

**CITY OF CITRUS HEIGHTS  
CITY COUNCIL  
MINUTES  
Regular Meeting of Thursday, January 14, 2021  
Virtually from the City Hall Council Chambers  
6360 Fountain Square Drive, Citrus Heights, CA**

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**CALL REGULAR MEETING TO ORDER**

The regular meeting was called to order at 7:00 p.m. by Mayor Miller.

1. The Flag Salute was led by Mayor Miller.
2. Roll Call: Council Members present: Bruins, Daniels, Schaefer, Middleton, Miller  
Council Members absent: None  
Staff present: Boyd, Huber, Jones, Kempenaar, McDuffee, Van  
and department directors.
3. The video statement was read by City Clerk Van.

**APPROVAL OF AGENDA**

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

AYES: Bruins, Daniels, Schaefer, Middleton, Miller  
NOES: None  
ABSENT: None

**COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES**

Council Member Bruins provided a report from the Sacramento Regional County Sanitation District Board meeting. She also provided a report from the Citrus Heights Police Activities League meeting.

Council Member Daniels encouraged residents to support local businesses.

Council Member Schaefer attended a neighborhood meeting regarding illegal fireworks.

Vice Mayor Middleton attended the Citrus Heights Police Activities League meeting. She also provided an update from the Sacramento Valley League of California Cities Board Meeting.

Mayor Miller provided a report from the Sacramento Transportation Authority Board meeting.

**PUBLIC COMMENT**

None

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**CONSENT CALENDAR**

4. **SUBJECT:** Approval of Minutes  
**RECOMMENDATION:** Approve the Minutes of the Regular Meeting of December 10, 2020
  
5. **SUBJECT:** Award of Critical Repair Grant Program Administration Contract to Rebuilding Together Sacramento  
**STAFF REPORT:** C. McDuffee / S. Cotter  
**RECOMMENDATION:** Adopt Resolution No. 2021-001, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the Award of Critical Repair Grant Program Administration Contract to Rebuilding Together Sacramento
  
6. **SUBJECT:** Transportation Development Act (TDA) Funding Claim Authorization  
**STAFF REPORT:** M. Poole  
**RECOMMENDATION:** Adopt Resolution No. 2021-002, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City to Claim its Transportation Development Act (TDA) Funds for Fiscal Year 2020-2021 and Any Revised Apportionments for Previous Years
  
7. **SUBJECT:** San Juan Avenue Complete Streets Project Approval of Caltrans Program Supplement Agreement  
**STAFF REPORT:** L. Blomquist / M. Poole  
**RECOMMENDATION:** Adopt Resolution No. 2021-003, a Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute the Program Supplement Agreement for the San Juan Avenue Complete Streets Project

**ACTION:** On a motion by Council Member Daniels, seconded by Council Member Bruins, the City Council adopted Consent Calendar Items 4, 5, 6 and 7.

AYES: Bruins, Daniels, Schaefer, Middleton, Miller  
 NOES: None  
 ABSENT: None

**PUBLIC HEARING**

8. **SUBJECT:** Draft Amendment to the General Plan Housing Element  
**STAFF REPORT:** C. McDuffee / C. Kempenaar / E. Singer  
**RECOMMENDATION:** The Following is Recommended:
  - a. Review and Comment on the Draft Amendment to the General Plan (Housing Element)
  - b. Find the Project is Exempt from CEQA per Section 15061(b)(3)a
  - c. Forward the Draft to the California Housing and Community Development Department (HCD) for Review

Planning Manager Kempenaar explained the City is required to update the Housing Element every eight years. He stated the Background Report in the Housing Element tracks demographic, economic, and housing trends in Citrus Heights. Since the last Housing Element update, the City created the Rental Housing Inspection Program, the City is no longer examining the feasibility of a Resale Inspection Program, and the City is continuing to focus on the green building and energy-efficient construction. He stated Sacramento Area Council of Governments (SACOG) allocates “fair share” growth to all municipalities in the region; the Regional Housing Needs Allocation for Citrus Heights is 697 units. Upon Council approval, staff will send the draft document to HCD for review and comment. Staff will present the final document for Council review in April.

