

**CITY OF CITRUS HEIGHTS
CITY COUNCIL
MINUTES
Regular Meeting of Thursday, October 12, 2023
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA**

CALL REGULAR MEETING TO ORDER

The regular meeting was called to order at 6:00 p.m. by Mayor Schaefer.

1. The Flag Salute was led by Mayor Schaefer.
2. Roll Call: Council Members present: Karpinski-Costa, Lopez-Taff, Middleton, Daniels, Schaefer
Council Members absent: None
Staff present: Bermudez, Feeney, Jones, Kempenaar, Piva, Van and department directors.
3. The video statement was read by City Clerk Van.

APPROVAL OF AGENDA

ACTION: On a motion by Vice Mayor Daniels, seconded by Council Member Middleton, the City Council approved the agenda.

AYES:	Karpinski-Costa, Lopez-Taff, Middleton, Daniels, Schaefer
NOES:	None
ABSENT:	None

PUBLIC COMMENT

Bill Shirley spoke on behalf of Neighborhood Areas 7, 8 and 9 and announced they will have guest speaker Erin Johansen with Hope Cooperative at their October 17th neighborhood meeting.

City Clerk Van read the following written comment submitted by Kevin DuVal, "I would like the council to review and reconsider the billing options available for dog licensing by providing a lifetime license option for dogs that are altered and microchipped dogs. Currently, responsible dog owners have no option available to purchase a lifetime license for their dogs that are microchipped and altered. This option is limited exclusively to microchipped and altered cats. I have tried to look objectively at the differences in licensing fees but strongly believe there is a lack of reason or justification to provide one option for one domesticated animal and not the other. I would love to hear the council's thoughts on this but also feel that such an inequity warrants a reconsideration and change to the current options for licensing."

PRESENTATIONS

4. Proclamation of the City of Citrus Heights Proclaiming October 2023 as "National Manufacturing Month"

Mayor Schaefer read and presented the proclamation to Dean Peckham, Executive Director with Sacramento Valley Manufacturing Alliance.

5. Proclamation of the City of Citrus Heights Proclaiming October 8-14, 2023 as "Code Enforcement Officer Appreciation Week"

Council Member Middleton read and presented the proclamation to Debra Nathan, Police Services Supervisor.

The Council took a brief recess.

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

Council Member Karpinski-Costa provided an update from the Sacramento-Yolo Mosquito & Vector Control District. She provided a report from the Sacramento Area Sewer District Board meeting. She announced residents can receive a free flu shot on October 17 from 10 a.m. to 3 p.m. at the Citrus Heights Community Center.

Council Member Middleton added the CalCities Sacramento Valley Division meeting. She stated Indigenous People's Day was on October 7 and she attended an event at the State Capital. She announced the Citrus Heights Police Activities League Trunk or Treat event on October 25 from 4 p.m. to 8 p.m. at the Police Department. She announced Sunrise Mall is hosting a Zombie Walk on October 14 from 4 p.m. to 9 p.m. She announced Citrus Heights Arts is hosting an Artbeat event on October 14 from 11 a.m. to 3 p.m.

Vice Mayor Daniels attended the San Juan High School homecoming football game. He attended the Citrus Heights Chamber Luncheon. He provided a report from the Sacramento Transportation Authority Board meeting. He announced the Mesa Verde High School homecoming football game will be on October 13 on their new football field.

Mayor Schaefer attended the Mesa Verde High School grand opening of the football field. He announced that the Citrus Heights Community Marching Band Howl-o-ween event will be on October 21 at 9 a.m. on Auburn Boulevard.

