CITY OF CITRUS HEIGHTS
CITY COUNCIL
Special and Regular Meeting of Wednesday, June 10, 2026
City Hall Council Chambers 6360 Fountain Square Drive, Citrus Heights, CA
5:00 PM SPECIAL MEETING
6:00 PM REGULAR MEETING

HOW TO PARTICIPATE:

The City of Citrus Heights welcomes your interest and involvement in the City's legislative process. The Council may take up any agenda item at any time, regardless of the order listed. If you wish to address the Council during the meeting, please fill out a Speaker Identification Sheet and give it to the City Clerk before the item is heard. When you are called upon to speak, step forward to the podium and state your name for the record. Normally, speakers are limited to three (3) minutes each. The Mayor has the discretion to lengthen or shorten the allotted times. Alternatively, the public may submit written comments by 4:00 p.m. on the meeting day by completion of an online Speaker Card at https://www.citrusheights.net/FormCenter/City-Council-Meetings-Speaker-Card-30. Written comments will not be read during the City Council meeting but will be forwarded to all Council Members and become part of the public record.

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LEVINE ACT:

The Levine Act (Government Code Section 84308) requires parties to a proceeding before the City of Citrus Heights involving a license, permit or other entitlement for use to disclose any contribution over $500 made to a City elected or appointed officer (including Council Members and Planning Commissioners) within the 12 months before and 12 months after the City decision, and are prohibited from making, participating in, or using their official position to influence the decision.

June 10, 2026 City Council Agenda Packet

Documents:

CALL SPECIAL MEETING TO ORDER

1. Roll Call: Council Members: Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff

PUBLIC COMMENT

Members of the public are entitled to address the City Council concerning any item within the City Council's subject matter jurisdiction. Pursuant to the Brown Act, the City Council is prohibited from discussing or acting on any item raised during "Public Comment" not appearing on the posted agenda.

CLOSED SESSION

2. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to California Government Code Section 54957.6
Agency designated representatives: Ashley Feeney, City Manager, Ryan Jones, City Attorney, and Patrick Clark, Negotiator
Employee Organization: Citrus Heights Police Officers Association, Citrus Heights Police Employees Association, and unrepresented employees

3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to California Government Code Section 54956.9(d)(1)
Name of Case: City of Citrus Heights, People of the State of California, v. Sunrise Mall Realty LLC, et al.
Sacramento County Superior Court Case No.: 25CV016858

REPORT OUT OF CLOSED SESSION

ADJOURNMENT

CALL REGULAR MEETING TO ORDER

1. Flag Salute

2. Roll Call: Council Members: Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff

3. Video Statement

APPROVAL OF AGENDA

PRESENTATIONS

4. Presentation By The Citrus Heights Police Department For National Night Out On August 4, 2026

PUBLIC COMMENT

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

CONSENT CALENDAR

It is recommended that all consent items be acted on simultaneously unless separate

discussion and/or action are requested by a Council Member.

5. SUBJECT: Calling The November 3, 2026 General Municipal Election And Requesting Consolidation With The Statewide General Election

STAFF REPORT: A. Van
RECOMMENDATION: Adopt Resolution No. 2026-___, A Resolution Calling a General Municipal Election and Requesting the Board of Supervisors of Sacramento County to Consolidate the General Municipal Election with the Statewide General Election to be held on November 3, 2026, Pursuant to Section §10403 of the Elections Code

6. SUBJECT: Revision To Regional Board Appointments

STAFF REPORT: A. Van / D. Jones
RECOMMENDATION: Staff recommends the City Council Ratify the Revision to the 2026 Mayor's Appointments to Regional Boards and Committees

7. SUBJECT: Second Reading: Ordinance Amending Citrus Heights Municipal Code Chapter 22 – Businesses, Article VIII. – Massage Establishments

STAFF REPORT: A. Turcotte / K. Frey / W. Dunning / D. Miller / C. Kempenaar / A. Bermudez
RECOMMENDATION: Adopt Ordinance No. 2026-003, An Ordinance of the City Council of the City of Citrus Heights, California, Amending Citrus Heights Municipal Code Chapter 22 – Businesses, Article VIII. – Massage Establishments

8. SUBJECT: Second Reading: 2026 Zoning Code Amendments

STAFF REPORT: C. Kempenaar / A. Bermudez / S. Lui
RECOMMENDATION: Adopt Ordinance No. 2026-004, An Ordinance of the City Council of the City of Citrus Heights, California, Amending Various Sections of Chapter 106 of the Citrus Heights Municipal Code (Zoning Code Section)

9. SUBJECT: Authorize Sole Source Purchase For Traffic Signal Detection Material

STAFF REPORT: R. Cave / L. Blomquist / N. Maciejewski
RECOMMENDATION: Adopt Resolution No. 2026-___, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing a Sole-Source Purchase of Traffic Signal Detection Material

10. SUBJECT: Senate Bill 1 Road Maintenance And Rehabilitation Account Funding And Project Expenditure Plan For Fiscal Year 2026/2027

STAFF REPORT: R. Cave / L. Blomquist
RECOMMENDATION: Adopt Resolution No. 2026-___, A Resolution of the City Council of the City of Citrus Heights, California, Approving the Fiscal Year 2026/2027 Project Expenditure Plan to be funded by Senate Bill 1: The Road Repair and Accountability Act of 2017

11. SUBJECT: Award Of 2026 Street Maintenance Services Agreements – City Project Number GS 26-03

STAFF REPORT: R. Cave / M. Poole
RECOMMENDATION: Adopt Resolution No. 2026-___, A Resolution of the City

Council of the City of Citrus Heights, California, Awarding Agreements for the 2026 Street Maintenance Services Contract (GS 26 03) to Arrow Drillers Inc. DBA Arrow Construction; and Central Valley Engineering and Asphalt, Inc.

12. SUBJECT: Resolution Of Intention To Record Delinquent Solid Waste Charges, Penalties And Interest On The Property Tax Roll

STAFF REPORT: R. Cave / M. Poole
RECOMMENDATION: Adopt Resolution No. 2026-___, A Resolution of the City Council's Intention to Record Delinquent Solid Waste Charges, Penalties and Interest on the Property Tax Roll

REGULAR CALENDAR

13. SUBJECT: Consideration Of Renaming Of Sayonara Drive

STAFF REPORT: C. Kempenaar / R. Cave / A. Bermudez
RECOMMENDATION: Staff recommends the City Council move one of the following actions:
a. Adopt Resolution No. 2026-____ , A Resolution of the City Council of the City of Citrus Heights, California, Approving the Renaming of Sayonara Drive to _____ Drive and Directing Staff to Take Actions Necessary to Implement the Street Name Change; or
b. Maintain the Existing Street Name and Take No Further Action.

14. SUBJECT: America's 250 Year Anniversary Mural Installation At City Hall

STAFF REPORT: R. Cave / M. Huber
RECOMMENDATION: Adopt Resolution No. 2026-___, A Resolution of the City Council of the City of Citrus Heights, California, Approving the Recommended Mural as Voted on by the Public for Installation at City Hall

15. SUBJECT: Citrus Heights Arts Grant Reallocation Request

STAFF REPORT: M. Huber
RECOMMENDATION: Receive a Request from Citrus Heights Arts to Amend the Approved Use of a Fiscal Year 2025/2026 Non-Profit Community Support Fund Award and Provide Direction

ITEMS REQUESTED BY COUNCIL MEMBERS / FUTURE AGENDA ITEMS

CITY MANAGER ITEMS

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MariJane Lopez-Taff, *Mayor*
Porsche Middleton, *Vice Mayor*
Dr. Jayna Karpinski-Costa, *Council Member*
Kelsey Nelson, *Council Member*
Tim Schaefer, *Council Member*

CITY OF CITRUS HEIGHTS
CITY COUNCIL
Special and Regular Meetings of Wednesday, June 10, 2026
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June 5, 2026

Amy Van, City Clerk

SPECIAL CITY COUNCIL MEETING
5:00 PM

CALL SPECIAL MEETING TO ORDER

1. Roll Call: Council Members: Karpinski-Costa, Nelson, Schaefer, Middleton, Lopez-Taff

PUBLIC COMMENT

CLOSED SESSION

2. CONFERENCE WITH LABOR NEGOTIATORS
   Pursuant to California Government Code Section 54957.6
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REPORT OUT OF CLOSED SESSION

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REGULAR CITY COUNCIL MEETING
6:00 PM

CALL REGULAR MEETING TO ORDER

1. Flag Salute

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3. Video Statement

APPROVAL OF AGENDA

PRESENTATIONS

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PUBLIC COMMENT
This is an opportunity to make a public comment on non-agenda items. Pursuant to the Brown Act, the City Council is prohibited from discussing or acting on any item raised during "Public Comment" not appearing on the posted agenda.

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

CONSENT CALENDAR (Estimated Start Time 6:40 p.m.)
It is recommended that all consent items be acted on simultaneously unless separate discussion and/or action are requested by a Council Member.

5. **SUBJECT:** Calling the November 3, 2026 General Municipal Election and Requesting Consolidation with the Statewide General Election
STAFF REPORT: A. Van
RECOMMENDATION: Adopt Resolution No. 2026-___**,** A Resolution Calling a General Municipal Election and Requesting the Board of Supervisors of Sacramento County to Consolidate the General Municipal Election with the Statewide General Election to be held on November 3, 2026, Pursuant to Section §10403 of the Elections Code

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STAFF REPORT: A. Van / D. Jones
RECOMMENDATION: Staff recommends the City Council Ratify the Revision to the 2026 Mayor's Appointments to Regional Boards and Committees

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STAFF REPORT: A. Turcotte / K. Frey / W. Dunning / D. Miller / C. Kempenaar / A. Bermudez
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STAFF REPORT: C. Kempenaar / R. Cave / A. Bermudez
RECOMMENDATION: Staff recommends the City Council move one of the following actions:

    a. Adopt Resolution No. 2026-____ , A Resolution of the City Council of the City of Citrus Heights, California, Approving the Renaming of Sayonara Drive to _____ Drive and Directing Staff to Take Actions Necessary to Implement the Street Name Change; or

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CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT MEMORANDUM

DATE: June 10, 2026

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Amy Van, City Clerk

SUBJECT: **Calling the November 3, 2026 General Municipal Election and Requesting Consolidation with the Statewide General Election**

Recommendation

In accordance with the provisions of the City's Municipal Code, a General Municipal Election shall be held on November 3, 2026, for the election of three members of the City Council, representing Districts 2, 4 and 5 for a term of four years. Pursuant to Elections Code §10403, the City Council must adopt a resolution in order to consolidate the City of Citrus Heights General Municipal Election with the statewide election conducted by the County of Sacramento.

Staff recommends the following:

> Adopt Resolution No. 2026-___ A Resolution Calling a General Municipal Election and Requesting the Board of Supervisors of Sacramento County to Consolidate the General Municipal Election with the Statewide General Election to be held on November 3, 2026 Pursuant to Section §10403 of the Elections Code.

Strategic Plan Alignment

This item is in alignment with the following City Council priority:

> **Goal:** Enhance Community Vibrancy and Engagement

Fiscal Impact

Based on the County of Sacramento's estimate provided to the City, $76,200 was budgeted in the Fiscal Year 2026/2027 General Fund (Fund 100) budget for all election activities. Consolidation with the county during a statewide election allows for substantial savings versus conducting a stand-alone election.

Background and Analysis

The 2026 November Election will include Council Districts 2, 4 and 5 electing a council member for a term of four years. By-district elections mean that registered voters of a district will elect a council member from their district, rather than on a citywide basis. Only those registered voters residing in Districts 2, 4 and 5 will receive ballots for this city council member election.

Individuals desiring to run for City Council must reside in the eligible districts and be a registered voter of that district during the nomination period. If elected, they must continue to reside in that district during their term of office.

To determine which District a resident currently resides in, an interactive map is on the City's website for review (http://www.citrusheights.net/156/Elections). Residents can type in their address to determine in which district they reside.

The nomination period for the November 3, 2026 General Municipal Election will be July 13 through August 7, 2026. If an eligible incumbent does not file nomination papers by 5:00 p.m. on August 7, any qualified person other than the incumbent shall have until 5:00 p.m. on August 12, 2026 to file nomination papers. A Candidate Manual will be provided to all candidates, with required forms and deadlines.

The City's Elections webpage (http://www.citrusheights.net/156/Elections) will be updated throughout the election process. From this page, residents can access the Interactive District Map, view campaign disclosure statements, and view other important election information.

Attachments

1. Resolution Calling November 3, 2026 General Municipal Election and Requesting the Board of Supervisors of Sacramento County to Consolidate the General Municipal Election with the Statewide General Election to be held on November 3, 2026 Pursuant to Section §10403 of the Elections Code.

RESOLUTION NO. 2026- ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, CALLING A GENERAL MUNICIPAL ELECTION AND REQUESTING THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY TO CONSOLIDATE THE GENERAL MUNICIPAL ELECTION WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON NOVEMBER 3, 2026, PURSUANT TO SECTION 10403 OF THE ELECTIONS CODE

WHEREAS, pursuant to the Elections Code of the State of California, the City Council of the City of Citrus Heights, California, hereby calls a General Municipal Election to be held on November 3, 2026, for the purpose of electing three (3) council members, representing Districts 2, 4 and 5, for a term of four years;

WHEREAS, it is desirable that the General Municipal Election be consolidated with the Statewide General Election to be held on the same date and that within the city, the precincts, vote centers, and election officers of the two elections be the same and that the Sacramento County Registrar of Voters canvass the returns of the General Municipal Election and that the election be held in all respects as if there were only one election.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the City Council of the City of Citrus Heights does hereby determine and order as follows:

1. That pursuant to the requirements of the California Elections Code, there is called and ordered to be held in the City of Citrus Heights, California, on Tuesday, November 3, 2026, a General Municipal Election for the purpose of electing three (3) council members, representing Districts 2, 4 and 5 for a term of four years, in accordance with Citrus Heights Municipal Code Section 2-36.

2. Pursuant to the requirements of Elections Code §10403, the Board of Supervisors of the County of Sacramento is hereby requested to consent and agree to the consolidation of a General Municipal Election with the Statewide General Election on Tuesday, November 3, 2026, for the purpose of electing three (3) council members, representing Districts 2, 4 and 5 for a term of four years.

3. The Sacramento County Registrar of Voters is authorized to canvass the returns of the General Municipal Election. The election shall be held in all respects as if there were only one election, and only one form of ballot shall be used. In the case of a tie vote the Registrar of Voters will determine the winner by lot.

