AGENDA
CITY OF CITRUS HEIGHTS
PLANNING COMMISSION
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA
Tuesday, February 24, 2026, 6:00 pm

HOW TO PARTICIPATE:

The Commission may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on the agenda. The Commission established a procedure for addressing the Commission. Speaker Identification Sheets are provided on the table inside the Council Chambers. If you wish to address the Commission during the meeting, please complete a Speaker Identification Form and give it to the Commission Secretary. Those addressing the Commission are limited to three (3) minutes. The Chair may also reduce the time allowed if there is a lengthy Agenda or a large number of people wanting to address the Commission.

You may also submit your comment via email to planning@citrusheights.net. Each written comment will be read aloud by the Secretary

February 24, 2026 Planning Commission Meeting Agenda Packet Pdf

Documents:

2-24-26 PC AGENDA.PDF

CALL REGULAR MEETING TO ORDER

1. FLAG SALUTE
2. ROLL CALL

   Alrawi, Kaufman, Kinderwater, Utizg, Van Duker, Vice Chair Flowers, Chair Scheeler

3. CONCENT CALENDAR

   Approval of minutes for December 9, 2025

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 Division and the Applicant for that agenda item.

5. PUBLIC HEARING

   a. 6941 Sylvan Road APN# 211-0160-022-0000:

      The project consists of a lot split of a single 0.42-acre parcel into two parcels. The application includes conceptual pans for future development (one duplex on each lot); however no development is proposed or submitted as part of this project. The project is categorically exempt from the requirements of the California Environmental Quality Act per Section 15315 of the CEQA Guidelines. **Project Planner: Associate Planner Steffane Lui**

   b. Amendment To Section 106.42.015 Of The Citrus Heights Zoning Code:

      The proposed project would amend Section 106.42.015 of the Citrus Heights Zoning Code related to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). The amendments update local regulations to ensure consistency with current California State ADU law, clarify allowable unit types and quantities, remove subjective design standards, and incorporate required State law provisions. The project does not change zoning or land use designations and is intended to maintain compliance with State housing requirements. The Planning Commission will review the amendments and forward a recommendation to the City Council. CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) **Project Planner: Associate Planner Steffane Lui**

6. REGULAR CALENDAR

   a. General Plan Annual Report

7. GENERAL CORRESPONDENCE, PRESENTATIONS AND REPORTS FROM CITY STAFF

   a. Refresher on the California Environmental Quality Act (CEQA) and applicability to projects within the purview of the Planning Commission

   b. Selection of Chair and Vice Chair

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 Blvd., 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 6360 Fountain Square Drive, Citrus Heights, CA.

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 in 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."