



**Andrew Van Duker, Chair**  
**Natalee Price, Vice Chair**  
**Marcelle Flowers, Commissioner**  
**James Remick, Commissioner**  
**Thomas Scheeler, Commissioner**  
**Max Semenenko, Commissioner**  
**Oleg Shishko, Commissioner**

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**CITY OF CITRUS HEIGHTS  
PLANNING COMMISSION MEETING  
City Hall Council Chambers  
6360 Fountain Square Drive  
Wednesday, March 22, 2023 6:00 p.m.**

**PLEASE NOTE:**

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 allowed time 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](mailto:planning@citrusheights.net). Each written comment will be read aloud by the Secretary.

**PLANNING COMMISSION MEETING  
6:00 PM**

**March 22, 2023 Planning Commission Meeting Agenda pdf**

**CALL REGULAR MEETING TO ORDER**

1. **FLAG SALUTE**
2. **ROLL CALL** Flowers, Remick, Scheeler, Semenenko, Shishko, Vice Chair Price, Chair Van Duker
3. **CONSENT CALENDAR**  
Approval of minutes for February 22, 2023
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. **REGULAR CALENDAR**
  - a. **Objective Design and Development Standards – Auburn Boulevard.** Presentation and review of proposed objective design and development standards for mixed-use and multi-family residential development within the Auburn Boulevard Specific Plan Area. The Planning Commission’s recommendations will be forwarded to the City Council who will take final action. Environmental Determination: The review of the project is exempt from CEQA under section 5061((b)(3)). **Project Planner: Alison Bermudez**

**6. 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 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".