4. The Sacramento County Board of Supervisors is requested to issue instructions to the County Registrar of Voters to take any and all steps necessary for the holding of the consolidated election.

5. The City of Citrus Heights recognizes that additional costs will be incurred by the Registrar of Voters by reason of this consolidation and agrees to reimburse the Registrar of Voters for actual costs accrued for the election, such costs to be calculated by proration method set

forth in the County's current Election Cost Allocation procedures on the basis of the amount of services provided to the City of Citrus Heights.

6. The Candidate is to pay for the publication of the candidate's statement, pursuant to Elections Code §13307. The limitation on the number of words that a candidate may use in his/her candidate's statement is 200 words; and the City of Citrus Heights chooses to adopt the policy for Candidate's Statement preparation as described in the County of Sacramento's Candidates Guide under the heading of "Candidate's Statement."

7. The City Clerk is hereby directed to file a certified copy of this resolution with the Sacramento County Board of Supervisors and the Registrar of Voters.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this 10th day of June 2026, by the following vote, to wit:

AYES: Council Members:
NOES: Council Members:
ABSTAIN: Council Members:
ABSENT: Council Members:

MariJane Lopez-Taff, Mayor

ATTEST:

Amy Van, City Clerk

CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT MEMORANDUM

DATE: June 10, 2026

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Amy Van, City Clerk
Danielle Jones, Administrative Assistant

SUBJECT: **Revision to Regional Board Appointments**

Recommendation

Staff recommends the City Council ratify the revision to the 2026 Mayor's appointments to regional boards and committees.

Fiscal Impact

There is no fiscal impact associated with this item.

Background and Analysis

City Council Members represent the City on various regional boards and committees throughout Sacramento County as part of their duties as Council members. Each January, the Mayor makes appointments to regional boards and 2x2 committees. From time to time, revisions to the appointments list may be required as scheduling conflicts may occur throughout the year. The revised 2026 List of Regional Board/Committee Appointments provides for the appointment of an Alternate representative on the Sacramento Metropolitan Cable Television Commission.

Attachments

1. 2026 List of Regional Board/Committee Appointments revised 6-10-26

CITY OF CITRUS HEIGHTS

2026 - Summary of Council Member Appointments

Councilmember Appointments to Regional Jurisdictions

Functional Area	Agency	Meeting Schedule	Special Requirements (if any)	Mayor's Appointment
Miscellaneous	Sacramento Local Agency Formation Commission (LAFCo)	1st Wed. of the month; 5:30 PM at County Board of Sups. Chambers	The Mayor or their designee of the City of Citrus Heights will serve as the appointment to LAFCO. Current appointment is City of Galt ending 12/31/2026. Citrus Heights serving as alternate city representative 1/1/25 - 12/31/26. Citrus Heights will serve as City representative 1/1/27 - 12/31/28.	**M. Lopez-Taff (City is Alternate)**
Miscellaneous	Sacramento Metropolitan Cable Television Commission	Quarterly in March, June, September, December; 2:30 PM at the County Board of Sups. Chambers. No January meeting.		**P. Middleton** **M. Lopez-Taff (Alternate)**
Library	Sacramento Public Library Authority (JPA)	4th Thur. of the month; 3:00 p.m. at County Board of Sups. Chambers		**M. Lopez-Taff** **T. Schaefer (Alternate)**
Wastewater	Sacramento Area Sewer District (merged with SRCSD effective 1/1/24)*	2nd & 4th Wed. of the month; 9:30 AM at County Board of Sups. Chambers		**J. Karpinski-Costa** **K. Nelson (Alternate)**
Transportation	Sacramento Transportation Authority (STA) *	2nd Thurs. of the month; 1:30 PM at County Board of Sups. Chambers. No Jan/Sept meetings.		**P. Middleton** **K. Nelson (Alternate)**
Transportation	Sacramento Area Council of Governments (SACOG) * (JPA)	3rd Thurs. of the month; 9:30 AM at SACOG offices		**T. Schaefer** **M. Lopez-Taff (Alternate)**
Transportation	Regional Transit (RT)	2nd & 4th Mon. of the month; 4:00 PM at the Q Street Auditorium – 1102 Q St., 4th Floor – Suite 4600		**T. Schaefer** **M. Lopez-Taff (Alternate)**
Air Quality	Sacramento Metropolitan Air Quality Management District (SMAQMD) *	4th Thurs. of the month; 9:00 AM at the County Board of Sups. Chambers. No Nov/Dec meetings.		**M. Lopez-Taff** **K. Nelson (Alternate)**
Homelessness	Sacramento Steps Forward Homeless Policy Council	Meetings are anticipated to be held 3 times a year.		**M. Lopez-Taff** **P. Middleton (Alternate)**

* Indicates a resolution is required to be adopted confirming the appointment(s).

CONTINUED ON NEXT PAGE

Liaisons to Local Entitities

Appointment Opportunity	Meeting Schedule	Special Requirements (if any)	Mayor's Appointment
Education & Community Programs 2x2 (San Juan Unified School District)	Meets as needed		**M. Lopez-Taff** **P. Middleton**
Parks & Recreation 2x2 (Sunrise Rec. & Park District)	Meets as needed		**K. Nelson** **M. Lopez-Taff**
Sacramento Metropolitan Fire District 2x2	Meets as needed		**P. Middleton** **M. Lopez-Taff**
Sunrise MarketPlace Liaison			**M. Lopez-Taff** **T. Schaefer**

Council Ad Hoc Subcommittees

Functional Area	Subject Matter	Mayor's Appointment
Finance/Admin. 2x2	Budget, Investments, Miscellaneous Finance, Human Resources, Risk Management & Information Technology	**M. Lopez-Taff** **T. Schaefer**
Quality of Life 2x2 (General Service, Community Development, Neighborhood Enhancement, Economic Development & Redevelopment)	General Plan, Zoning, Code Enforcement, Volunteer Programs, CDBG Funding, Community Support Funding, Housing, REACH, Economic Development – (Focus on Innovation Fund), Engineering, Capital Improvement Projects, Solid Waste, Lighting and Landscaping Districts, Public Works)	**M. Lopez-Taff** **K. Nelson**
Arts & Cultural 2x2	Limited-term committee to explore, assess and recommend ways to continue to refine the arts and culture programing. Participate in community engagement process to seek pubic input on selection of art for Traffic Signal Cabinet Art Program	**K. Nelson** **P. Middleton**

Updated 6-10-2026

CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT MEMORANDUM

DATE: June 10, 2026

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Alexander A. Turcotte, Chief of Police
Kris Frey, Police Commander
William Dunning, Police Lieutenant
Debra Miller, Police Services Supervisor
Casey Kempenaar, Community Development Director
Alison Bermudez, Senior Planner

SUBJECT: **Second Reading: Ordinance Amending Citrus Heights Municipal Code Chapter 22 – Businesses, Article VIII. – Massage Establishments**

Recommendation

On May 27, 2026, staff provided Council with proposed amendments to Citrus Heights Municipal Code Chapter 22 – Businesses, Article VIII. – Massage Establishments. The proposal was introduced, read by title only and waived the first full reading of the Ordinance.

Staff recommends the City Council move to adopt Ordinance No. 2026-003, amending Citrus Heights Municipal Code Chapter 22 – Businesses, Article VIII. – Massage Establishments.

If Council passes this motion, the proposed ordinance will be effective thirty (30) days thereafter.

Strategic Plan Alignment

This item is in alignment with the following City Council priority from 2025:

> **Goal:** Preserve and Enhance Public Safey
> **Objective:** To maintain consistency with regional and adjacent jurisdictions, present Zoning and Municipal Code updates. Consider regulations for high visibility or high impact uses including massage establishments, vending/food trucks, and similar challenges facing the region.

Fiscal Impact

There is no direct impact to the City's general fund.

Background and Analysis

In March 2025, City Council adopted a strategic goal to maintain consistency with regional and adjacent jurisdictions, to present zoning and municipal code updates, by considering regulations for high visibility or high impact uses to include massage establishments. Staff completed a comprehensive review of Chapter 22, Article VIII of the Citrus Heights Municipal Code, which regulates massage establishments and was last updated in 2018. While the existing ordinance provides foundational licensing and operational requirements, staff identified the need for clearer standards, enhanced application requirements, and more effective enforcement mechanisms to deter illegal conduct while supporting legitimate massage establishments within the city.

During the review process, staff completed a comprehensive review and comparison of massage establishment ordinances within the region to include, the City of Sacramento, County of Sacramento, City of Rancho Cordova, and the City of Roseville. Based on staff's review, it was determined the County of Sacramento and City of Roseville's ordinances, both updated in 2025, provided staff with up-to-date ordinances to model for proposed amendments to the existing massage establishment ordinance.

Regional Massage Ordinances	
City of Sacramento	Updated in 2021
County of Sacramento	Updated in 2025
City of Rancho Cordova	Updated in 2016
City of Roseville	Updated in 2025
City of Citrus Heights	Updated in 2018

Public Outreach

As part of the ordinance review, staff created a dedicated webpage on the City's website for massage establishments, providing the community with access to information related to the proposed updates. In addition, staff from the police department and the community development department participated in a community workshop held on January 22, 2026, which was attended by approximately 20 participants. The purpose of the workshop was to provide massage establishment owners, managers, and employees with an opportunity to ask questions directly to staff regarding the proposed ordinance changes.

On February 25, 2026, staff presented nineteen proposed updates to the existing massage establishment ordinance to City Council. The proposed updates were consistent with the County of Sacramento and the City of Roseville, and there are no requirements being considered that are more restrictive than these two neighboring jurisdictions. At the conclusion of the presentation, City Council provided staff with direction to move forward with 18 of the 19 proposed updates.

Following the February 25, 2026, City Council meeting, staff updated the dedicated webpage on the City's website with the direction from council. Staff also updated the website to provide massage establishment owners, managers, and employees information for the May 27, 2026, City Council meeting and anticipated effective date of the new ordinance if approved by City Council.

Proposed Amendments

Purpose and Intent: Amend Section 22-602 to explicitly frame massage therapy as a valid health service while emphasizing ethics, crime deterrence, blight reduction, and neighborhood protection. Owners and managers bear full responsibility for all on-site conduct, a common accountability measure to combat illicit operations disguised as legitimate businesses.

Definitions: This amendment to Section 22-604 would remove "approved national massage organization or association" and the $2,000,000 liability insurance, which would be added to Section 22-613(d). This amendment would also add the term "Independent Contractor", which aligns with the amendment to Section 22-613(6).

Licensing and Application Enhancements: These strengthen vetting and transparency:

- Amend Section 22-613(5) to require the property owner or landlord contact information to allow notifications to property owners regarding violations.
- Amend Section 22-613(6) to require applicants to provide documentation if they are proposing to retain a massage therapist as an independent contractor. This update would result in an amendment to Section 22-604- Definitions.
- Amend Section 22-613(a)(7)(f) to broaden criminal history disclosures to include prior criminal charges and convictions.
- Amend Section 22-613(b) to establish clear timelines for application review and completion for incomplete applications.
- Add Section 22-613(d) to require a current and valid policy of liability insurance providing minimum coverage of $1,000,000.
- Amend Section 22-619(3) for further clarify grounds for denial of a massage establishment license for non-compliance with safety requirements and standards imposed by laws of the state and the ordinances of the city, to include this article.

License Renewal Requirements: Add Section 22-630(f) to require all unpaid citations or uncorrected violations must be corrected prior to the renewal of a business license.

Revocation or Suspension of Massage Establishment License:

- Amend Section 22-640 to add subsections 4-8 to further clarify the actions of a licensee which can cause the revocation or suspension of a massage establishment license. This amendment would align with staff recommendation to strengthen enforcement efforts, which was a direction from Council.
- Add Section 22-644 to allow one-time continuance during the appeal hearing process.
- Add Section 22-645 to establish guidelines if the appealing party fails to attend the scheduled appeal hearing.

Operational and Facility Standards: These amendments would establish and clarify current standards within the existing ordinance language.

- Amend section 22-280 to establish the owner and manager of the massage establishment is responsible for the conduct of all persons on the premise.
- Amend Section 22-682 to prohibit any person from entering a massage establishment under the influence of alcohol or drug.
- Amend Section 22-683 to prohibit the residential use (living facilities) of a commercial massage establishment, pursuant to California Health and Safety Code 17920.3(n).
- Amend Section 22-684(e) to restrict therapist attire to prohibit transparent, see-through, or garments which substantially expose the anatomical areas.
- Amend Section 22-685(a) to expand prohibited conduct to prohibit the touching of anatomical areas of a female customer without their written consent.
- Amend Section 22-687 to allow security cameras at the reception desk and rear entry/exit of the business.
- Amend Section 22-692(b) to create advertising restrictions, to include sexually suggestive content and add section 22-693(c) to prohibit advertising on websites known to promote illicit activity.
- Add Section 22-695 to define window covering requirements to allow visibility into a massage establishment during the hours of operation.
- Add Section 22-696 to prohibit the installation or use of table showers.
- Add Section 22-697 to mandate the posting of notices which include victim and human trafficking information pursuant to California Civil Code Section 52.6.

Enforcement:

- Amend Section 22-701 to establish violations of this article deemed non-correctable may be subject to immediate issuance of administrative notice of violation.
- Add Section 22-702(b) to establish failing to comply with a final administrative order or to pay any administrative fines or late fees may result in misdemeanor charges. Pursuing criminal action does not limit the City's ability to use other legal remedies to enforce compliance or collect unpaid fines and fees.
- Add Section 22-704 to clarify a conviction or penalty for violating this article does not excuse a person from paying any unpaid taxes, fees, penalties, or interest that remain due.

The City may use multiple enforcement actions at the same time or separately and using one remedy does not prevent the use of other legal, civil, or administrative remedies to enforce compliance.

Attachments

1. Ordinance No. 2026-003, An Ordinance of the City Council of the City of the Citrus Heights, California, Amending Citrus Heights Municipal Code Chapter 22 – Businesses, Article VIII. – Massage Establishments
   a. CHMC Chapter 22, Article VIII – Massage Establishments with amendments.

ORDINANCE NO. 2026-003

AN ORDINANCE OF THE CITY OF CITRUS HEIGHTS AMENDING CITRUS HEIGHTS MUNICIPAL CODE CHAPTER 22 – BUSINESSES, ARTICLE VIII. – MASSAGE ESTABLISHMENTS

The City Council of the City of Citrus Heights does ordain as follows:

The provisions of Chapter 22, Article VIII of the Citrus Heights Municipal Code are hereby amended as follows:

SECTION 1. Amendment. Section 22-602 of the Citrus Heights Municipal Code is hereby amended to read as set forth below**:**

Sec. 22-602 – Purpose and Intent.
To explicitly frame massage therapy as a valid health service while emphasizing ethics, crime deterrence, blight reduction, and neighborhood protection. Owners and managers bear full responsibility for all on-site conduct, a common accountability measure to combat illicit operations disguised as legitimate businesses.

