

**CITY OF CITRUS HEIGHTS
CITY COUNCIL
MINUTES
Special/Regular Meeting of Thursday, April 12, 2018
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA**

CALL SPECIAL MEETING TO ORDER

The special meeting was called to order at 6:03 p.m. by Mayor Miller.

1. Roll Call: Council Members present: Daniels, Fox, Bruins, Miller
Council Members absent: Slowey
Staff present: Boyd, Gutierrez, Morris, Van, Ziegler and department directors.

PUBLIC COMMENT

None

STUDY SESSION

2. Review Options for a Proposed Rental Housing Inspection Unit

Lieutenant Gutierrez and Sergeant Morris stated that there are 15,000 rental units in Citrus Heights, making up 55% of housing units within the city. Due to 88 % of the rental housing built prior to 1990, raises some concern for lack of quality control, neglect by property owners, and public health and safety code violations. The proposed Citrus Heights Rental Property Improvement Program will identify city rental housing stock, ensure each dwelling unit meets minimal code requirements, increase property values, and promote economic growth and stability. A business license fee and increase to the yearly rental housing stock fee will help cover operation expenses, employee wages, staff training, vehicle maintenance, and purchasing equipment. The goals for the program are to conduct 45 inspections a week, 180 a month, and have an approximate three-year inspection cycle.

Jim Lofgren with the California Apartment Association answered council questions.

Council comments and questions followed.

ADJOURNMENT

Mayor Miller adjourned the special meeting at 6:55 p.m.

CALL REGULAR MEETING TO ORDER

The regular council meeting was called to order at 7:05 p.m. by Mayor Miller.

1. The Flag Salute was led by Boy Scout Troop 228.
2. Roll Call: Council Members present: Daniels, Fox, Bruins, Miller
Council Members absent: Slowey
Staff present: Boyd, McDuffee, Van, Ziegler and department directors.

- The video statement was read by City Clerk Van.

APPROVAL OF AGENDA

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

AYES: Daniels, Fox, Bruins, Miller
NOES: None
ABSENT: Slowey

PRESENTATIONS

- Proclamation of the City of Citrus Heights Proclaiming the Week of April 6 - 14, 2018 as Creek Week

Vice Mayor Bruins read and presented a proclamation to Boy Scout Troop 228 who accepted on behalf of Creek Week and Sunrise Recreation and Park District.

- Presentation by Sacramento Yolo Mosquito and Vector Control District – Gary Goodman

Gary Goodman with the Sacramento Yolo Mosquito and Vector Control District provided an update on the activities to abate mosquitos. He encouraged residents to check their yards once a week and empty any stagnant water from buckets, containers, pet dishes, and recycle fountain water. He advised residents to avoid being outdoors during dawn and dusk, dress in long sleeves and pants when outside, defend yourself with effective repellent and make sure doors and screens are in working condition.

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

Council Member Fox attended the Annual Citrus Heights Veterans' Stand Down event held at Holy Family Church and the Vietnam Memorial Breakfast at Stones Gambling Hall. He also attended a volunteer event hosted by LDS Church, Chamber of Commerce luncheon and the grand opening for the new restaurant Pizza Rev. He provided a report from the Sacramento Transportation Authority Committee meeting.

Council Member Daniels attended the grand opening for Pizza Rev and the Vietnam Memorial breakfast at Stones Gambling Hall.

Vice Mayor Bruins attended History Day at Rusch Home, hosted by the Citrus Heights Historical Society Board Members. She provided a report from the Sacramento Regional County Sanitation District Meeting and the Sunrise MarketPlace meeting.

Mayor Miller noted that after the successful launch of SmaRT Ride, the service is expanding to the communities of Antelope and Orangevale with a connection to the Historic Folsom light rail station. The service hours will be expanded to an additional three hours a day to operate from 6 a.m. to 9 p.m. Monday through Friday.

PUBLIC COMMENT

Arthur Ketterling had questions about SmaRT Ride's route schedule.

Sue Stack addressed concerns with Paradise Oaks Youth Services facility.

Roy Grenfell had concerns for the city's roads and infrastructure.

CONSENT CALENDAR

6. **SUBJECT:** Approval of Minutes
RECOMMENDATION: Approve the Minutes of Regular Meeting of Thursday, March 22, 2018

7. **SUBJECT:** Mariposa Avenue Safe Routes to School - Phase 3 CML 5475(039)
Approval of Caltrans Program Supplement Agreement No. 024-NI
STAFF REPORT: R. Sherman / S. Hodgkins
RECOMMENDATION: Adopt Resolution No. 2018-023; A Resolution of the City Council of the City of Citrus Heights, California Authorizing the City Manager to Execute a Program Supplement Agreement for the Mariposa Avenue Safe Routes to School Phase 3 Project

8. **SUBJECT:** Mariposa Avenue Safe Routes to School Phase 4 - ATPSB1L-5475(043)
Approval of Caltrans Program Supplement Agreement
STAFF REPORT: R. Sherman / S. Hodgkins, L. Blomquist
RECOMMENDATION: Adopt Resolution No. 2018-025; 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 Mariposa Avenue Safe Routes to School Phase 4 Project

9. **SUBJECT:** Electric Greenway ATPSB1L-5475(042) Approval of Caltrans Program Supplement Agreement
STAFF REPORT: R. Sherman / S. Hodgkins / L. Blomquist
RECOMMENDATION: Adopt Resolution No. 2018-024; 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 Electric Greenway Project

ACTION: On a motion by Council Member Fox, seconded by Vice Mayor Bruins, the City Council adopted Consent Calendar items 6, 7, 8, and 9.

