



# CITY OF CITRUS HEIGHTS

## NOTICE OF PUBLIC HEARING

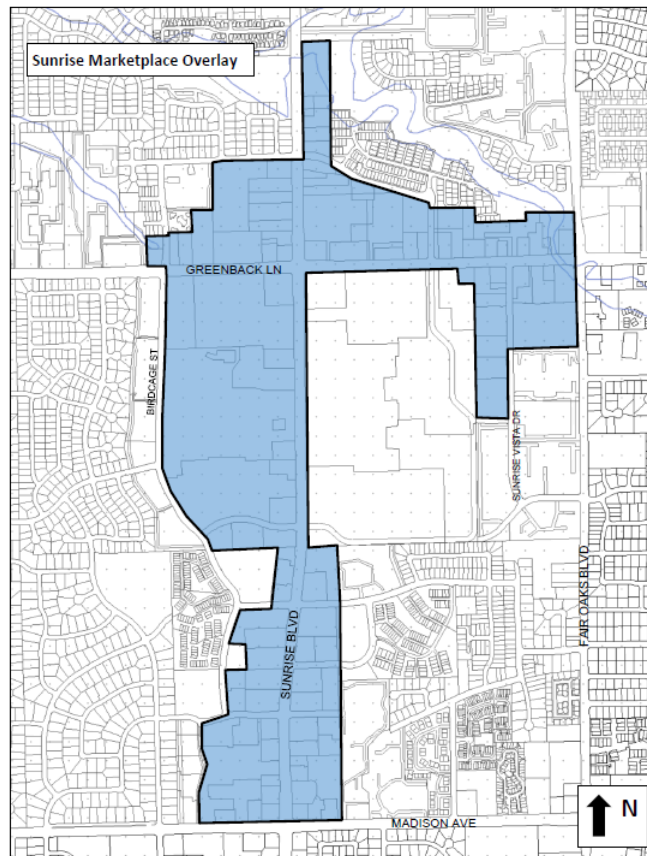
### PLANNING COMMISSION MEETING

NOTICE is hereby given that September 28, 2022, at 7:00 p.m., or as soon thereafter as the matter may be heard, the **Planning Commission** of the City of Citrus Heights will hold a Public Hearing for the consideration of the project listed below.

**Project Name: Zoning Code Amendment: Sunrise MarketPlace (SMP) Overlay**

**Project Location: See Map**

**Project Description:** The proposed amendment to the Zoning Code would establish an Overlay Zone that would prohibit certain automobile focused land uses including, but not limited to gas stations (Service Stations), car washes, and vehicle services/repair within the Sunrise MarketPlace Overlay Zone (See Map, below). For more information see: <http://www.citrusheights.net/1183/Sunrise-MarketPlace-Overlay-Zone-Proposa>



**Environmental Determination:** The project is exempt from CEQA under the “common sense” exemption because the project establishes increased land use regulations and does not involve a physical effect on the environment per Section 15061(b)(3).

Interested persons are invited to submit written comments prior to and may testify at the Public Hearing. **Written comments may be submitted to, City Planning Department, at [planning@citrusheights.net](mailto:planning@citrusheights.net) or 6360 Fountain Square Drive, Citrus Heights, CA 95621**

Following the Public Hearing, the **Planning Commission** may take such action on the project as it deems appropriate. If the matter is continued for any reason to a later date, written comments and public testimony will be accepted until the close of the final Public Hearing. All comments will be considered by the Approving Authority.

If you challenge the action of the **Planning Commission** on this matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Department at, or prior to the Public Hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (916) 727-4740. 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.

**Dated:** September 8, 2022

**Publish:** September 16, 2022