SECTION 2. Amendment. Section 22-604 of the Citrus Heights Municipal Code is hereby amended to read as set forth below**:**

Sec. 22-604 – Definitions.
This section is amended to:

- Remove the definition of "approved national massage organization or association";
- Add the definition of "Independent Contractor"; and
- Relocate liability insurance requirements to Section 22-613(d).

SECTION 3. Amendment. Section 22-613 of the Citrus Heights Municipal Code is hereby amended to read as set forth below:

Sec. 22-613 – Massage Establishment License Application Requirements.
Application requirements are amended to include:

- Property owner or landlord contact information;
- Documentation for massage therapists retained as independent contractors;
- Criminal history disclosures including prior criminal charges and convictions;
- Application review timelines and procedures for incomplete applications; and
- A current and valid liability insurance policy with minimum coverage of $1,000,000.

SECTION 4. Amendment. Section 22-619 of the Citrus Heights Municipal Code is hereby amended to read as set forth below:

Sec. 22-619 – Grounds for Denial.
Grounds for denial are amended to clarify that failure to comply with safety requirements, state laws, city ordinances, or provisions of this article may result in denial of a massage establishment license.

SECTION 5. Amendment. Section 22-630 of the Citrus Heights Municipal Code is hereby amended to read as set forth below:

Sec. 22-630 – Renewal Requirements.
A new subsection (f) is added requiring correction of all unpaid citations and outstanding violations prior to renewal of a business license.

SECTION 6. Amendment. Section 22-640 of the Citrus Heights Municipal Code is hereby amended to read as set forth below:

Sec. 22-640 – Suspension and Revocation.
Subsections 4 through 8 are added to further clarify actions or violations that may result in suspension or revocation of a massage establishment license.

SECTION 7. Addition. Sections 22-644 and 22-645 are added to read as follows:

Sec. 22-644 – Appeal Continuance.
Allows for a one-time continuance during the appeal hearing process.

Sec. 22-645 – Failure to Appear.
Establishes procedures if an appealing party fails to attend a scheduled appeal hearing.

SECTION 8. Amendment. Operational Standards. The following sections are amended or added:

- **Section 22-680** – Clarifies owner and manager responsibility for conduct on premises.
- **Section 22-682** – Prohibits entry under the influence of alcohol or drugs.
- **Section 22-683** – Prohibits residential or living facilities within massage establishments.
- **Section 22-684(e)** – Restricts therapist attire to prohibit transparent or revealing garments.
- **Section 22-685(a)** – Prohibits touching anatomical areas of female customers without written consent.
- **Section 22-687** – Permits security cameras at reception desks and rear entry/exit areas.
- **Section 22-692(b)** – Restricts sexually suggestive advertising.
- **Section 22-693(c)** – Prohibits advertising on websites known to promote illicit activity.
- **Section 22-695** – Establishes window covering requirements for business visibility.
- **Section 22-696** – Prohibits installation or use of table showers.
- **Section 22-697** – Requires posting of victim and human trafficking notices pursuant to California Civil Code Section 52.6.

SECTION 9. Amendment. Enforcement Provisions.

Sec. 22-701 is amended to authorize immediate issuance of administrative notices of violation for non-correctable violations.

Sec. 22-702(b) is added to establish failing to comply with a final administrative order or to pay any administrative fines or late fees may result in misdemeanor charges. Pursuing criminal action does not limit the City's ability to use other legal remedies to enforce compliance or collect unpaid fines and fees.

Sec. 22-704 is added to clarify that conviction or penalty under this article does not excuse payment of unpaid taxes, fees, penalties, or interest, and that remedies available under this article are cumulative.

SECTION 10. Severability. If any section, subdivision, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 11. Effective Date and Notice. This Ordinance shall take effect thirty (30) days after adoption, provided it is published in full or summary within fifteen (15) days of adoption in a newspaper of general circulation published and circulated in the City of Citrus Heights.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights this ___ day of June, 2026, by the following vote:

AYES: Council Members:
NOES: Council Members:
ABSENT: Council Members:
ABSTAIN: Council Members:

_____

MariJane Lopez-Taff, Mayor

ATTEST:

_____

Amy Van, City Clerk

Exhibit
A. CHMC Chapter 22, Article VIII – Massage Establishments with amendments.

ARTICLE VIII. MASSAGE ESTABLISHMENTS[1]

DIVISION 1. GENERALLY

Sec. 22-600. Title.

This article shall be known as the "Massage Establishment Licensing Law of the City of Citrus Heights."

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-601. Authority.

This article is enacted pursuant to Chapter 6, Part 1 of Division 1 of Title 5 of the California Government Code (commencing with Section 51030).

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-602. Purpose and intent.

The purpose of this article is to provide for the orderly regulation of the business of massage and massage therapists in the city, and to protect the public's health and safety by establishing certain licensing standards pertaining to massage therapy business activities within the City of Citrus Heights and to recognize massage therapy as a legitimate business occupation and health-related service.

The City of Citrus Heights wishes to promote the ethical practice of massage therapy and to prevent and discourage the misuse of massage therapy as a front for criminal activities, reduce blight, and protect the quality of life within our neighborhoods and commercial districts. Massage establishment owners and managers shall be responsible for all conduct and activity occurring on or from the establishment premises.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-603. Construction of this article with other city codes.

To the extent that there is any conflict between the provisions of this article and the provisions of any other section(s) of this Code, the provisions of this article shall prevail.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

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[1]Editor's note(s)—Ord. No. 2016-010, § 1, adopted September 22, 2016, amended article VIII, in its entirety to read as herein set out. Former article VIII, §§ 22-600—22-606, 22-610—22-627, 22-640—22-643, 22-650, 22-651, 22-660—22-662, 22-670—22-677, 22-680—22-692 and 22-700—22-703, pertained to similar material, and derived from Ord. No. 2003-06, adopted Sept. 10, 2003; Ord. No. 2008-10, adopted May 8, 2008 and Ord. No. 2009-005, adopted December 10, 2009.

Sec. 22-604. Definitions.

The definitions contained in this section shall govern the construction of this article. Words contained in this article but not defined by this section shall be construed according to the ordinary and common usage of the word, taking into consideration the context of the language and the definition of the word as provided in a standard English language dictionary:

Applicant means any person who applies for a license as required by this article. In the event the applicant is a non-natural person (e.g., a corporation), the term applicant shall also include the responsible person legally authorized to act on behalf of the applicant and, submit an application to the city pursuant to this article.

Business license administrator means the City of Citrus Heights Business License Administrator or his/her designee.

California Massage Therapy Council or *CAMTC* means the nonprofit organization created pursuant to Business and Profession Code § 4600 et seq. to regulate and issue massage practitioner and therapist certificates.

CAMTC certificate or *certificate means the certificate, or conditional certificate, issued by the California Massage Therapy Council to massage therapists and to massage practitioners that entitles the holder to practice massage. When used in this article, "CAMTC certification" or "CAMTC-certified* means a person who has a valid, unexpired CAMTC certificate.

CAMTC identification card means a valid and unexpired identification card issued by the California Massage Therapy Council containing a certificate holder's name, photograph, and certification number.

Certificate holder means a person who has a valid, unexpired certificate from, and who is in good standing with, the California Massage Therapy Council.

Chief of police means the Citrus Heights Police Department Chief of Police or his/her designee.

City means the City of Citrus Heights.

City clerk means the City Clerk of the City of Citrus Heights or his/her designee.

City council means the City Council of the City of Citrus Heights.

Compensation means a payment, loan, advance, donation, contribution, deposit, or gift of money, or anything of value.

Employee means a person who performs any massage service on the premises of a massage establishment on a full-time, part-time, or contract basis, whether or not the person is denominated an employee, independent contractor, agent, or otherwise and whether or not the person is paid a salary, wage or other compensation by the massage establishment.

Home occupation massage therapist means a massage therapist who engages in the business of massage therapy in his/her home or residence, or who engages in massage therapy in both his/her home or residence and in a massage establishment.

Independent contractor means a person who contracts to do work for another person according to his or her own processes and methods; the contractor is not subject to another’s control except for what is specified in a mutually binding agreement for a specific job.

Licensee means any person operating or maintaining a massage establishment pursuant to a massage establishment license.

Massage means any method of placing pressure on, or friction against, or manipulating, stroking, kneading, rubbing, tapping, pounding, vibrating, or stimulating of the external parts of the human body below the neck with the hands or other parts of the body, with or without the aid of any mechanical or electrical apparatus or

appliances, or with or without supplementary aids such as rubbing alcohol, liniments, antiseptics, oils, powder, creams, lotions, ointments or other similar preparations commonly used in the practice of massage.

Massage establishment means a fixed place of business where any person engages in or carries on massage in exchange for any form of compensation.

Massage establishment license or *license* means a license issued by the business license administrator and required pursuant to this article, to operate or maintain a massage establishment within the city, issued to the massage establishment's responsible person.

Massage therapist means any person who gives or administers a massage to another person, for any form of consideration whatsoever. Unless otherwise specified, "massage therapist" includes those persons with CAMTC certification and those individuals classified by his/her school of education as bodyworkers, bodywork therapists, massage practitioner, bodywork practitioner, or massage technicians.

Off-premises massage therapist means massage therapists who provide off-premises massage services and who are self-employed and/or who contract with or work for a business other than a massage establishment. Massage therapists who conduct massage as a home occupation are engaged in off-premises massage therapist businesses.

Owner means each of the following:

(1) For a sole proprietorship, the sole owner of the business;

(2) For a business association, each owner of more than ten percent of the business;

(3) For a corporation, each stockholder of the corporation and each officer and director of the corporation;

(4) For a limited liability company, each member of the company; and

(5) For a partnership, each partner, including limited partners, and where a partner is a corporation, the provisions pertaining to a corporate applicant in division (3) apply.

Person means any individual, partnership, firm, association, joint stock company, corporation or combination of individuals of whatever form or character.

Recognized massage school means a facility that (1) teaches the theory, ethics, practice, profession or work of massage; (2) requires a resident course of study before the student shall be furnished with a diploma or a certificate of graduation from such school or institution of learning following the successful completion of such course of study or learning; and (3) meets the minimum standards for training and curriculum in massage and related subjects and that was either recognized by the Bureau of Private Postsecondary and Vocational Education pursuant to former Section 94739 of the California Education Code prior to July 1, 2007, and on the date the received his/her certificate, or is recognized by the department of consumer affairs, by an institution accredited by the Accrediting Commission for Senior Colleges and Universities or the Accrediting Commission for Community and Junior colleges of the Western Association for Schools and Colleges and that is one of the following: (a) a public institution, (b) an institution incorporated and lawfully operating as a nonprofit public benefit corporation under the State of California laws, and that is not managed by an entity for profit; (c) a for-profit institution; (d) an institution incorporated that does not meet all of the criteria in subparagraph (b) that is incorporated and lawfully operating as a nonprofit public benefit corporation, that has been continuously operating since April 15, 1997; (d) a college or university of the state of higher education system, as defined in Education Code § 100850; or (e) a school of greater or equal training that is approved by the corresponding agency recognized by the U.S. Department of Education. Schools or institutions of learning offering a correspondence course not requiring actual attendance shall not be deemed a recognized massage school. The applicant shall provide the documentation necessary, to the satisfaction of the business license administrator, to provide proof that his/her school is a recognized massage school.

Reflexology means a non-invasive complementary modality involving the use of alternating pressure applied to the reflexes within the reflex maps of the body located on the feet, hands, and outer ears.

Responsible person means the sole proprietor of a massage establishment or the person designated by the sole proprietor, partnership, firm, association, joint stock company, corporation, limited liability corporation, or other business entity to be responsible for the operation of the massage establishment.

Specified anatomical areas means, less than completely and opaquely covered: Human genitals, public regions, buttocks, or female breasts below a point immediately above the top of the areola, and human male genitals in a discernibly turgid state, even if completely and opaquely covered.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-605. Exemptions from article.

This article shall not apply to the following classes of persons and, except as provided in subsections (4), (5) and (7) below, a massage establishment license or CAMTC certificate shall not be required of such persons while engaged in the performance of the duties of their respective professions, but such persons must comply with the sanitation and decency requirements of this article:

(1) Physicians, surgeons, nurses, chiropractors, osteopaths, acupuncturists, naturopathic doctors and physical therapists who are duly licensed to practice their respective professions in the state, and massage therapists working under the direct supervision of such duly licensed physicians, surgeons, chiropractors, osteopaths, acupuncturists, naturopathic doctors and physical therapists;

(2) Trainers of any amateur, semiprofessional or professional athlete or athletic team;

(3) Hospitals, nursing homes, or persons working in any such establishments;

(4) Barbers or cosmetologists lawfully carrying out their particular occupation or business, and holding a valid, unrevoked license or certificate of registration issued by the State of California, and where massage comprises not more than 25 percent of the square footage of the establishment; however, any massage therapist engaged in massage at such establishment shall be required to obtain a CAMTC certificate;

(5) Athletic clubs or fitness facilities, where such facility is designed and equipped for indoor sports, exercise, or physical education and where massage comprises not more than ten percent of the square footage of the establishment shall not be required to obtain license pursuant to this article; however, any massage therapists engaged in massage at such establishment shall be required to obtain a CAMTC certificate;

(6) A recognized school of massage which: (i) teaches the theory, ethics, practice, profession and work of massage; (ii) requires a residence course of study to be given before the student is furnished with a diploma or certificate of learning or completion; and (iii) has been approved pursuant to Education Code § 94915, or, if said school is not located in California, has complied with the standards commensurate with those specified in Education Code § 94915;

(7) Reflexologists performing reflexology; however, any reflexologist engaged in massage shall be required to obtain a CAMTC certificate.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-606. Application of article to persons practicing massage under a license or permit issued by the city as of the effective date of this article; grandfather clause.

(a) For purposes of this section, "massage therapist permit" or "permit" means a permit issued to a person by the city prior to the effective date of Ordinance No. 2016-010, and which authorized such person to practice massage therapy within the city.

(b) For purposes of this section, "massage establishment license" or "license" means a license issued prior to the effective date of Ordinance No. 2016-010, which exempted the license holder from obtaining a massage therapist permit under the prior version of this article.

