

**Citrus Heights
Planning Commission Meeting Minutes
March 22, 2023
Draft**

MEETING CALLED TO ORDER

Chair called meeting to order at 6:00 pm

1. **FLAG SALUTE:** Commissioner Remick led the flag salute.
2. **ROLL CALL:** Commission Present: Flowers, Price, Remick, Scheeler, Semenenko, Shishko, Vice Chair Price, Chair Van Duker
ABSENT: (0)
STAFF PRESENT: Bermudez, Cochran, Hildebrand, Hodgson, Kempenaar, Pellegrini
3. **CONSENT CALENDAR**
Approval of minutes for February 22, 2023
MOTION 1: Approval of minutes for February 22, 2023
M/S: Price/Flowers
AYES: (7) Flowers, Price, Remick, Scheeler, Semenenko, Shishko, Vice Chair Price, Chair Van Duker
NOES: (0)
ABSENT: (0)
4. **REGULAR CALENDAR**
 - a. **Objective Design and Development Standards – Auburn Boulevard.** Staff presented the 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**

Senior Planner Alison Bermudez and Caroline Chochran, consultant from Opticos Design, made a presentation on the draft Auburn Boulevard Booklet and why the adoption of the proposed objective standards are needed. The presentation included an overview of the following:

- What are objective standards
- The purpose of objective design standards
- The tools needed to create/implement objective design standards
- Discretionary vs. Ministerial review process
- The input received from the stakeholder group which helped for the standard
- Graphic demonstration of sample project applying how a building could look applying the design guidelines of the Auburn Boulevard Specific Plan vs how a building would look applying the objective design standards

The Commission discussed the objective standards and discussed the following:

- Impact to current businesses
- How the standards were created for Citrus Heights
- Demographics of walkable communities
- Clarification on the type of fountain listed in the standards
- Applicability of the proposed standards to the vacant property at Sylvan Corners under review
- Project application processing for projects choosing not to follow the objective design

standards

City Attorney made comment no public present

MOTION 1: Motion 1: Adopt a Resolution to find the Auburn Boulevard Objective Design Standards are exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the Guidelines which states that a project is exempt from CEQA when the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant impact to the environment.

M/S: Flowers/Price

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

NOES: (0)

ABSENT: (0)

Motion 2: Adopt a Resolution to recommend the City Council approve the Auburn Boulevard Objective Design Standards that support design and development standards for mixed-use and multi-family residential development within the Auburn Boulevard Specific Plan area.

M/S: Flowers/Scheeler

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

NOES: (0)

ABSENT: (0)

5. ADJOURNMENT

Meeting adjourned at 6:45 pm

Respectfully Submitted,

Stacy Hildebrand
Planning Commission Secretary