

CHANT Citrus Heights Area Number Three

MEETING MINUTES

2/11/25 6:30pm

Citrus Heights City Hall Community Room

NOTE: This was a combined meeting with Area 4 to hear from Ethan Conrad Properties regarding their proposal to amend the existing Sunrise Tomorrow Plan. Area 3 & 4 met together until 7:25pm when we closed the room partition & wrapped up Area 3 business.

WELCOME, PLEDGE OF ALLEGIANCE, INTRODUCTIONS, AGENDA REVIEW

Glenda Green, President of Area 3, welcomed attendees, had them introduce themselves, led the Pledge of Allegiance and reviewed the agenda.

CITY REPRESENTATIVES

CHPD Representative, Lt. Ken Lewis spoke and indicated his availability to speak with individuals after the meeting. Glenda reminded everyone to use the SeeClickFix app.

Marcia Gigi Rayford, Executive Director, Citrus Heights Arts played a quick news segment, which included information about the original Sunrise Tomorrow plan, the amendment, and an interview with Porche Middleton

PROGRAM

Brian Holloway, Sara Lee - Representatives for Ethan Conrad Properties

Brian Holloway gave a presentation about the proposed amendment to the Sunrise Tomorrow plan, overall goals, and tentative plans for the section that they own. Their anchor store would be a Home Depot, other potential businesses/tenants being a Montessori School, Judi's Cleaners, a Bowling Alley, drive-thrus, including In & Out.

Q&A - Many concerns were raised about the amendments deviations from the original Sunrise Tomorrow plan, including: **1)** Lack of green spaces, trees, environmental impact concerns **2)** No walkability **3)** No plans for housing **4)** Worries about safety & increased traffic congestion from drive-thrus placed too near Sunrise and disappointment with increased number of drive-thrus generally **5)** Concerns about the over-concentration of retail; specifically, over-saturation of construction/home-improvement retail in the area **6)** No overall cohesive vision for the area, due to multiple owners **7)** General dissatisfaction because of the extreme deviations from original plan

Positive responses included: **1)** Any development is better than an empty parking lot **2)** Increased tax revenue is important **3)** Desire for In & Out as a food option in the area

AREA 3 - BRIEF AREA 3 REVIEW

Glenda gave a street repair update and read aloud an email from Matthew Ma about improvements upcoming on Wonner Way & Oak Branch Court.

NEW BUSINESS

Election of Officers

Treasurer (nomination, accepted, elected)

ERIN PEARSON

Basket for Community Dinner. NA Area 3 will be contributing a basket for the event and a budget of \$100 was proposed. \$100 Budget was Motioned, Seconded, Passed unanimously.

ANNOUNCEMENTS

CH City Council Meeting – 2/12/25 Next CHANT Meeting – 3/11/25

Community dinner 3/10/25 – Community Center

Glenda Green –
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