(c) Any person holding a valid, unsuspended and unrevoked massage therapist permit or massage establishment license issued by the city pursuant to the prior version of this article for the purpose of practicing massage or operating a massage business, and who has held the permit or license continually for five or more years as of the effective date of Ordinance No. 2016-010, shall be exempt from the requirement to possess a CAMTC certificate to practice massage within the city, provided all of the following criteria are met:

(1) No substantiated complaints have been lodged with the city regarding the permit or license holder under this article;

(2) The permit or license was valid and in good standing as of the effective date of Ordinance No. 2016-010; and

(3) The holder of the permit or license continues to maintain a valid, unsuspended and unrevoked permit or license issued by the city, and continues to meet all conditions and qualifications specified in the prior version of this article, including, but not limited to, insurance requirements, continuing education, tuberculosis skin testing, and cardiopulmonary resuscitation. This exemption shall no longer apply if such permit or license is suspended, revoked, or not renewed.

(d) Any person holding a valid, unsuspended and unrevoked massage therapist permit or massage establishment license issued by the city pursuant to the prior version of this article for the purpose of practicing massage or operating a massage business, and who has held the permit or license for less than five years as of the effective date of Ordinance No. 2016-010, shall be temporarily exempt from the requirement to possess a CAMTC certificate to practice massage within the city until November 1, 2017, provided all of the following criteria are met:

(1) No substantiated complaints have been lodged with the city regarding the permit or license holder under this article;

(2) The permit or license was valid and in good standing as of the effective date of Ordinance No. 2016-010; and

(3) The holder of the permit or license continues to maintain a valid, unsuspended and unrevoked permit or license issued by the city during the temporary exemption period, and continues to meet all conditions and qualifications specified in the prior version of this article, including, but not limited to, insurance requirements, continuing education, tuberculosis skin testing, and cardiopulmonary resuscitation. The temporary exemption shall no longer apply if such permit or license is suspended, revoked, or not renewed.

(e) The business license administrator shall process applications for renewal of massage therapist permits or massage establishment licenses during applicable exemption periods, and may deny the renewal of, suspend, or revoke such permits or licenses, pursuant to the prior version of this article.

(f) Each massage establishment shall comply with all provisions of this article as if the license holder or employed permit holder holds a CAMTC certificate, including, but not limited to, providing information about

a permit holder on its massage establishment license application, listing the employee on its register of employees, and posting an original copy of the employee's permit in a conspicuous public place on the premises.

(g) Except as expressly stated in this section, all terms and conditions of this article, including but not limited to, general business license and massage establishment license requirements, sanitation and decency provisions, and grounds for suspension, revocation, or denial, shall apply to all massage establishments and therapists in the jurisdiction, regardless of the date of issuance of the initial massage therapist permit or massage establishment license.

(h) For purposes of this section, "prior version of this article" means this article, as it existed from December 10, 2009, to the effective date of Ordinance No. 2016-010 (noninclusive).

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Secs. 22-607—22-609. Reserved

DIVISION 2. LICENSES AND CERTIFICATIONS

Sec. 22-610. Massage establishment—General business license and massage establishment license required.

Except as otherwise provided by this article, it is unlawful for any person to operate, engage in, carry on, or allow the operation of a massage establishment without having a valid and unexpired general business license issued pursuant to article II of this chapter and a massage establishment license issued pursuant to this article. A person shall be deemed to operate or conduct a business and violate this article if the person, without the required general business license and massage establishment license in effect, supervises, inspects, directs, organizes, manages or controls or is in any way responsible for, or in charge of, the business for which the license is required.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-611. Term of massage establishment license.

A massage establishment license issued pursuant to this article shall be valid for a period of one year from the date of its issuance and shall then automatically expire unless renewed pursuant to the terms of this article.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-612. Applicant/license holder must be the responsible person.

The applicant for a massage establishment license shall be the responsible person, who shall hold a valid and unexpired CAMTC certificate. The responsible person shall also provide documentation to the city evidencing that the business, corporation, partnership or entity that owns the massage establishment has designated him or her as the responsible person. If the license is issued, the responsible person shall hold a valid and unexpired CAMTC certificate throughout the term of the license.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-613. Massage establishment license application; application filing.

(a) Applications for a massage establishment license to operate a massage establishment shall be filed on a form by the responsible person and shall contain such information as required by the business license administrator, including but not limited to, all of the following information:

(1) The full legal name and any other names used by the responsible person.

(2) The business name, address and telephone number of the proposed massage establishment for which the license is sought.

(3) The current residential address and telephone number of the responsible person, and the two previous residential addresses and business addresses, if any.

(4) If the proposed massage establishment business is:

a. A sole proprietorship, the responsible person shall provide the name of the sole owner of the business (if different from the responsible person).

b. A partnership, the responsible person shall state the partnership's complete name, address, the name of each owner, whether the partnership is general or limited, and a copy of the partnership agreement, if any.

c. A corporation, the responsible person shall state the corporation's complete name, the date of its incorporation, evidence that the corporation is in good standing under the laws of California, the names and capacity of all officers and directors, the name of each owner, and the name of the registered corporate agent and the address of the registered office for service or process.

d. A business association, the responsible person shall state the business association's complete legal name and the name of each owner.

e. A limited liability company, the responsible person shall state the company's complete legal name and the name of each owner.

f. Another type of business entity, the responsible person shall state the entity's complete legal name and the name of each owner.

(5) The name and address of the owner of the real property upon or in which the proposed massage business is to be conducted. In the event the applicant is not the legal owner of the property, the application must be submitted with a copy of a valid or current lease agreement for the property, which includes specific language from the owner of the property acknowledging that a massage business will be located on the property. If the lease does not contain such language, then the applicant shall submit other documentation demonstrating the property owner’s knowledge and approval of the operation of a massage business on property. The city may also provide the property owner with copies of the license or notices issued to an applicant at any time before or after the issuance of a license, or with copies of any communication between the city and applicant.

(6) A list stating the number of massage therapists the applicant intends to employ at the establishment, the full name, date of birth, current address, and telephone number of each person who will perform massage at the establishment, the identification number and expiration date of each therapist's CAMTC certificate, and how many massage therapists the applicant intends to be working on-site performing massages simultaneously. If the applicant is proposing to retain a massage therapist as an independent contractor, the applicant must also provide sufficient information demonstrating that such massage professional is operating as an independent contractor.

(7) Except as specified in subsection (d), each owner of a massage establishment shall file an application for a background check, including the following:

a. The individual's legal name, height, weight, color of eyes, and hair;

b. A copy of a valid and current driver's license and/or identification issued by a state or federal government agency or other photographic identification bearing a bona fide seal by a foreign government showing, to the satisfaction of the city, that the individual is at least 18 years of age;

c. The individual's business, occupation or employment history for the five years immediately preceding the date of the application;

d. The name and address of any massage establishment or similar business owned or operated by the person whether inside or outside the city or state;

e. The massage or similar business license history of the individual, including whether such person, in previously operating in this city or another city, county or state under a license or permit, has had such license or permit revoked or suspended, and the reasons and dates for any such revocation or suspension;

f. All criminal charges within the past ten (10) years, and all criminal convictions since the age of eighteen (18), except minor traffic violations;

g. Two identical passport photos; and

h. The individual shall be fingerprinted, and such fingerprints shall be submitted to the department of justice for a criminal background check.

(8) A statement as to whether the proposed business intends to provide massage services off-site.

(9) Information demonstrating that the proposed business is consistent with the applicable land use designation and city zoning code.

(10) A floor plan showing the layout of the massage establishment, to the specifications required by the community and economic development department.

(11) An acknowledgement signed by the responsible person and each owner of the massage establishment that all information contained in the application is true and correct; that the responsible person shall be responsible for all conduct of the business's employees; and acknowledging that the failure of the business, responsible person, any owner, or any employee to comply with Business and Professions Code § 4600 et seq., and any local, state, or federal law, including CAMTC rules or regulations and the provisions of this article, may result in revocation of the massage establishment license.

(12) Such other identification and information as may be required by the city to verify the truth of the matters specified in this section, or any additional information required to show that the applicant has met the minimum qualifications to be licensed pursuant of this article.

(b) An application is deemed complete and validly filed when the business license administrator has received all information required by this Code, including the results of the department of justice criminal background check, and has received any fees associated with the application or application processing. However, where a building permit is necessary as a prerequisite to occupancy of a building, the massage establishment license application is not complete and validly filed until proof of submittal of the building permit application is provided to the business license administrator. In the event the business license administrator requires further information, or deems the application incomplete, the applicant shall be notified in writing of the required information. Additional information shall be provided within fifteen (15) calendar days from the date of the request, after which the application will be deemed withdrawn. Withdrawn or incomplete applications shall be denied.

(c) If an owner is a CAMTC certificate holder, submission of a copy of the CAMTC certificate and CAMTC identification card shall deem the person exempt from the requirements set forth in subsection (a)(6) of this section.

(d) A current and valid policy of insurance issued by an insurance company authorized to do business in the State of California evidencing that the applicant is insured under a liability insurance providing the minimum coverage of $1,000,000 for injury or death to any one person arising out of the operations of any massage business and the administration of a massage.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-614. Massage therapists—State certification required.

Except as otherwise provided in this article, it is unlawful for any person to perform massage without having a valid and unexpired CAMTC certificate.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-615. Massage establishment license fees; duplicate licenses.

(a) The business license administrator shall impose nonrefundable fees to recover the administrative costs of processing applications; issuing and renewing massage establishment licenses; and administering this chapter. Such fees shall be established by resolution of the city council, amended from time to time. To the extent the city council determines practical, such fees may vary depending on the type of license for the sole purpose of apportioning relative regulatory costs to parties regulated.

(b) The business license administrator shall impose nonrefundable fees to recover the costs of issuing duplicate copies of massage establishment business licenses. Such fees shall be established by resolution of the city council, amended from time to time.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-616. Background investigation.

Under this article, the chief of police shall investigate the background of each owner, as deemed appropriate. The owner shall pay fees for fingerprinting or investigation required by the city for such services. If an owner is a CAMTC certificate holder, the chief of police shall waive the background investigation for that owner. The chief of police shall evaluate each application to evaluate whether an owner's involvement in the operation of the business involves an unreasonable risk to the health, safety or general welfare of the public.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-617. Issuance of licenses; transferability.

(a) The business license department shall issue the massage establishment license not later than 60 days after the date a complete application is filed, unless grounds for denial established in this article or otherwise applicable code sections exist.

(b) A massage establishment license shall not be transferable or assignable from one person to another, or from one location to another. A new massage establishment license application shall be required for any change in the identity of the responsible person and/or owner(s).

(c) No massage establishment license shall be issued for a change in the identity of the responsible person and/or owner, if the massage establishment, or another massage establishment operating at the same location, is under investigation by a law enforcement agency. Upon completion of the law enforcement agency's investigation, the business license administrator shall process the application for change in the identity of the responsible person and/or owner in accordance with this article.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-618. Conditions on massage establishment license; procedure for imposition of conditions.

(a) The business license administrator may issue a massage establishment license upon such conditions relating to the method or manner of operation of the business as he/she deems necessary to adequately protect members of the public in their patronage or dealings with the business or to reduce the incidence, detect the commission, or identify perpetrators of crime. Such conditions may be imposed at the time an establishment license is initially issued, upon renewal of the license, or at any time during the term of the license.

(b) Written notice of conditions imposed on the establishment license and the reasons for the conditions shall be provided to the applicant or license holder.

(c) Conditions imposed at the issuance of the establishment license become effective immediately following the date of service of the notice thereof. The applicant is entitled to appeal the conditions within the time and manner prescribed; however, the massage establishment license shall not be effective until the appeal is finally determined.

(d) Conditions imposed at the time of renewal or during the term of the massage establishment license become effective 15 days following the date of service of the notice thereof; however, if an appeal is filed within the time and manner prescribed, the conditions shall not become effective until the appeal is finally determined.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-619. Grounds for denial of massage establishment license.

(a) The business license administrator shall deny an initial application for a massage establishment license or an application for renewal of a massage establishment license if the business license administrator or police chief finds any of the following:

(1) That the applicant, massage establishment licensee, responsible person and/or owners of the massage business, have engaged in unlawful activity, or been convicted of any of the following offenses or convicted of an offense outside the state that would have constituted any of the following offenses if committed within the state:

a. Penal Code §§ 266i, 315, 316, 318 or 647(b) of the state or that the massage personnel or the owners of a massage establishment are required to register under Penal Code § 290;

b. Any felony offense involving the sale of a controlled substance specified in the Health and Safety Code §§ 11054, 11055, 11056, 11057 or 11058;

c. Any crime or unlawful activity, on the basis of which the chief of police reasonably concludes that by reason of the nature of the crime or activity, the applicant's operation of a massage establishment would pose a risk of harm to the public;

(2) That the applicant/responsible person, owners and/or employees of the massage business have engaged in unprofessional conduct, including but not limited to, personal conduct or operation of a

business resulting in denial of a license, revocation, suspension, restriction, or any other disciplinary action taken against an applicant, licensee, responsible person, owner and/or employee by the city, by another state, by any other governmental agency, or by CAMTC;

(3) That the massage establishment, as proposed, does not comply with all applicable laws, including, but not limited to, health, zoning, fire, building and safety requirements and standards imposed by the laws of the state and the ordinances of the city, including this article.

(4) That the applicant failed to provide all requisite information in connection with the application requested by the city, preventing the chief of police from making his or her determination as to suitability to conduct work at the business;

(5) That the applicant does not meet the qualifications necessary for issuance of a massage establishment license as required by this Code;

(6) That statements made in the application or any information submitted supplementary to the application are incorrect or untrue;

(7) That the responsible person is under the age of 18 years of age;

(8) That, based on specific facts identified by the chief of police, the chief of police reasonably concludes that the operation of the proposed massage establishment would pose a risk to the public, that the applicant would not conduct the business in a law abiding or professional manner, and/or that the operation of the proposed business would subject patrons of the business to a risk of harm or criminal, deceitful or otherwise unethical practices;

(9) That another massage establishment is or was operating at that same location and any of the following are true:

a. The other business's massage establishment license is suspended or was revoked or denied renewal for cause within the previous five years;

b. The other business's owner had a massage establishment license suspended, revoked, or denied for cause within the previous five years;

c. The business license administrator has served a notice of suspension, revocation, or denial of renewal regarding the other business's massage establishment license within the previous 15 days; or

d. An appeal from a notice of suspension, revocation, or denial of renewal is pending;

(b) In addition to the above grounds for denial of a massage establishment license, the business license administrator shall also deny an application for renewal of a massage establishment license if he/she determines that:

(1) One or more conditions applicable to the previous license have been violated;

(2) The business and/or its employees do not comply with city, state, federal or otherwise applicable, codes, rules, regulations or laws, including CAMTC rules or regulations.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-620. Method of denial of massage establishment license.