City Council questions and comments followed.

Mayor Miller opened the public hearing at 7:28 p.m., hearing no speakers he closed the public hearing.

**ACTION:** On a motion by Council Member Bruins, seconded by Council Member Schaefer, the City Council found the project is exempt from CEQA per Section 15061(b)(3)a.

AYES: Bruins, Daniels, Schaefer, Middleton, Miller  
 NOES: None  
 ABSENT: None

**ACTION:** On a motion by Council Member Bruins, seconded by Council Member Schaefer, the City Council directed staff to forward the draft General Plan Housing Element to the California Housing and Community Development Department for review.

AYES: Bruins, Daniels, Schaefer, Middleton, Miller  
 NOES: None  
 ABSENT: None

## **REGULAR CALENDAR**

9. **SUBJECT:** New Sylvan Purchase and Sale Agreement  
**STAFF REPORT:** C. McDuffee / R. Jones / M. Huber  
**RECOMMENDATION:** Adopt Resolution No. 2021-005, a Resolution of the City Council of the City of Citrus Heights, California, Approving the Purchase and Sale Agreement of Sylvan Property to Woodside Homes

Economic Development and Communications Manager Huber explained in September 2019 the City purchased the 11.34 acre Sylvan property for \$3.4 million. This was a strategic acquisition to direct use and steward the land’s development. In April 2020, the City Council set planning and design goals for the site.

Community Development Director McDuffee provided an overview of the planning and design goals previously adopted by the City Council.

Economic Development and Communications Manager Huber stated in July 2020 the City issued an Offering Memorandum to invite interested parties to respond. The City received one response from Woodside Homes.

Community Development Director McDuffee stated Woodside Home's response to the Offering Memorandum included a conceptual site plan. The conceptual plan is a single-family detached home product with about 93 lots. If the Purchase and Sale Agreement is approved, Woodside Homes will need to obtain all necessary entitlements. The project will need to go through the City's normal development review process.

City Attorney Jones provided an overview of the terms of the proposed Purchase and Sale Agreement. The purchase price is \$4.17 million.

Jim Bayless with Woodside Homes stated they are very excited to build upon all the improvements the City has invested in along the Auburn Boulevard corridor.

### Public Comment

City Clerk Van read the following written public comments:

“As a resident of Citrus Heights living behind Sylvan Cemetery, I look forward to the sale and use of this lot. I would like to see the city ensure there is at least one restaurant or coffee shop with outdoor seating that current neighborhood residents can enjoy. W Hibben”

“It is probably advisable that the city to stop paying interest on the loan used to purchase the property. With that said, I also think that the city could use some income from business taxes. I propose that the city consider working with the developer to build residential over storefronts for all buildings facing auburn blvd. This would allow for some commercial buildings that could benefit the local houses and the community. It would be fun to have a little neighborhood wine bar, café, maybe a barber, a restaurant, or comic book store. As a possible mitigation against vacancy, the commercial lots under residential could have a clause that they be allowed to be built out into residential under residential if vacant for a period of time- perhaps 6 months or a year after all other properties in the subdivision are built. Nathan Champion”

“As a 30+yr resident in this location my property back up to this location, I am against this sale of homes being built, the traffic is already so increased, the wildlife is being depleted and if this sale goes through this is the nail on the coffin that I will sell my home, and take my family and business out of the entire state! The heck with mother nature is what city of CH is saying! Email: brinaanne@...”

“I am not an expert or a city planner but as our city struggles with the budget after Mr. Tingles retirement I think great care should be given to placing homes so close to an elementary school. We need some attractions that will bring people to Citrus Heights to spend money not just more housing. I thought this was supposed to be a sports complex originally, can the council look into something more diverse than just getting rid of the property for a little profit? They should not have bothered to buy it and tie up the money if they were just going to sell if for housing, the school district could have done that???? I have mentioned in the past sports complexes for traveling sports

teams that have revitalized city's that were devastated after losing manufacturing jobs etc. Let's broaden our horizons. Lori Egan"

City Council questions and comments followed.

