

**Citrus Heights
Planning Commission Meeting Minutes
February 8, 2023
Draft**

MEETING CALLED TO ORDER

Chair called meeting to order at 7:00 pm

1. **FLAG SALUTE:** Vice Chair Van Duker led the flag salute.
2. **ROLL CALL:** Commission Present: Price, Remick, Scheeler, Semenenko, Shishko, Vice Chair Van Duker, Chair Flowers
ABSENT: (0)
STAFF PRESENT: Bermudez, Hildebrand, Hodgson, Kehrer, Kempenaar, Singer

3. **CONSENT CALENDAR**

Approval of minutes for December 14, 2022

MOTION 1: Approval of minutes for August 10, 2022

M/S: Van Duker/Scheeler

AYES: (3) Scheeler, Vice Chair Van Duker, Chair Flowers

NOES: (0)

ABSENT: (0)

RECUSE: (4) Price, Remick, Semenenko, Shishko

4. **PUBLIC COMMENT**

- Carlos Valdez spoke in favor of construction projects which pay prevailing wages
- Mary-Jo Baniecki email regarding Sacramento Metropolitan Fire District's road improvement standards for her property at 7770 Nelson Lane was read into the record

Chair Flowers requested item 6 a be heard prior to regular calendar item.

Motion: to move item 6a

M/S: Shishko/Van Duker

Ayes: (7) Price, Remick, Scheeler, Semenenko, Shishko, Vice Chair Van Duker, Chair Flowers

Noes: (0)

Absent: (0)

6 a. Presentation on Newly Adopted Housing Laws Alison Bermudez

Senior Planner Alison Bermudez presented the item to Commission and responded to questions. The discussion included:

- Meaning of affordable housing
- Prevailing wage discussion
- Example of AB2097
- Possible housing at Sunrise Mall

5. **PUBLIC HEARING**

- a. **Zoning Code Update:** Staff proposed to modify various section of the Zoning Code to reflect changes in state law as well as make necessary refinements, including changes to Affordable Housing Incentives, Parking Requirements, Accessory Dwelling Unit (ADU) regulations, and Temporary Uses. The proposed amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the Guidelines in that adoption of the proposed Ordinance will not result in any impacts on the physical environment. **Project Planner: Eric Singer**

Associate Planner Eric Singer presented the project to Commission and responded to questions.
The discussion included:

- ADU setbacks and placement in front yard
- Limit restrictions of sidewalk vendors selling on private property

Chair opened the public hearing

Chair closed the public hearing

MOTION 1: : Recommend the City Council adopt a Resolution to find the proposed amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the Guidelines in that adoption of the proposed Ordinance will not result in any impacts on the physical environment; and

M/S: Scheeler/ Semenenko

AYES: (7) Price, Remick, Scheeler, Semenenko, Shishko, Vice Chair Van Duker, Chair Flowers

NOES: (0)

ABSENT: (0)

MOTION 2: Recommend the City Council adopt an Ordinance amending sections of Chapter 106 of the City of Citrus Heights Municipal Code (Zoning Code Section) as shown in Exhibit A.

M/S: Scheeler/Price

AYES: (7) Price, Remick, Scheeler, Semenenko, Shishko, Vice Chair Van Duker, Chair Flowers

NOES: (0)

ABSENT: (0)

6. REGULAR CALENDAR

b. Election of Chair and Vice Chair

Nomination for Chair Van Duker

M/S: Scheeler/Flowers

AYES: (7) Price, Remick, Scheeler, Semenenko, Shishko, Vice Chair Van Duker, Chair Flowers

NOES: (0)

ABSENT: (0)

Nomination for Vice Chair Price

M/S: Van Duker/Scheeler

AYES: (7) Price, Remick, Scheeler, Semenenko, Shishko, Vice Chair Van Duker, Chair Flowers

NOES: (0)

ABSENT: (0)

7. GENERAL CORRESPONDENCE, PRESENTATIONS AND REPORTS FROM CITY STAFF

Planning Commission Academy

8. ADJOURNMENT

Meeting adjourned at 6:54 pm

Respectfully Submitted,

Stacy Hildebrand
Planning Commission Secretary