(a) The business license administrator's denial of an initial application or application for renewal of a massage establishment license shall be in writing, with the reasons stated therefor. Written notice of the denial, together and a copy of this division, or any applicable code provisions applicable to the license, shall be sent to the applicant.

(b) Denial of an initial application or application for renewal of a massage establishment license shall prohibit operation of the business at any location within the city.

(c) With respect to denial of an application for renewal of a massage establishment license the immediately preceding license shall be deemed to be in full force and effect for a period of 15 days following the date of service upon the applicant of the notice of denial. If the licensee files an appeal within the time and manner prescribed, the immediately preceding massage establishment license shall continue in full force and effect until the appeal is finally determined.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-621. Updated therapist list; proof of certification.

(a) Prior to any new employee performing massage at a massage establishment, a massage establishment shall provide the business license administrator with an updated list stating the number of massage therapists employed at the establishment, the full name, date of birth, current address, and telephone number of each person who performs or will perform massage at the establishment, the identification number and expiration date of each therapist's CAMTC certificate, and how many massage therapists the applicant intends to be working on-site performing massages simultaneously.

(b) Every massage therapist shall, prior to performing massage at any massage establishment in the city, appear in person before the business license administrator or his or her designee and present a copy of his or her CAMTC certificate and CAMTC identification card. The business license administrator or his or her designee shall verify that the massage therapist appears on the list of employees provided by a massage establishment; verify the massage therapist's identity; and photocopy the therapist's CAMTC certificate and CAMTC identification card.

(c) A massage establishment shall notify the business license administrator in writing of the name and CAMTC identification number of each massage provider who is no longer an employee of the massage establishment within five days of that person no longer being employed at the business.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Secs. 22-622—22-629. Reserved.

DIVISION 3. RENEWAL OF MASSAGE ESTABLISHMENT LICENSES

Sec. 22-630. Massage establishment license renewal.

(a) At least 60 days prior to expiration of a massage establishment license, the business license administrator shall mail the licensee an application for renewal. The application for renewal shall be on a form provided by the business license administrator, and shall include the following:

(1) A current list stating all massage therapists employed by the massage establishment as of the renewal date, including each individual's full name, date of birth, current address, and telephone number, the identification number and expiration date of each therapist's CAMTC certificate, and how many massage therapists perform massages simultaneously;

(2) A copy of each massage therapist's unexpired CAMTC certificate; and

(3) A description of any and all improvements which the applicant has made upon the premises since the last massage establishment license was issued.

(b) The licensee shall file the application for renewal, and any required fees, with the business license administrator prior to the expiration of the immediately preceding license.

(c) The business license administrator shall investigate and process an application for renewal of a massage establishment license in the same manner as an initial application for a massage establishment license. Within 60 days of receiving a complete application, the business license administrator shall issue the massage establishment license unless grounds for denial identified in this article exist.

(d) With respect to any application for renewal which is filed on or before the date of expiration of the immediately preceding license, the business license administrator shall extend the term of the immediately preceding license, without charge, during the period of any investigation required in order to determine whether the license should be renewed.

(f) In addition to any other remedy available to the city under applicable law, a massage business license shall not be issued for renewal unless and until all due and unpaid administrative citations issued to the applicant or business owner for violations of this article are paid in full and all outstanding violations of the municipal code have been corrected to the satisfaction of the Chief of Police or his/her designee and business license administrator.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-631. Added application fee for late renewals.

An application for a renewal of a massage establishment license will be deemed received late and subject to a penalty of 50 percent of the application fee if the complete application, including all fees, if not received by the finance department within 60 days of the date of expiration of the immediately preceding license. If a licensee continues to operate without a valid license, the licensee may be subject to all other penalties authorized by the City Code, up to and including denial, suspension, or revocation of a general business license or massage establishment license.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Secs. 22-632—22-639. Reserved.

DIVISION 4. REVOCATION OR SUSPENSION OF MASSAGE ESTABLISHMENT LICENSE

Sec. 22-640. Grounds for revocation or suspension.

A massage establishment license may be suspended for not longer than one year or revoked during its term if the business license administrator or chief of police finds and of the following:

(1) That pursuant to section 22-619, grounds for denial of an initial application for a massage establishment license exist, including but not limited to, untrue statements made in the application or conviction of a crime that would inhibit the person's ability to conduct the business in a law abiding manner; or

(2) The business has operated in a manner, or is housed on premises or within a building which violates or is in violation of any city, state, federal, or otherwise applicable codes, rules, regulations or laws, or CAMTC rules or regulations, including, but not limited to, violations by the responsible person or employees; or

(3) The licensee has violated one or more terms and conditions imposed upon the license; or

(4) The licensee has demonstrated a pattern of violating or failing to comply with the terms and conditions of the license; or

(5) The licensee has demonstrated a pattern of violating any other provisions of this article or any federal, state or local law or regulation related to their license activity; or

(6) The licensee employs, retains or otherwise allows any person to provide massage services without: (1) an active and valid certificate from the CAMTC as massage therapist or massage practitioner; or (2) qualifying as an exempt therapist and having a valid exemption certificate.

(7) The licensee, their agent(s), employee(s) or independent contractor(s) have been cited for and/ or found to have engaged in unprofessional conduct, including, but not limited to, any of the following:

a. Engaging in sexually suggestive advertising related to massage services.

b. Engaging in any form of sexual activity on the premises of a massage business where massage is provided for compensation.

c. Engaging in sexual activity while providing massage services for compensation.

d. Practicing massage on a suspended or revoked license or certificate.

e. Providing massage of the specified anatomical areas.

(8) Dressing while engaged in the practice of massage or while visible to clients in the massage establishment in any of the following:

a. Attire that is transparent, see-through or exposes undergarments.

b. Attire that exposes the massage professional's specified anatomical areas.

c. A manner that violates Section 314 of the California Penal Code, as may be amended.

d. A manner that deemed by the CAMTC to constitute unprofessional attire based on the custom and practice of the profession in California.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-641. Method of revocation or suspension.

(a) The finance department may revoke a massage establishment license by issuing written notice of the suspension or revocation, stating the reasons therefor, and serving the notice and a copy of this article or any otherwise applicable code sections, upon the holder of the license.

(b) The revocation or suspension shall become effective 15 days following the date of service upon the licensee of the notice of revocation or suspension. If the licensee files an appeal within the time and manner prescribed, the license shall remain in effect until the appeal is finally determined.

(c) A massage establishment license may be temporarily suspended pending disposition of an appeal, if any, if the business license administrator finds that such temporary suspension is necessary in order to protect against a serious and immediate threat to the health, safety or welfare of the public caused by exercise of the license. If the business license administrator orders a temporary suspension, the notice of suspension shall be delivered to each place of business licensed, served upon the licensee, and shall contain the following:

(1) The finding justifying the temporary suspension;

(2) The time, date, and place at which the licensee may appear in advance of the commencement of the temporary suspension for the purpose of showing cause to the hearing officer as to why the suspension is not necessary; and

(3) The time and date on which the temporary suspension commences, which shall not be earlier than 24 hours following the time and date of delivery of the notice.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-642. Appeals.

(a) The holder of a massage establishment license or applicant for a massage establishment license may appeal from the following:

(1) The denial of an initial application or renewal of a massage establishment license;

(2) The imposition of conditions on an initial massage establishment license at the time of issuance;

(3) The imposition of conditions on a massage establishment license at the time of renewal of the license or during the term of the license;

(4) The suspension or revocation of a massage establishment license; or

(5) The determination that the licensing requirements of this division apply to any person or business.

(b) An appeal pursuant to this section shall be in writing, shall state the specific reasons for the appeal and the grounds asserted for relief, and be accompanied by a non-refundable appeals processing fee set by city council resolution. The appeal shall be filed with the business license administrator no later than 15 days after the date of service of the notice providing the grounds for appeal. The failure to file an appeal within the time or in the manner prescribed in this section, or to include the appeals processing fee, waives the right to appeal.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-643. Appeal hearing.

(a) No later than 30 days following the filing of a timely appeal, a hearing shall be held to determine whether the appeal shall be granted. The city shall provide the appellant written notice of the time, date, and place of the hearing no later than ten days before the hearing date.

(b) The business license administrator shall have the burden of proof during the hearing, and prove that by a preponderance of the evidence that grounds for the business license administrator's action exist. The provisions of the California Administrative Procedure Act, Government Code § 11500 et seq., and formal rules of evidence do not apply at the hearing. At the conclusion of the hearing, the hearing officer shall prepare a written decision which either grants or denies the appeal and contains findings of fact and conclusions. The written decision shall be filed with the business license administrator no later than ten days following the date on which the hearing is closed. The business license administrator shall, within five days of the filing of such decision, serve the applicant or licensee with notice and copy of the written decision.

(c) With regard to an appeal from the imposition of conditions during the term of a massage establishment license, or on an application for renewal of a massage establishment business license, the business license administrator must demonstrate by substantial evidence the necessity of the conditions. If the imposition of such conditions is upheld, the hearing officer shall specifically provide findings regarding the evidence within the record supporting the determination.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-644. One time continuance.

The appealing party may request a one-time continuance upon showing of good cause. The request for a continuance must be in writing and submitted to the City Clerk and the hearing officer, if any. If granted, the City may continue the hearing on its own initiative, but in no event shall the hearing begin later than ninety (90) days after the date of a timely appeal request.

Sec. 22-645. Failure to attend.

If the appealing party fails to attend the scheduled hearing, the City may proceed to hold the hearing without the requesting person, and the requesting person will be deemed to have waived the right to an administrative hearing.

Sec. 22-646. Finality of determination.

(a) With respect to appeals from the denial of an initial application for a massage establishment license, or the imposition of conditions on an initial application for a massage establishment license, the hearing officer's decision is final upon service of the hearing officer's decision upon the appellant.

(b) With respect to an appeal from the denial of a renewal of a massage establishment license, from the imposition of conditions on a massage establishment license at the time of renewal or during the term of the business license, or from the revocation of a massage establishment license, the hearing officer's decision is final 15 days after service of the hearing officer's decision on the appellant, unless city council review is requested either by the business license administrator or appellant.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-647. Request for review by city council.

(a) To request city council review of the hearing officer's decision, the applicant for a license, licensee, or business license administrator shall file a written request with the city clerk within 15 days following the date of service of the hearing officer's decision. The request for review shall state in detail the reasons for review, the error alleged in the hearing officer's decision, and include a copy of the hearing officer's decision attached to the request for review, and an appeals processing fee as set by city council resolution.

(b) Upon receipt of a request for review by city council, the city clerk shall schedule city council review not later than 30 calendar days following the date of filing of the notice of appeal. The city clerk shall provide notice of the time and date of the hearing to the appellant at least ten days in advance. The city council shall be authorized to deny the introduction of evidence and decide the matter after oral argument presented during the hearing, to admit supplementary evidence with respect to challenges or particular findings, or reject the findings and conclusions and conduct a de novo hearing. The determination by the city council granting or denying the appeal shall be final and shall be accompanied by findings of fact and conclusions, which may consist of an adoption by reference of those by the hearing officer.

(c) The city council is authorized to order the issuance or renewal of the massage establishment license, the revocation of the massage establishment license, suspension of the massage establishment license, or order the massage establishment license to remain in effect upon such terms and conditions as the city council deems necessary and appropriate.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-648. Effect of revocation or denial of an application for renewal.

(a) The revocation of a massage establishment license or denial of renewal of a massage establishment license for cause shall terminate the right of the licensee to engage in the business authorized by the license anywhere within the city for a period of five years following the effective date of revocation or denial. At the conclusion of such period, the former holder may file a written application for issuance of a new license with the business license administrator. The business license administrator may grant or deny the application pursuant to such terms and conditions necessary to ensure compliance with the law, including conditions relating to the rehabilitation of the applicant.

(b) The revocation of a massage establishment license or denial of renewal of a massage establishment license for cause shall automatically and without notice also revoke or deny renewal of each general business license issued for the same business at each location where the business is located.

(c) Reserved.

(d) The revocation of a massage establishment's general business license or massage establishment license, or denial of renewal of a massage establishment license for cause, shall prohibit the operation of a massage establishment in that same location for a period of five years. The revocation of a massage establishment's general business license or massage establishment license, or denial of renewal of a massage establishment license for cause, shall also prohibit a massage establishment, or any other business establishment operating in the same location, from using the same name and/or same phone number as the revoked or denied massage establishment for a period of five years.

(e) If a massage establishment's general business license or massage establishment license is revoked or renewal of a massage establishment license is denied for cause, neither the spouse, child, brother, sister or parent of the holder of the revoked license nor a person possessing an ownership interest in the business for which the license was revoked or who was an employee thereof shall be entitled to issuance of a massage establishment license for the business.

(f) For purposes of this article, denial of renewal of a massage establishment license "for cause" means denial of renewal pursuant to subsections (a)(1)—(3) or (b) of section 22-619.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-649. Operation with revoked, suspended, or non-renewed license.

It is unlawful for any person to engage in, conduct or carry on, or to permit to be engaged in, conducted or carried on, in or upon any premises in the city, the application of massage or the operation of a massage establishment if such person's license has been revoked, suspended, or denied renewal.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

DIVISION 5. OFF-PREMISES MASSAGE THERAPISTS

Sec. 22-650. Requirements for home occupation massage therapists.

(a) It shall be unlawful to conduct massage therapy as a home occupation massage therapist without obtaining a valid and unrevoked CAMTC certificate and a home occupation business license pursuant to this Code. A home occupation massage therapist who lives within the city and operates out of his/her home must comply with the city's zoning and business license procedures.

(b) Home occupation massage therapists shall comply with all of the provisions of this article, except that a home occupation massage therapist need not comply with the facilities requirements of section 22-683.

(c) The location at which the home occupation massage therapist conducts his/her massage therapy business shall be subject to inspections pursuant to section 22-688.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-651. Requirements for off-premises massage therapists.

(a) It shall be unlawful to conduct massage therapy as an off-premises massage therapist without obtaining a valid and unrevoked CAMTC certificate.

(b) An off-premises massage therapist shall comply with all of the provisions of this article except that an off-premises massage therapist need not comply with the facilities requirements of section 22-663.