**ACTION:** On a motion by Council Member Bruins, seconded by Vice Mayor Middleton, the City Council adopted Resolution No. 2021-005, a Resolution of the City Council of the City of Citrus Heights, California, Approving the Purchase and Sale Agreement of Sylvan Property to Woodside Homes.

AYES: Bruins, Daniels, Middleton, Miller  
 NOES: Schaefer  
 ABSENT: None

10. **SUBJECT:** City Board and Commission Appointments

**STAFF REPORT:** A. Van

**RECOMMENDATION:** The Following is Recommended:

- a. Council Members Bret Daniels and Tim Schaefer Nominate One Regular Member to Serve on the Planning Commission
- b. The City Council, by Majority Vote, Appoint Individuals for the Remaining At-Large Appointments to the Planning Commission and Construction Board of Appeals

City Clerk Van presented the staff report.

#### Public Comment

Paul Makhnovskiy expressed his interest in serving on the Planning Commission.

Council Member Daniels announced his nomination of Paul Makhnovskiy as a regular member to the Planning Commission.

**ACTION:** On a motion by Council Member Daniels, seconded by Council Member Bruins, the City Council ratified the appointment of Paul Makhnovskiy to serve on the Planning Commission for the term of January 14, 2021 to December 31, 2024.

AYES: Bruins, Daniels, Schaefer, Middleton, Miller  
 NOES: None  
 ABSENT: None

Council Member Schaefer announced his nomination of Thomas Scheeler as a regular member to the Planning Commission.

**ACTION:** On a motion by Council Member Schaefer, seconded by Council Member Daniels, the City Council ratified the appointment of Thomas Scheeler to serve on the Planning Commission for

the term of January 14, 2021 to December 31, 2024.

AYES: Bruins, Daniels, Schaefer, Middleton, Miller  
 NOES: None  
 ABSENT: None

**ACTION:** On a motion by Council Member Bruins, seconded by Council Member Middleton, the City Council appointed Talaya Turner Mike as an at-large member of the Planning Commission for a term of January 14, 2021 to December 31, 2022.

AYES: Bruins, Daniels, Schaefer, Middleton, Miller  
 NOES: None  
 ABSENT: None

**ACTION:** On a motion by Council Member Daniels, seconded by Council Member Schaefer, the City Council appointed Michael Nishimura as an at-large member of the Planning Commission for a term of January 14, 2021 to December 31, 2022.

AYES: Bruins, Daniels, Schaefer, Middleton, Miller  
 NOES: None  
 ABSENT: None

**ACTION:** On a motion by Council Member Daniels, seconded by Council Member Bruins, the City Council appointed Marcus Bergman as a member to the Construction Board of Appeals for a term of January 14, 2021 to December 31, 2024.

AYES: Bruins, Daniels, Schaefer, Middleton, Miller  
 NOES: None  
 ABSENT: None

11. **SUBJECT:** Appointments to Regional Boards and Committees

**STAFF REPORT:** A. Van

**RECOMMENDATION:** The Following is Recommended:

- a. Adopt Resolution No. 2021 - 005, A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as the Representative on the Sacramento Metropolitan Air Quality Management District (SMAQMD) Board of Directors, and Appointing a Member to Serve as the Alternate
- b. Adopt Resolution No. 2021 - 006, A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as the Representative on the Sacramento Regional County Sanitation District (SRCSD) and Sacramento Area Sewer District (SASD) Boards of Directors, and Appointing a Member to Serve as the Alternate
- c. Adopt Resolution No. 2021 - 007, A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as the

Representative on the Sacramento Transportation Authority (STA), and Appointing a Member to Serve as the Alternate