AYES: Daniels, Fox, Bruins, Miller
NOES: None
ABSENT: Slowey

PUBLIC HEARING

10. **SUBJECT:** Appeal of Planning Commission Decision Regarding Bearpaw Apartments
STAFF REPORT: R. Sherman / C. McDuffee

RECOMMENDATION: Staff, on Behalf of the Planning Commission, Recommends the City Council:

Motion 1: Move to Deny the Appeal and Adopt Resolution No. 2018-027; Adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan Pursuant to the California Environmental Quality Act (CEQA) for the Bearpaw Apartment Project; and

Motion 2: Move to Adopt Resolution 2018-026; Approving a Minor use Permit, Design Review Permit and a Tree Permit for the Bearpaw Apartment Project Subject to the Findings and Conditions of Approval Contained in the Resolution.

Planning Manager McDuffee informed Council that on January 24, 2018, the Planning Commission approved, on a 5-1 vote, a proposal to build 42 apartments at 7524 Old Auburn Road. The proposed project will consist of 42 dwelling units that will each contain two bedrooms, approximately 1,200 square feet in size, have individual attached one-car garages and serve as a mixed-use residential and commercial development that will tie in with the existing Bearpaw Village shopping center. The development will provide new housing opportunities that can be used for mixed-use projects within the commercial corridor, promote improvements, enrich existing businesses and encourage new business opportunities within Citrus Heights.

The Sylvan Old Auburn Road Neighborhood Association (SOAR) filed an appeal of the Planning Commission's decision to approve the project. Some of the concerns with the project were as follows:

- Consistency with Sylvan Corners Redevelopment Concept Plan
- Consistency with The Boulevard Plan, Reinventing the Auburn Boulevard Corridor
- Site issues
- Safety
- Adequate parking
- Community common areas
- Traffic concerns

She stated that the Citrus Heights Engineering Division and utility companies have reviewed the plans and have determined the development can accommodate the water and sewer needs for the site. Sacramento Metropolitan Fire District and the Police Department have both reviewed the site plan from a safety perspective and have determined that there are no safety issues. A traffic study was prepared and concluded that there will be no significant impact to traffic as a result of the project. Parking for this project will comply with the city's Zoning Code requirements by providing two parking spaces per unit. The project will feature multiple community areas for the residents such as a clubhouse, pool area, and community garden. Staff recommend on behalf of The Planning Commission that the City Council deny the appeal be and return the \$250.00 appeal fee to SOAR Neighborhood Association.

Council questions and comments followed.

Mayor Miller opened the public hearing at 8:24 p.m.

Jayna Karpinski-Costa representing Sylvan Old Auburn Neighborhood Association address concerns they raised in their appeal which includes traffic safety with vehicles entering and exiting

the project. They urge the Council to consider restricting vehicle access at the south end of the project and only allow pedestrian and emergency personnel access.

John Ritchie representing Bearpaw stated they believe the project meets the city's goals and policies. They have made adjustments to the project based on comments from residents and are trying to mitigate any concerns from the public and Council.

Fred Klasinski spoke in opposition to the Bearpaw apartment project.

Lynn Avery suggested changes in the site plan to reduce the number of units for the Bearpaw apartments.

Carolyn Lacy spoke in opposition to the Bearpaw apartment project.

Rich Hale spoke in support of the proposed Bearpaw apartment project.

Roy Grenfell said he would hope that the project would be able to bend and shift to address the concerns raised by residents.

Tim Schaefer encouraged the Council to settle and future disputes between the properties and merge the properties and if they are ever sold, they would be sold as one property.

Katrina Cruz spoke in opposition to the Bearpaw apartment project.

Mayor Miller closed the public hearing 9:00 p.m.

The City Council took a brief recess from 9:00 p.m. to 9:02 p.m.

Council member comments and questions followed.

ACTION: On a motion by Council Member Fox, seconded by Vice Mayor Bruins the City Council:

- a. Denied the Appeal and Adopted Resolution No. 2018-027; Adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan Pursuant to the California Environmental Quality Act (CEQA) for the Bearpaw Apartment Project.
- b. Adopted Resolution 2018-026; Approving a Minor use Permit, Design Review Permit and a Tree Permit for the Bearpaw Apartment Project Subject to the Findings and the Amended Conditions of Approval Contained in the Resolution as amended to include additional conditions as follows:
 - The southern access gate to the apartments is to be used for emergency vehicles and pedestrian use only
 - No Oak trees
 - Add additional screening trees for privacy next to single-family homes
 - Modify site plan to increase to the extent possible the common areas
 - Strengthening the language in the easement between the apartments and the adjacent commercial center

AYES: Daniels, Fox, Bruins, Miller
NOES: None
ABSENT: Slowey

ACTION: On a motion by Council Member Fox, seconded by Vice Mayor Bruins, the City Council moved to refund the appeal fee of \$250.00 to the SOAR Neighborhood Association.

AYES: Daniels, Fox, Bruins, Miller
NOES: None
ABSENT: Slowey

REGULAR CALENDAR

None

DEPARTMENT REPORTS

None

CITY MANAGER ITEMS

None

ITEMS REQUESTED BY COUNCIL MEMBERS/ FUTURE AGENDA ITEMS

None

ADJOURNMENT

Mayor Miller adjourned the regular meeting at 9:43 p.m.

Respectfully Submitted,

Amy Van, City Clerk