(c) Whenever an off-premises massage therapist conducts his/her massage business at any business or commercial establishment that is open to the public, that portion of the business or commercial establishment at which the off-premises massage therapist conducts his/her massage therapy business shall be subject to inspections pursuant to section 22-668. Whenever the off-premises massage therapist conducts his/her massage business at any place other than a business or commercial establishment that is open to the public, the city's agents may enter and inspect the premises or property to the extent authorized by law.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-652. Exemption for businesses at which off-premises massage therapy business is conducted.

(a) The owner and/or operator of a business at which off-premises massage therapy is conducted is not required to obtain a massage establishment license pursuant to this article, as long as the primary purpose of the business is not massage therapy. The business shall not be required to remain closed during the particular hours provided in this article; however, massage therapy shall only occur during the regular business hours of that business.

(b) The finance department, with input from any other department of the city, or any other appropriate agency or entity, shall be vested with discretion in determining the primary purpose of the business. If the finance department determines a business is operating as a massage establishment, notice of such determination and notice of the requirement to obtain a massage establishment license shall be sent to the business.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-653. Special and charitable events within the city.

(a) Massage therapists holding a valid and unexpired CAMTC certificate may volunteer their massage services at special events, charitable events, or non-profit events that have obtained required permits from the city. The holders of CAMTC certificates may volunteer at these events without having to obtain any additional permits from the city.

(b) Each massage therapist shall wear his/her CAMTC identification card on his/her outermost garment when working as a massage therapist a special or charitable event in the city.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Secs. 22-654—22-679. Reserved.

DIVISION 6. OPERATION OF BUSINESS AND CONDITIONS OF FACILITIES

Sec. 22-680. Compliance with article.

It is unlawful for any person to engage in, conduct or carry on, or to permit to be engaged in, conducted or carried on, in or upon any premises in the city, the application of massage or the operation of a massage establishment in violation of the terms of this article, or in violation of any of the terms and conditions of any license issued pursuant to this article. Massage establishment owners and managers are responsible for the conduct of all persons on the premise.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-681. Closed hours.

It is unlawful for a massage establishment to be open and carry on massage operations between the hours of 9:00 p.m. and 8:00 a.m. of the following day. All customers, patrons and visitors must be excluded from the massage establishment premises during those hours.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-682. Alcoholic beverages.

It is unlawful for any person to sell, give, dispense, provide or keep, or cause to be sold, given, dispensed, provided or kept, any alcoholic beverage, as defined in the Business and Professions Code § 23004, on the premises of any massage establishment or in conjunction with any massage business. No person or persons shall enter, be, or remain in any party of a massage establishment while under the influence of an alcoholic beverage or drug unless it is a drug prescribed for that individual.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-683. Massage establishment facilities.

Except as otherwise provided by this article a massage establishment license shall not be issued until an inspection by the city reveals that the establishment complies with each of the following minimum requirements:

(1) The premises and restrooms comply with the current California Building Standards Code, beginning with Title 17 of the California Code of Regulations. All plumbing and electrical installations in the massage establishment must have been installed under permit and inspection by the building department, and installed in accordance with the California Building Standards Code.

(2) In any massage establishment which employs more than two massage therapists performing on-site massages simultaneously, separate restroom facilities shall be provided for each gender in convenient locations. All restroom facilities shall be equipped with self-closing doors opening in the direction of ingress to such facilities.

(3) Pursuant to California Health and Safety Code 17920.3(n), no person shall be permitted to reside on or within the premises of a massage establishment. Beds, floor mattresses, water beds, couches with mattresses included or any other types of similar furniture used for sleeping are prohibited on the premises. Evidence such as the presence of bedding, pillows, sleeping bags, suitcases, clothing, toiletries or other personal belongings, cooking appliances, utensils, or food in excess of a massage establishment's normal requirements may be used as evidence when establishing that the premise is being used as a residence, or otherwise used in a manner inconsistent with a legitimate massage establishment.

Upon a showing of good cause, the community development director may exempt a massage establishment from the requirement to maintain separate restroom facilities.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-684. Sanitation and decency.

(a) Every portion of a massage establishment, including appliances and apparatus, shall be kept clean and be operated in a sanitary condition.

(b) All massage establishments shall provide clean laundered sheets and towels in sufficient quantity which shall be laundered after each use, and stored in a sanitary manner. Receptacles shall be provided for the storage of soiled linens and paper towels.

(c) Wet and dry heat rooms, shower compartments, and toilet rooms shall be thoroughly cleaned each business day. Bathtubs shall be thoroughly cleaned after each use.

(d) Massages may not be carried on within any separate cubicle, room, booth or area within a massage establishment, which is fitted with a door capable of being locked. Additionally, except when there is no staff available to assure security for massage therapy patrons and staff who are behind closed doors, all reception and hallway doors must remain unlocked during business hours.

(e) All massage therapists shall wear garments which cover the entire body, exclusive of the head, neck, arms, legs, hands and feet. The massage therapist must be fully covered from a point not more than four inches above the center of the kneecap to the base of the neck, excluding the arms. Such garments shall not be transparent, see-through, or substantially exposes the individuals undergarments, breasts, buttocks, or genitals, and must be maintained in a clean and sanitary condition.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-685. Prohibited conduct.

(a) It is unlawful for any massage therapist, to directly or indirectly, offer, administer, touch, or perform massage to a customer's specified anatomical areas, to include the anatomical areas of a female customer without the written consent of the customer.

(b) A patron's specified anatomical areas must be fully draped at all times while any employee of the massage establishment, massage therapist or person is in the massage therapy cubicle or room.

(c) It is unlawful for any massage therapist to perform massage without first draping the client. If at any time the draping falls off or is removed, the massage must stop until the client is redraped.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-686. Register and list of services.

(a) The licensee of a massage establishment shall maintain a current register of all persons employed as massage therapists by the massage establishment, on a form provided by the city. The register shall include the full name, date of birth, current address, phone number, CAMTC certificate number, and the CAMTC certificate expiration date of each employee. This register shall be available for inspection to city personnel at all times during regular business hours.

(b) A list of the services available and the price of such services shall be posted in an open and conspicuous public place on the premises. The services shall be described in readily understandable language. No massage establishment owner, operator, manager or person in charge of, or in control of, the massage establishment shall permit, and no massage therapist shall offer to perform, any services other than those posted.

(c) For each massage service provided, every massage business shall keep a complete and legible written record of the following information: the date and hour that service was provided; the service received; the name or initials of the employee entering the information; and the name of the massage practitioner administering the service. Such records shall be open to inspection and copying by police officers, or other city officials charged with enforcement of this chapter. These records may not be used by any massage practitioner or operator for any purpose other than as records of service provided and may not be provided to other parties by the massage practitioner or operator unless otherwise required by law. Such records shall be retained on the premises of the massage business for a period of one year, and be immediately available for inspection during business hours.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-687. Prohibition against warning devices.

The presence of any device which can be utilized as an early warning system, to alert the employees or operator of a massages establishment to the presence of law enforcement or local authorities on the premises is prohibited in any massage establishment. Such prohibited devices include, but are not limited to, light or music dimmers, electronic detection devices, external video equipment and alarm systems other than those used for fire alarms.

Each establishment may have up to two fixed security cameras that must face the reception desk and rear entrance. In the absence of a reception desk, the camera must be located in the main entry area, lobby of the massage establishment. The camera must not be utilized in a manner that acts as an early warning device. Monitoring equipment shall only be kept at the reception desk or within a room not designated for the public. Owners and managers are required to retain video surveillance for thirty days and shall allow access to law enforcement for only official law enforcement purposes.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-688. Inspections.

Representatives of the city, including but not limited to members of the police department and any fire protection district of jurisdiction, may, at any time, with or without prior notice, inspect the subject premises and investigate the manner of the operation of the massage establishment to insure that it is operating in compliance with this article.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-689. Massage establishment license and CAMTC certificate posting requirements; identification cards.

(a) The original massage establishment license and original CAMTC certificate for each massage therapist working at the establishment shall be displayed in a conspicuous public place on the premises. It shall be unlawful to display photocopies of licenses or certificates. The massage establishment licensee shall be responsible for ensuring each massage therapist's certificate is displayed in a conspicuous place on the premises.

(b) Each massage therapist must wear his or her CAMTC identification card on his/her outermost garment when working in a massage establishment or at a business for the purpose of performing massage.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-690. Change of business name or location.

Except as otherwise provided by this article, no person granted a license pursuant to this article shall operate under any name or conduct his, her or its business at any location not specified in his/her or its license. If the business name, facilities and/or location is changed, a new license shall be obtained.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-691. Schools of massage.

No massage establishment shall use the facilities or premises of a school of massage in connection with the operation of a massage establishment. Students in training at a recognized school of massage may perform a massage on a member of the general public while on the premises of the school of massage in compliance with the following requirements:

(1) The student performs the massage only under the direct personal supervision of an instructor certified by: The California Department of Consumer Affairs Bureau for post-secondary and vocational education, a state-approved educational facility, an approved national massage organization or association, or similar organization; and

(2) Massage is performed in compliance with sections 22-683 and 22-684 of this article.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-692. Prohibited advertising practices.

(a) It is a violation of this article for any person who does not possess a valid and unexpired CAMTC certificate, and for any massage establishment that employs or retains such a person, to:

(1) State or advertise or put out any sign, card, or other device, or to represent to the public through any print or electronic media, that such person is certified, registered or licensed by a governmental agency as a massage therapist; or

(2) Hold oneself out of use the title of "certified massage therapist" or "certified massage practitioner" or any other term, such as "licensed," "registered," or "CMT," that implies or suggests that the person is the holder of a certificate issued by CAMTC.

(b) No massage establishment or any person employed or retained by the massage establishment may engage in sexually suggestive advertising related to the massage services on the premises of the massage establishment. Sexually suggestive advertising includes, but is not limited to, advertisements displaying images of individual's clothed in, attire that is transparent, see-through or substantially exposes the individuals undergarments, anatomical areas, describing a massage as "erotic:, or other descriptors that are sexually suggestive in nature.

(c) No massage establishment shall advertise on a website known to advertise or promote illicit activities.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-693. Employment of minors prohibited.

(a) No massage establishment shall employ any person under 18 years of age as a massage therapist or in any other capacity.

(b) This section shall not prohibit a business, where massage is not the primary purpose of the business, from employing individuals under 18 years of age. However, massage therapists must still be at least 18 years of age.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-694. Massage therapy services rendered to minors prohibited.

No massage therapist shall perform, cause to be performed, or allow to be performed, any massage on any person under the age of 18, except at the special instance, request, and with the express written consent of a parent, guardian, or other person in lawful custody of the minor upon whose behalf the massage service is requested.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-695. Window coverings.

No massage establishment with exterior windows shall block visibility into the interior reception and waiting area by using curtains, closed blinds, tints, or any other material that obstructs, blurs, or darkens the view into the premise from the exterior during the hours the massage establishment is open for business.

Sec. 22-696. Table showers.

No person shall install or use a table shower at a massage establishment.

Sec. 22-697. Display of Human Trafficking notices.

Massage establishments shall comply with California Civil Code 52.6. The required notices, which include victim and human trafficking information and telephone hotline numbers, shall be posted within the lobby of the massage establishment.

Secs. 22-698-699. Reserved.

DIVISION 7. ENFORCEMENT

Sec. 22-700. Separate offense for each day.

Any person who violates any provision of this article shall be guilty of a separate offense for each and every day during any portion of which any such person commits, continues, permits, or causes a violation thereof and, shall be punished accordingly.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-701. Public nuisance.

Any use or condition caused or permitted to exist in violation of any of the provisions of this article shall be and is hereby declared a public nuisance and may be abated by the city pursuant to the city's neighborhood enhancement code, chapter 50 of this Code. When a violation of this article is deemed non-correctable, a notice of administrative violation may be immediately issued.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-702. Criminal penalties.

(a) Violations of this article are hereby declared to be infractions except that notwithstanding any other provision of this article or state law, any such violation may, in the discretion of the prosecuting attorney, be charged and prosecuted as a misdemeanor. A conviction of an infraction shall be punishable by fine as follows: Upon a first conviction, a fine not exceeding $100.00; upon the second conviction within one year of a prior conviction, by a fine not exceeding $200.00; upon any subsequent conviction within one year of two prior convictions, by a fine of not exceeding $500.00. Any person convicted of a misdemeanor shall be punishable by a fine of not more than $1,000.00 or by imprisonment not to exceed six months, or both.

(b) Failure to comply with an administrative order after it becomes final, or to pay an administrative fine or late payment charges, is a misdemeanor offense. Filing a criminal misdemeanor action does not preclude the city from using any other legal remedy available to gain compliance with an administrative order, or to collect any past-due administrative fine or late payment.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-703. Civil injunction.

The violation of any provision of this article shall be and is hereby declared to be contrary to the public interest and shall, at the discretion of city, create a cause for injunctive relief.

(Ord. No. 2016-010, § 1, 9-22-2016; Ord. No. 2018-03, § 1(Exh. A), 10-11-2018)

Sec. 22-704. Remedies cumulative.

The conviction and punishment of any person for failure to comply with the provisions of this article shall not relieve such person from paying any tax, fee, penalty, or interest due and unpaid at the time of such conviction, nor shall payment prevent a criminal prosecution or a civil or administrative penalty for the violation of any of the provisions of this article. All remedies shall be cumulative, and the use of any one (1) or more remedies by the city shall not bar the use of any other remedy for the purpose of enforcing the provisions of this chapter.

CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT MEMORANDUM

DATE: June 10, 2026

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Casey Kempenaar, Community Development Director
Alison Bermudez, Senior Planner
Steffane Lui, Associate Planner

SUBJECT: **Second Reading: 2026 Zoning Code Amendments**

Recommendation

On May 27, 2026, the City Council introduced, read by title only and waived the first full reading of an Ordinance amending various sections of Chapter 106 of the Citrus Heights Municipal Code (Zoning Code Section). The background materials associated with this item are contained in the May 27, 2026 City Council Meeting Staff Report, available on the City's website.

Staff recommends that the Council adopt Ordinance No. 2026-004 an Ordinance of the City Council of the City of Citrus Heights, California, Amending Various Sections of Chapter 106 of the Citrus Heights Municipal Code (Zoning Code Section).

