City of Citrus Heights
Planning Commission
Meeting Minutes
July 14, 2026
Approved

MEETING CALLED TO ORDER
Chair Flowers called meeting to order at 6:00 pm

1. **FLAG SALUTE** Commissioner Van Duker led the flag salute.

2. **ROLL CALL** Commission Present: Scheeler, Utzig, Van Duker
Vice Chair Kaufman, Chair Flowers

ABSENT: (1) Alrawi
STAFF PRESENT: Bermudez, Hildebrand, Kehrer, Kempenaar, Lui, Villa

3.**CONSENT CALENDAR**
Approval of minutes for April 28, 2026

MOTION 1: Approval of minutes for April 28, 2026

M/S: Scheeler/Utzig
AYES: (5) Scheeler, Utzig, Van Duker, Vice Chair Kaufman, Chair Flowers
NOES: (0)
Abstain: (0)
ABSENT: (1)Alrawi

4. **PUBLIC COMMENT**
No public comment.

PUBLIC HEARING

a. **8040 Greenback Lane:** The applicant requested approval of a Use Permit to establish a banquet hall within an existing commercial tenant space located at 8040 Greenback Lane, Suites H and I. The proposed banquet hall, operating as "El Saloncito," would occupy approximately 3,200+ square feet within an existing multi-tenant commercial building. **Project Planner: Senior Planner Alison Bermudez**

Senior Planner Alison Bermudez made a presentation to the Commission; Commission had the following questions:

- Outdoor compliance

- Building layout

Chair Flowers opened public hearing.

Chair Flowers closed public hearing.

MOTION 1: Adopt Resolution 26-02 determining the project is Categorically Exempt from CEQA per Section 15301 (Existing Facilities) of the California Environmental Quality Act; and

M/S: Scheeler/Vice Chair Kaufman
AYES: (5) Scheeler, Utzig, Van Duker, Vice Chair Kaufman, Chair Flowers
NOES: (0)
ABSENT: (1) Alrawi
RECUSE: (0)

MOTION 2: Approve a Use Permit to allow approximately 3,000+ square feet of existing tenant space located at 8040 Greenback Lane, to be converted into a public/private meeting facility, subject to the findings contained in this staff report and the attached conditions of approval.

M/S: Scheeler/Vice Chair Kaufman
AYES: (5) Scheeler, Utzig, Van Duker, Vice Chair Kaufman, Chair Flowers
NOES(0)
Abstain: (0)
ABSENT: (1) Alrawi

6. **GENERAL CORRESPONDENCE, PRESENTATIONS AND REPORTS FROM CITY STAFF**
a. Proclamation recognizing Alison Bermudez for years of service

7. **ADJOURNMENT**

Meeting adjourned at 6:20 pm

Respectfully Submitted,

Stacy Hildebrand
Planning Commission Secretary