- d. Adopt Resolution No. 2021 - 008, A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as a Director to the Sacramento Area Council of Governments (SACOG) Board of Directors, and Appointing a Member to Serve as the Alternate

Mayor Miller announced the appointments to the following regional boards and commissions:

Sacramento Metropolitan Cable Television Commission	Tim Schaefer Porsche Middleton (Alternate)
Sacramento Public Library Authority	Tim Schaefer Steve Miller (Alternate)
Sacramento Area Sewer District / Sacramento Regional County Sanitation District	Jeannie Bruins Bret Daniels (Alternate)
Sacramento Transportation Authority	Steve Miller Bret Daniels (Alternate)
Sacramento Area Council of Governments	Porsche Middleton Jeannie Bruins (Alternate)
Regional Transit	Steve Miller Tim Schaefer (Alternate)
Sacramento Metropolitan Air Quality Management District	Bret Daniels Tim Schaefer (Alternate)

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### **Liaisons to Local Entities**

Education and Community Programs	Steve Miller Tim Schaefer
Sacramento Metropolitan Fire District	Bret Daniels Porsche Middleton
Inter-governmental Relations	Steve Miller Bret Daniels
Sunrise MarketPlace	Tim Schaefer Porsche Middleton

### **Council Ad Hoc Subcommittees**

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Finance/Administration

Jeannie Bruins  
Steve Miller

Quality of Life

Jeannie Bruins  
Porsche Middleton

ACTION: On a motion by Council Member Bruins, seconded by Vice Mayor Middleton, the City Council adopted Resolution No. 2021 - 005, A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as the Representative on the Sacramento Metropolitan Air Quality Management District (SMAQMD) Board of Directors, and Appointing a Member to Serve as the Alternate.

AYES: Bruins, Daniels, Schaefer, Middleton, Miller  
NOES: None  
ABSENT: None

ACTION: On a motion by Mayor Miller, seconded by Council Member Bruins, the City Council adopted Resolution No. 2021 - 006, A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as the Representative on the Sacramento Regional County Sanitation District (SRCSD) and Sacramento Area Sewer District (SASD) Boards of Directors, and Appointing a Member to Serve as the Alternate.

AYES: Bruins, Daniels, Schaefer, Middleton, Miller  
NOES: None  
ABSENT: None

ACTION: On a motion by Mayor Miller, seconded by Council Member Bruins, the City Council adopted Resolution No. 2021 - 007, A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as the Representative on the Sacramento Transportation Authority (STA), and Appointing a Member to Serve as the Alternate.

AYES: Bruins, Daniels, Schaefer, Middleton, Miller  
NOES: None  
ABSENT: None

ACTION: On a motion by Mayor Miller, seconded by Vice Mayor Middleton, the City Council adopted Resolution No. 2021 - 008, A Resolution of the City Council of the City of Citrus Heights, California, Appointing a Citrus Heights Member to Serve as a Director to the Sacramento Area Council of Governments (SACOG) Board of Directors, and Appointing a Member to Serve as the Alternate.

AYES: Bruins, Daniels, Schaefer, Middleton, Miller  
NOES: None  
ABSENT: None



**DEPARTMENT REPORTS**

None

**CITY MANAGER ITEMS**

City Manager Boyd stated effective January 13, the greater Sacramento area has been removed from the State's available ICU bed stay-at-home order and were placed back into the colored COVID tier monitoring system. At the Council's request, we are working with Supervisor Frost's office to obtain additional data from the County Department of Health and State regarding city specific COVID infection data. He also reported that the Building Division issued 2,600 online building permits, which is a record setting number for the City.

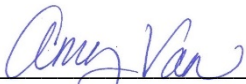
**ITEMS REQUESTED BY COUNCIL MEMBERS/ FUTURE AGENDA ITEMS**

None

**ADJOURNMENT**

Mayor Miller adjourned the regular meeting at 8:54 p.m.

Respectfully submitted,

  
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Amy Van, City Clerk