Strategic Plan Alignment

This item is in alignment with the following City Council priority:

Goal: Diversify for a Vibrant Economy

Attachments

1. Ordinance No. 2026-_____, An Ordinance of the City Council of the City of Citrus Heights, California, Amending Various Sections of Chapter 106 of the Citrus Heights Municipal Code (Zoning Code Section)
    - Exhibit A: Redline Strikeout of Zoning Code

ORDINANCE NO. 2026-004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS AMENDING VARIOUS SECTIONS OF CHAPTER 106 OF THE CITRUS HEIGHTS MUNICIPAL CODE (ZONING CODE SECTION)

THE CITY OF CITRUS HEIGHTS DOES ORDAIN AS FOLLOWS:

Section 1: Purpose and Authority

The purpose of this Ordinance is to amend Chapter 106 of the Municipal Code (Zoning Code) to:

- Revise Land Use able 2-2 and 2-5 to allow for new zoning classifications within the residential and commercial zones.
- Replace Section 106.42.015 (Accessory Dwelling Units) to ensure full compliance with California Government Code Sections 65852.2 and 65852.22.
- Establish a new land use for accessory educational uses.
- Revise regulations pertaining to murals.
- Revise regulations for two-unit developments for consistency with SB 9 and make other minor clean-up amendments.
- Revise certain definitions for clarity and consistency

All changes are as detailed in Exhibit A, which is incorporated herein by reference.

Section 2: Findings

- Land Use Tables: The updates to the commercial and land use tables provide necessary consistency and clarity within the Zoning Code. These amendments do not change the fundamental allowable uses of the zones but rather streamline the code to improve transparency for residents and the development community, supporting General Plan Goal 10 to provide high-quality service to the public.

- Accessory Dwelling Units (ADUs): The replacement of Section 106.42.015 ensures that the City's regulations for Accessory Dwelling Units are in full compliance with California Government Code Sections 65852.2 and 65852.22. These updates are consistent with the General Plan Housing Element by removing local barriers to the creation of diverse housing types.

- Accessory Educational Uses: Establishing a new land use for accessory educational uses is consistent with General Plan Policy 25.1, which encourages a variety of educational and community-serving facilities. This addition provides a clear regulatory path for schools and institutions to offer ancillary services that benefit the city's social and economic vitality.

- Mural Regulations: The revisions to mural regulations support the General Plan's community identity goals. By providing clear standards for murals, the City fosters artistic expression while ensuring that such installations are compatible with the scale and character of the surrounding built environment.

- SB 9 (Two-Unit Developments): The revisions to regulations for two-unit developments are necessary to maintain consistency with Senate Bill 9 (SB 9) and Government Code Section 65852.21. These changes ensure that the City's local code remains legally enforceable and provides clear objective standards for urban lot splits and two-unit projects as mandated by State law.

- Public Welfare & Clean-up: The proposed minor "clean-up" amendments and the ordinance as a whole will not be detrimental to the public interest, health, safety, convenience, or welfare. These changes collectively improve the functionality of the Citrus Heights Municipal Code and ensure it remains a modern, legally compliant, and user-friendly document.

- Definitions. Chapter 8 amended to include Accessory Dwelling Unit, Junior; Auto and Vehicle sales to distinguish that non-street legal vehicles are classified as "General Retail", revised languages related to day-cares, added a new definition for "Employee Housing", expanded the definition of Habitable Space,

Section 3: Action

The City Council hereby amends the Zoning Code of the City of Citrus Heights as described within Exhibit A herein, and as discussed within the Staff Report, which is incorporated by reference.

Section 4: Severability

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 5: Effective Date and Publication

This ordinance shall take effect thirty (30) days after its adoption, provided it is published in full or in summary within fifteen (15) days of its adoption, in a newspaper of general circulation published and circulated in the City of Citrus Heights.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights this ___ day of ___, 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:

ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

MariJane Lopez-Taff, Mayor

ATTEST:

Amy Van, City Clerk

Exhibit

A. Redline Strikeout of Zoning Code

Sec. 106.24.030. Residential and Open Space District Allowable Land Uses and Permit Requirements

A. *General permit requirements.* Table 2-2 identifies the uses of land allowed by this Zoning Code in each residential zoning district, and the planning permit required to establish each use, in compliance with Section 106.22.030 (Allowable Land Uses and Permit Requirements).

B. *Permit requirements for certain specific land uses.* Where the last column in Table 2-2 ("Specific Use Regulations") includes a section number, the referenced section determines whether the use requires a Zoning Clearance, Minor Use Permit, or Use Permit. The referenced section may also refer to other requirements and standards applicable to the use.

TABLE 2-2

Allowed Land Uses and Permit Requirements for Residential and Open Space Zones	P MUP UP S —	Permitted use, Zoning Clearance required Conditional use, Minor Use Permit required Conditional use, Use Permit required Permit requirement set by Specific Use Regulations Use not allowed						
LAND USE (1)	PERMIT REQUIRED BY ZONE							Specific Use Regulations
	RD-1 - 2	RD-3 - 4	RD-5 - 7	RD-10	RD-15 - 30	MH	O	
AGRICULTURAL & OPEN SPACE USES								
Animal keeping	P	P	P	P	P	P	P	106.42.030
Beekeeping	P	P	P	—	—	—	P	106.42.030
Community garden	P	P	P	P	P	P	P	
Crop production, horticulture, orchard, vineyard	P	P	—	—	—	—	P	
Medical marijuana cultivation	S	S	S	S	S	S	S	50-702
Non-medical marijuana cultivation	S	S	S	S	S	S	S	50-802
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES								
Accessory educational use	S	S	S	S	S	S	-	106.42.016
Equestrian facility	UP	UP	—	—	—	—	UP	106.42.030
Golf course	UP	UP	—	—	—	—	P	
Meeting facility, public or private	UP	UP	UP	UP	UP	UP	—	
Park or playground, public	P	P	P	P	P	P	P	
Private residential recreation facility	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
School, elementary through secondary	UP	UP	UP	UP	UP	—	—	
RESIDENTIAL USES								
Accessory dwelling unit	P	P	P	P	P	P	P	106.42.015

Condominium conversion	—	—	UP	UP	UP	—	—	106.42.050, 106.42.060
Condominium, townhouse, row house, or cluster development	—	—	—	P	P	—	—	106.42.050
Employee housing	P	P	P	P	P	P	MUP	
Duplex - Corner parcel	—	—	P	P	P	—	—	
Duplex - Interior parcel	—	—	UP	P	P	—	—	106.42.150
Home occupation	P	P	P	P	P	P	P	106.42.100
Mobile home park	UP	UP	UP	UP	UP	UP	—	106.42.140
Mobile/manufactured home	P	P	P	P	P	P	P	106.42.140
Multi-unit dwelling - 3 or more units	—	—	—	P	P	—	—	106.42.150
Residential accessory uses and structures	P	P	P	P	P	P	P	106.42.200
Residential care facility, 6 or fewer clients	P	P	P	P	P	P	P	
Residential care facility, 7 to 20 clients	UP	UP	UP	UP	P	—	—	
Residential care facility, 21 or more clients	—	—	—	UP	UP	—	—	
Rooming or boarding house	—	—	—	UP	UP	—	—	
Second dwelling unit	P	P	P	P	P	—	MUP	106.42.210
Single dwelling	P	P	P	P	P	P	MUP	106.42.220
Small lot housing product	—	—	—	S	S	—	—	106.42.225
Supportive/Transitional Housing, 6 or fewer clients	P	P	P	P	P	P	P	
Supportive/Transitional Housing, 7 or more clients	UP	UP	UP	UP	UP	—	—	
RETAIL TRADE								
Accessory retail and services	—	—	—	MUP	MUP	MUP	—	
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL								
Medical services - Extended care	UP	UP	UP	UP	UP	—	—	
SERVICES								
Adult day care - 6 or fewer clients	P	P	P	P	P	P	—	
Adult day care - 7 or more clients	UP	UP	UP	UP	UP	UP	—	
Cemetery	UP	UP	UP	UP	UP	—	UP	
Child day care - Small and large family child ~~day~~ care homes	P	P	P	P	P	P	P	
Child day care center	UP	UP	UP	UP	UP	UP	—	
Lodging - Bed and breakfast inn (B&B)	UP	UP	UP	UP	UP	—	—	
Public safety facility	P	P	P	P	P	P	P	

Sec. 106.30.020. Access

Each parcel shall have access to a public street as follows. Driveways shall be developed in compliance with Section 106.36.080 (Parking Design and Development Standards).

A. Except as provided in Subsection B. or absent a state law which would preclude this from being imposed, each lot shall have frontage on, and direct access to a public street, provided that the subdivision review authority may allow one lot in a proposed subdivision to access a public street by way of a public or private easement or recorded reciprocal (mutual) access agreement, as determined by the review authority. Private streets are not allowed within the RD-1 through RD-7 zones.

B. Within nonresidential zoning districts and residential districts of higher density than RD-7, private streets may be allowed only if a continuing maintenance and funding mechanism is first approved by the City.

Sec. 106.38.070. Standards for Specific Sign Types

Each proposed sign shall comply with the standards of this Section applicable to the specific sign type. Each sign type listed in this Section shall be included in the calculation of the total sign area allowed on a parcel by Section 106.38.060 (Zoning District Sign Standards), unless this Section explicitly provides otherwise. Each sign shall also comply with the sign area, height, and other requirements of Section 106.38.060 (Zoning District Sign Standards), and all other applicable provisions of this Chapter.

A. *A-board and other portable sidewalk signs.* Each parcel may display one A-board or other similar portable sign in compliance with the following standards:

1. *Limitation on location.* An A-board sign may be approved on private property within a commercial or industrial zoning district, only on a site where:

   a. The review authority determines that a property owner has taken advantage of all permanent signs allowed by this Chapter, and site visibility remains seriously impaired; and

   b. The structure to which directions are being provided is located more than 150 feet from a predominant public street frontage, the site is developed with all other signs allowed by this Chapter, and the business entry and the other exterior signs allowed for the site by this Chapter are not visible from the predominant public street. The "predominant public street" is the major vehicular route that provides access to the site and surrounding area.

2. *Maximum number.* No more than one A-board sign per street frontage shall be permitted per parcel.

3. *Sign size.* Each sign shall not exceed a width of 30 inches. Sign height shall be limited to 48 inches. Sign height shall be measured perpendicular from the placement surface to the highest point of the A-board sign.

4. *Sign placement.* An A-board sign shall be placed only on private property within the boundaries of the applicable business' street frontage, and shall be positioned so that it will not:

   a. Obstruct required ADA sidewalk clearance;

   b. Impede any line of sight for motorists or bicyclists at public street intersections, as recommended by the City Engineer; or

   c. Interfere with people exiting and entering parked cars.

5. *Design and construction standards.* The review authority shall approve an A-board sign only if it first determines that the design and appearance of the sign, including any graphics and/or text, will reflect attractive, professional design, and that the sign will be durable and stable when in place.

6. *Stabilization.* The sign shall be stabilized to withstand wind gusts or shall be removed during windy conditions.

7. *Daily removal.* The sign shall be removed at the close of business each day.

8. *Maintenance.* The sign shall be continuously maintained in good condition with no peeling paint or other deterioration.

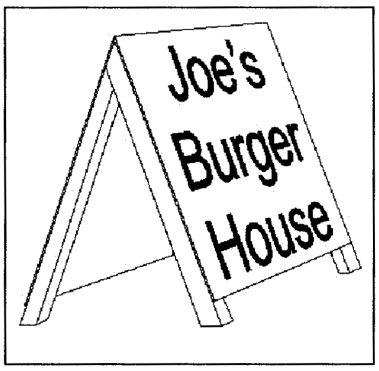


Figure 3-44 - A-board Sign

B. *Awning signs.* The following standards apply to awning signs (Figure 3-45) in all zoning districts where allowed by Section 106.38.060 (Zoning District Sign Standards):

1. Signs on awnings are limited to ground level or second story occupancies only.

2. Awnings shall not be internally illuminated. Direct exterior lighting may be allowed. Translucent awning materials are prohibited.

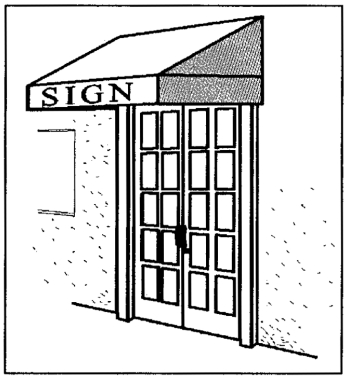


Figure 3-45 - Awning Sign

C. *Directional/directory signs on-site.* The following standards apply to directory and directional signs in all zoning districts:

1. *Maximum sign area.* A sign shall not exceed ten square feet; except the Director may authorize larger signs based upon special site/project characteristics.

2. *Maximum number.* The maximum number of freestanding directional signs shall be one per driveway and one per service entrance. The maximum number of wall mounted directory signs shall be one per building frontage. Additional signs may be permitted if a health and safety need is demonstrated to the satisfaction of the Director. Directional signs no more than 30 inches in height and 4 square feet shall not be included when calculating the total number of signs.

3. *Setback requirements.* A directional/directory shall be set back a minimum of five feet from a public right-of-way, plus one additional foot per foot of sign height over five feet, up to a maximum setback of 25 feet.

4. *Safety requirements.* A sign shall not project over public property, vehicular easements, or rights-of-way, and shall not obstruct traffic safety visibility area, as determined by the review authority.

D. *Electronic message display signs.* The following standards apply to electronic signs in all zoning districts where freestanding signs are allowed by Section 106.38.060 (Zoning District Sign Standards):

1. *Permit required.* Minor Use Permit approval is required.

2. *Exemptions.* The following types of electronic message display signage are exempt from these requirements:

   a. Window signs up to four square feet are exempt from this Chapter.

   b. Warning signs typically used at a construction site or for traffic/road diversion.

   c. Signs used for a special event in conjunction with a Temporary Use Permit.

   d. Sign displays advertising gas station pricing.

   e. Electronic message display signs that only function for time and temperature. Time and temperature displays legally installed prior to November 1, 2015 may be allowed to display messages in accordance with these regulations without the issuance of a Minor Use Permit.

3. *Where allowed.* An electronic message display sign may be approved within a commercial zoning district or within a residential zoning district. Electronic displays located within a residential zoning district must be located at least 100 feet away from a residential building. The measurement shall be from the sign face to the nearest portion of any residential structure.

4. *Maximum sign area.* The electronic portion of a monument sign shall comprise no more than 50 percent of the total sign area.

5. *Design criteria.* An electronic message display sign shall be integrated into a monument sign that contains architectural detailing that is compatible with the building including consistent use of colors and materials. The electronic message display sign shall not appear "stuck-on" to a monument sign.

6. *Maximum number.* Each site may have one electronic message display sign.

