full Packet

Documents:

[FULL PC PACKET 1-22-20.PDF](#)

2. ROLL CALL

Commission Members:

Duncan, Flowers, Ingle, Scheeler, Van Duker, Vice Chair Schaefer, Chair Lagomarsino

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

Approval of the meeting minutes for December 11, 2019.

6. PUBLIC HEARING

a. DESIGN REVIEW PERMIT & USE PERMIT - SUNRISE VILLAGE SHOPPING CENTER  
- 5425 SUNRISE BLVD:

The applicant is requesting approval of a Design Review Permit for the exterior renovation and 17,928 SF expansion of Sunrise Village Shopping Center and a Use Permit to allow drive-through service with the construction of a new 5,516 +/- SF pad building. The applicant is also requesting two entitlements related to signage. The first request is to amend the City's Sign Ordinance to increase the allowable square footage for wall signage for buildings within the Sunrise Boulevard/Greenback Lane Sign District which are set back more than 300 feet from the public right-of-way. The second request is for the approval of a Sign Exception to allow the placement of archway signage above two of the center's driveways. The Planning Commission will forward their recommendation to the City Council who will take final

action on the project at a future meeting. An Initial study and Negative Declaration was prepared for this project. Project Planner: Alison Bermudez

- b. EXCEPTION TO SIGN REGULATIONS PERMIT - CITRUS GROVE - 8537 AUBURN BLVD:

The applicant is requesting an Exception to a Sign Regulations Permit for a new tenant directory monument sign proposed in the Citrus Grove Shopping Center. The project is Categorically Exempt from CEQA per Section 15301 (Minor Alteration to Existing Facility) of the California Environmental Quality Act. Project Planner: Eric Singer

- c. DESIGN REVIEW PERMIT - MITCHELL FARMS - 7925 ARCADIA DRIVE:

The applicant is requesting approval of a Design Review Permit modifying the previously approved Design Review Permit for the Patio Homes and Traditional homes within the Mitchell Farms development. An EIR was previously prepared for the Mitchell Farms Project. No further environmental review is required. Project Planner: Casey Kempenaar

- d. PARCEL MAP - 8501 AUBURN BOULEVARD:

The applicant is requesting approval of an existing Parcel Map into three additional parcels (four total) for the Studio Movie Grill/Big Lots property. The project is categorically exempt from the requirements of the California Environmental Quality Act per Section 15315 or the CEQA Guidelines, relating to Minor Land Divisions. Project Planner: Casey Kempenaar

## 7. REGULAR CALENDAR

- a. ELECTION OF NEW OFFICERS

Chair and Vice Chair

- b. PLANNING MANAGER COMMENTS

Joint Council/Planning Commission Meeting - March 12

## 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 Boulevard, 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 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 Karen Ramsay at (916) 727-4742. 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".*