CONSENT CALENDAR

6. **SUBJECT:** Approval of Minutes
RECOMMENDATION: Approve the Minutes of the Meeting of September 28, 2023
7. **SUBJECT:** Approval of Amendment No. 02 to the Wyatt Ranch Subdivision Improvement Agreement and Amendment No. 01 to the Mitchell Farms Subdivision Improvement Agreement
STAFF REPORT: R. Cave / L. Blomquist
RECOMMENDATION: Staff recommends the following:
 - a. Adopt Resolution No. 2023-093 a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute Amendment No. 02 for the Subdivision Improvement Agreement for the Wyatt Ranch Subdivision
 - b. Adopt Resolution No. 2023-094 a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute Amendment No. 01 for the Subdivision Improvement Agreement for the Mitchell Farms Subdivision

8. **SUBJECT:** San Juan Avenue Complete Streets Project – Phase 1 Federal Project No. STPL 5475 (046) – Approval of Contract Amendment No. 2
STAFF REPORT: R. Cave / L. Blomquist
RECOMMENDATION: Adopt Resolution No. 2023-095 a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute Amendment No. 2 to the Agreement for Professional Services with Bennett Engineering Services, Inc. for the San Juan Avenue Complete Streets Project Phase 1

ACTION: On a motion by Council Member Karpinski-Costa, seconded by Council Member Middleton, the City Council adopted Consent Calendar Items 6, 7 and 8.

AYES: Karpinski-Costa, Lopez-Taff, Middleton, Daniels, Schaefer
 NOES: None
 ABSENT: None

PUBLIC HEARING

9. **SUBJECT:** Review Draft 2024 Action Plan and Funding Recommendations for the Community Development Block Grant Program
STAFF REPORT: C. Kempenaar / N. Piva
RECOMMENDATION: Staff recommends the following:
- Hear public testimony on the 2024 Draft Action Plan and Funding Recommendations for the Community Development Block Grant Program; and
 - Continue final action until the October 26, 2023 City Council meeting

Housing and Human Services Program Coordinator Piva presented the funding recommendations as follows:

Organization	Amount Requested 2024 CDBG	Quality of Life Committee Funding Recommendation
Campus Life Connection	20,000	20,000
Meals on Wheels by ACC	16,000	16,000
Community Link Capital Region & Project Sentinel	23,483	23,483
Sunrise Christian Food Ministry	43,200	30,517
Jake's Journey Home	50,000	-
Total	\$152,683	\$90,000

Public Comment

April Jacek with Sunrise Christian Food Ministry provided an overview of their services and thanked the City Council for their support.

Terese McWilliams with Community Link Capital Region provided an overview of their services and thanked the City Council for their support.

Julie Habeeb with the Sayonara Center thanked the City Council for their support.

Jennifer Massello with Meals on Wheels by ACC thanked the City Council for their support.

City Clerk Van read the following written comment from Alfred Sanchez, "Please fund Sunrise Christian Food Ministries. They are an essential part of our Community. They have dedicated volunteers who donate their time to make this possible. Many people rely on them in tough times."

City Clerk Van read the following written comment from Carole Conn, "Project Sentinel wishes to thank the city of Citrus Heights for its continued support to affirmatively further fair housing protections in the City. We are grateful to be doing this work on behalf of residents experiencing housing discrimination. This funding allows us to investigate housing discrimination complaints and also educate housing providers and property management teams about the federal and state laws that govern fair housing to eliminate and prevent discrimination. Our plan in this new fiscal year is to continue to invest in our outreach, education and investigation of housing discrimination complaints, which complaints have included, in Citrus Heights and throughout Sacramento County, disability discrimination, source of income discrimination, and sex discrimination. This year we are also providing testing and investigation of discrimination experienced by residential providers of childcare services. We look forward to our continued partnership with Citrus Heights to ensure that the barrier of housing discrimination is not occurring in the community. We thank you again for your unwavering support of our work."

No action was taken, the item was continued to the October 26, 2023 City Council meeting.

10. **SUBJECT:** Sylvan Corners Subdivision – 7137 Auburn Boulevard PLN-22-28 General Plan Amendment, Rezone, Tentative Subdivision Map, Design Review Permit and Tree Permit
STAFF REPORT: C. Kempenaar / A. Bermudez
RECOMMENDATION: Staff recommends the following:

- a. Adopt Resolution No. 2023-___ a Resolution of the City Council of the City of Citrus Heights, California adopting a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) for the Sylvan Corners Project located at 7137 Auburn Boulevard;
- b. Adopt Resolution No. 2023-___, a Resolution of the City Council of the City of Citrus Heights, California adopting a General Plan Map Amendment, approving a Tentative Subdivision Map, Design Review Permit, and Tree Permit for the Sylvan Corners project located at 7137 Auburn Boulevard subject to the findings and conditions of approval;
- c. Introduce for first reading and read by title only and waive the full reading of Ordinance No. 2023-___, an Ordinance of the City Council of the City of Citrus Heights, California amending Article 5, Chapter 106.50 of the Zoning Ordinance and rezoning the property into the Sylvan Corners Special Planning Area; and
- d. Adopt Resolution No. 2023-___, a Resolution of the City Council of the City of Citrus Heights, California authorizing the City Manager to execute an affordable housing agreement between the City of Citrus Heights and Woodside Homes of Northern CA, for the Sylvan Corners Project located at 7137 Auburn Boulevard

Senior Planner Bermudez provided an overview of the proposed project on the 11.34-acre site which includes, development of 94 single-family residential lots on the former Sylvan Middle school site located at 7137 Auburn Boulevard.

Michael LaFortune with Woodside Homes presented an overview of the proposed project and responded to questions from Council Members.

Public Comment

Forrest Allen spoke in opposition of the proposed project.

Natalee Price spoke in opposition of the proposed project.

City Clerk Van read the following written comment submitted by Donna Brady, "I strongly oppose the addition of the 94-home housing development on Sylvan Corners at the former school site and totally agree with the statements of Sue and Forrest Allen. I too have lived off of Carriage Drive for many years and have experienced the horrendous traffic on Carriage Drive due to the schools on each end of the street. It's impossible to get on Carriage at times when school starts and ends and has become a dangerous street to travel at times. I also have a great appreciation of the history of this location and believe it should be used in a manner that respects that history and enhances the experience of current residents. There were many suggestions given by residents that included establishing facilities that would benefit the youth and community as a whole. I am not only concerned about increased traffic on Carriage Drive, but also on Auburn Blvd. and Old Auburn Road. It's already very dense at times between the Costco/Walmart site up to Sunrise Blvd. on Old Auburn. It appears that the City leaders are entirely ignoring the quality of life of the current residents and care more about building dense housing in a City that has already reached its limits. I sincerely hope you will reconsider this housing development."

City Council questions and comments followed.

Council Member Middleton made a motion to adopt Resolution No. 2023-___ a Resolution of the City Council of the City of Citrus Heights, California adopting a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) for the Sylvan Corners Project located at 7137 Auburn Boulevard, Council Member Lopez-Taff seconded the motion. The following roll-call vote was taken.

AYES:	Lopez-Taff, Middleton, Daniels, Schaefer
NOES:	Karpinski-Costa, Schaefer
ABSENT:	None

Council Member Middleton made a motion to adopt Resolution No. 2023-___, a Resolution of the City Council of the City of Citrus Heights, California adopting a General Plan Map Amendment, approving a Tentative Subdivision Map, Design Review Permit, and Tree Permit for the Sylvan Corners project located at 7137 Auburn Boulevard subject to the findings and conditions of approval, Council Member Lopez-Taff seconded the motion. The following roll-call vote was taken.

AYES:	Lopez-Taff, Middleton
NOES:	Karpinski-Costa, Daniels, Schaefer
ABSENT:	None

City Attorney Jones explained that based on this vote the project has not been approved and the rest of the recommended motions are irrelevant to move forward with at this time.

No further action was taken and the project was not approved.

DEPARTMENT REPORTS

None

CITY MANAGER ITEMS

None

ITEMS REQUESTED BY COUNCIL MEMBERS/ FUTURE AGENDA ITEMS


Vice Mayor Daniels requested Council support for evaluating the current dog licensing requirements that was raised during public comment. Council Member Karpinski-Costa supported the request and suggested a review by the City Council Quality of Life ad hoc committee.

Mayor Schaefer requested a resolution of support for the Taxpayer Protection and Government Accountability Act of 2024 be brought back to Council for consideration. Vice Mayor Daniels seconded the request.

ADJOURNMENT

Mayor Schaefer adjourned the regular meeting at 8:47 p.m.

Respectfully submitted,



Amy Van, City Clerk