7. *Operational standards.* An electronic message display sign shall operate subject to the following:

   a. Sign shall display static messages only. The sign shall not be animated, have movement, or the appearance or optical illusion of movement in or any part of the sign structure, design, or pictorial segment of the sign. Each static message shall not include flashing or scintillating lighting, or varying light intensity.

   b. Each message on a sign within a commercial zoning district must be displayed for a minimum of 12 seconds and each message on a sign within a residential zoning district must be displayed for a minimum of one hour.

   c. Sign may only display messages related to a use that is located on the same site or within the same center.

   d. Electronic message display sign within a commercial zoning district may be full color. An electronic message display sign within a residential zoning district shall operate only in one color.

   e. The electronic message display sign shall have a light sensing device that will adjust the brightness of the sign as ambient light conditions change throughout the day.

   f. The electronic message display sign shall have a device that renders the sign to dark upon malfunction.

g. Signage should not be designed to emulate traffic safety signage.

8. *Other requirements.* An electronic message display sign shall comply with Section 106.38.050 (General Requirements for All Signs).

9. *Certification required.* The applicant shall provide written certification that the sign will operate with a maximum of 0.3-foot candle over ambient lighting. The measurement shall be taken at least 30 minutes past sunset, using a foot candle meter accurate to at least two decimals to record the ambient light reading for the area. This is done while the message center is off or displaying all back copy. All measurements shall be taken perpendicular to the face of the sign at the distance determined by the following formula:

$$D = \sqrt{a * 100}$$

D = Measurement Distance
a = Sign Area

10. *Exceptions.* The review authority shall have the right to grant an exception to these provisions pertaining to height, location, sign area, shape, and number of signs for commercial projects in compliance with Section 106.62.80 (Exceptions to Sign Regulations).

E. *Freestanding signs.* The following standards apply to freestanding signs (Figure 3-46) in all zoning districts where allowed by Section 106.38.060 (Zoning District Sign Standards):

1. *Separation.* Multiple signs shall be separated by a minimum of 75 feet to ensure adequate visibility for all signs. The review authority may waive this requirement where the locations of existing signs on adjacent properties would make the 75-foot separation impractical, or there is no other alternative.

2. *Safety requirements.* A sign shall not project over public property, vehicular easements, or rights-of-way, and shall not obstruct a traffic safety sight area, as determined by the review authority.

3. *Street address.* To assist emergency response personnel in locating the site, freestanding signs should contain an illuminated street address plate. Numbers shall be a minimum of six inches in height. Street address numbers not exceeding six inches in height shall not be included in calculations of allowed sign area.

4. *Maximum number.* The maximum number of freestanding signs allowed on a site shall be limited to one per street frontage of less than 300 feet; and one additional sign for each additional 300 feet of frontage or fraction.

5. *Setback requirements.* A freestanding sign shall be set back a minimum of five feet from a public right-of-way, plus one additional foot per foot of sign height over five feet, up to a maximum setback of 25 feet; except in the AC zoning district, where no additional setback is required for the maximum allowed height of 30 feet, and in the Sunrise Boulevard/Greenback Lane Special Sign District, in compliance with Section 106.38.060.D.

6. *Landscaping.* A freestanding sign shall be designed and constructed with accent landscaping at the base of sign to the approval of the review authority. Accent landscaping must comply with the water efficient landscape ordinance, but plants are not restricted to the approved plant list.

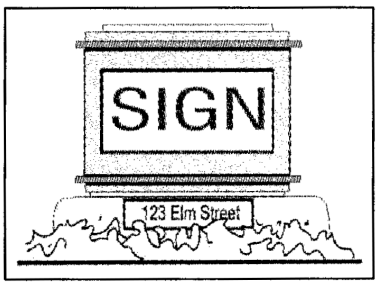


Figure 3-46 - Freestanding Sign

F. *Freeway-oriented signs.* A freeway-oriented sign may be approved in compliance with the following requirements:

1. *Permit requirement.* Use Permit approval is required for a freeway-oriented sign.
2. *Where allowed.* A freeway-oriented sign may be approved only on a parcel abutting the Interstate 80 right-of-way within a commercial zoning district.
3. *Required findings.* The approval of a Use Permit for a freeway-oriented sign shall require that the Commission first find that the use or site cannot be adequately identified by other signs permitted within the applicable zoning district, in addition to the other findings required for Use Permit approval by Section 106.62.050 (Use Permit and Minor Use Permit).
4. *Height limit.* No freeway-oriented sign shall exceed a maximum height of 30 feet, unless the Use Permit allows greater height, as follows:
    a. *Criteria for approval.* A sign with a height greater than 30 feet may be approved only if the Commission determines that the applicant has demonstrated that an overcrossing of Interstate 80, or its ramps, or trees or vegetation will significantly obstruct the visibility of the proposed sign from the eastbound or westbound lanes of Interstate 80.
    b. *Procedure for determining allowed height.* The Commission shall approve no sign height over 30 feet more than the minimum necessary for the message area of the sign to clear the identified visual obstruction. The determination of maximum height by the Commission shall be based on the following procedure, which shall occur prior to the public hearing on the Use Permit.
        (1) The applicant shall arrange for a boom truck with a sign target to be on the site at the location of the proposed sign, with a tape measure attached to the top of the target so that an accurate ground reading of height can be determined.
        (2) City staff will go to the site, pick up the applicant or applicant's representative, and drive Interstate 80 east and west of the target on the site, to visually verify that the target is set at the minimum height necessary to clear the visual obstruction. Staff will then record the height to the top of the target.
        (3) City staff will report their findings to the Commission in the staff report on the Use Permit.

G. *Murals.* A mural placed on the wall of a structure may be allowed in any commercial or industrial zoning district or on a masonary fence in any zone facing an arterial street subject to Design Review, and as follows:

1. A mural without text visible from a public right-of-way may be approved in addition to (not counted as part of) the sign area allowed by Section 106.38.060 (Zoning District Sign Standards); a mural with text shall comply with the sign area limitations applicable to the site.
2. Murals that illustrate the local setting and history as sources of inspiration are encouraged.
3. The approval of a mural shall require that the review authority first find that the size, colors, and placement of the mural are visually compatible with the structure architecture, and that the mural will serve to enhance the aesthetics of the City.
4. The mural shall be provided a graffiti-resistant coating at the time of installation.
5. The mural shall be completed within 60 days from the start of installation. The Director may grant a one-time extension of up to 30 days upon written request. Murals not completed with the allotted time may be subject to enforcement actions, including removal, fines, and penalties.

H. *Off-site signs.* New billboards are prohibited within the City in compliance with Section 106.38.040 (Prohibited Signs), except that the City may initiate the replacement or relocation of an existing billboard, provided that the replacement or relocation shall require the approval of an agreement by the Council. A governmental agency may place an off-site sign for the purpose of announcing events and transmitting community information to the general public. Allowed off-site signs are exempt from the standards listed in Section 106.38.060 (Zoning District Standards);

I. *Projecting and suspended signs.* The following standards apply to projecting signs (Figure 3-47) in all zoning districts where allowed by Section 106.38.060 (Zoning District Sign Standards):

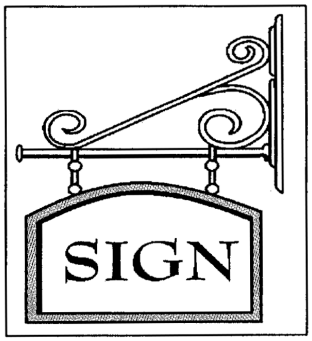


Figure 3-47 - Projecting Sign

1. The maximum projection of a sign from a structure wall over a public right-of-way shall not exceed 36 inches over a sidewalk. Larger projections from the structure wall over private property may be approved by the review authority. Any projection over a public right-of way shall require an Encroachment Permit.
2. The top of a projecting sign shall not exceed the lesser of 14 feet, eave height, parapet height, or sill height of a second floor window. No portion of the sign shall project above the eave line of a sloped roof or the top of the parapet on a flat roof.
3. A projecting sign shall maintain a minimum clearance of eight feet from the bottom of the sign to the finished grade below.
4. Icon signs using shapes or symbols uniquely suited to the business, creative shapes, and three-dimensional signs are encouraged. See Figure 3-48.

106.42.015 – Accessory Dwelling Units

A. *Purpose.* This Section is to encourage and allow accessory dwelling units (ADU) and junior accessory dwelling units (JADU) and establish standards in conformance with the State law provisions set forth in California Government Code Sections 66310 through 66342 ("State ADU law").

1. *Applicability.* The lot on which an ADU is located must have an existing or proposed primary unit, duplex or multi-unit dwelling, or such a dwelling may be constructed concurrently with the accessory dwelling unit. Both options are pursuant to the common development standards set forth in Section 106.42.015(E).

2. *Development Options.* An applicant may choose to proceed under subsection B, which sets forth the city's local development option or the applicant may choose to proceed under subsection C, which sets forth an alternative development option, consistent with California Government Code section 66323. The two options may not be combined. Nothing in this Chapter shall provide an exception to the requirements of the Building Code.

B. *City's local development option.* The following standards apply under the City's local development option.

1. *Number of units*

a. A lot developed with a single-unit dwelling may have a maximum of one ADU and one JADU pursuant to Section 106.42.015 (D). Neither the ADU nor the JADU are included when calculating the density of a parcel.

b. A lot developed with a multi-unit dwelling will follow California Government Code Section 66323 as listed in subsection C.

2. *Location.* ADUs are prohibited within the front yard, except as permitted under Section 106.42.015(E)(1)(c).

3. *Allowed floor area*

a. Attached ADU: The floor area of an attached ADU shall not exceed sixty (60) percent of the floor area of the existing primary dwelling, up to a maximum of 1,200 square feet. Notwithstanding this limit, an attached ADU shall be permitted a minimum floor area of at least:

(1) 850 square feet for an ADU with zero to one bedroom; or
(2) 1,000 square feet for an ADU with 2 or more bedrooms, whichever is less.

In no case shall local development standards (such as floor area ratio or lot coverage) be applied to prohibit at least one attached ADU of at least 800 square feet.

b. Detached ADU: The floor area of a detached ADU shall not exceed 1,200 square feet, regardless of the size of the primary dwelling.

c. Efficiency Unit: Nothing in this section shall be construed to prohibit an "efficiency unit" as defined in Section 17958.1 of the Health and Safety Code, with a minimum floor area of 150 square feet.

d. Calculation of Floor Area: The floor area is calculated pursuant to Section 106.42.015(E)(4).

C. *State of California Government Code Section 66323 ADU option***.** The following standards apply under the State of California's Government Code Section 66323 ADU option.

1. *Number of units*

a. For lots with a single-family dwelling, each of the following:

(1) One interior ADU per lot created through the conversion of space entirely with an existing structure, including accessory structure is allowed. This may include the construction of up to a 150 square foot expansion beyond the same physical dimensions as the existing accessory dwelling structure to accommodate ingress and egress only. An interior accessory dwelling unit must have exterior access and side and rear setbacks sufficient for fire safety.

(2) One JADU per lot pursuant to Section 106.42.015 (D).

(3) One new construction detached ADU with a minimum four-foot side and rear setbacks. The ADU may not exceed a floor area of up to 800 square feet and shall not exceed a maximum height of 18 feet, plus an additional two feet to accommodate roof pitch to align with roof pitch of the primary dwelling unit.

b. For lots with a multi-unit dwelling, the allowed number of allowed ADUs are listed below. For the purpose of this subsection, a structure with two or more attached dwellings on a single lot is considered a multi-unit dwelling. Multiple detached single-unit dwellings on the same lot are not considered a multi-unit lot.

(1) Existing multi-unit dwellings may create ADUs from existing areas that are not used as livable space within an existing multi-unit dwelling structure (i.e., storage rooms, boiler rooms, passageways, attics, basements, or garages), provided the spaces meet state building standards for dwellings. The number of ADUs shall not exceed one or 25% of the existing multi-unit dwellings, whichever is greater.

(2) Existing multi-unit dwellings may construct one (1) detached ADU for each existing dwelling unit on the lot, up to a maximum of eight (8) detached ADUs.

(3) Proposed multi-family units may construct up to two detached ADUs.

(4) All detached ADUs must comply with the height requirements of Section 106.42.015(B)(2)(b).

(5) No maximum floor area limitation shall apply to detached ADUs constructed on a lot with a multi-unit dwelling pursuant to Government Code Section 66323, subdivision (a)(4). Lot coverage requirements pursuant to Section 106.42.015(E)(3) are applicable.

D. *Junior accessory dwelling unit.* A JADU is allowed on any lot zoned for single-family dwellings where the primary dwelling is a single-family dwelling on the lot.

1. *Requirements.* A unit is considered a JADU provided each of the following standards are met:

a. The unit is created within the walls of the proposed or existing single-family residence, including attached garages.

b. The unit does not exceed 500 square feet of interior livable space as defined in Section 106.42.015 (E)(4)(a).

c. The unit has at least an efficiency kitchen. The efficiency kitchen shall be removed if the JADU ceases.

d. The unit has bathroom facilities that are either separate from or shared with the residence in which the unit is contained.

e. The unit has exterior access separate from the entrance to the dwelling in which it is contained.

2. *Owner-occupancy.* Owner-occupancy is not required for a JADU if the owner is a governmental agency, land trust, or housing organization or if the JADU has separate sanitation facilities from the primary dwelling. However, if the JADU shares sanitation facilities with the primary dwelling, either the JADU or the primary dwelling shall be occupied by the owner.

3. *Deed Restriction.* Prior to the issuance of the building permit, the owner shall show proof of a recorded deed restriction. The deed restriction, which shall run with the land, including the transfer of ownership, will prohibit the following:

   a. The JADU shall not be sold separately from the single dwelling.

   b. The JADU shall be restricted in size and attributes as described in Government Code § 66310-66342.

E. *Common Development Standards*

The following development standards apply to all ADUS and JADUs, whether approved under Subsection C (City's local option) or Subsection D (State law), except where State law expressly precludes application of a local standard.

1. *Setback requirements*. An ADU shall comply with the setback requirements of the applicable zoning district except that the interior side and rear yard setbacks may be four feet.

   a. Notwithstanding subsection B.1. above, no setback is required for the conversion of an existing living area or accessory structure to an ADU, including a structure reconstructed in the same location and to the same dimensions as the existing structure.

   b. An ADU may not encroach into or be constructed in any public or private easement such as a utility easement unless the easement holder has provided written permission to construct the ADU in the manner proposed. To establish a rebuttable presumption of compliance with this requirement, the applicant may provide a written declaration under penalty of perjury affirming compliance with this requirement. The declaration shall be in a form acceptable to the city attorney.

   c. Front yard setbacks shall not be applied to an attached or detached ADU if it would prohibit the construction of an ADU that does not exceed 800 square feet with four-foot side and rear yard setbacks.

2. *Height limit.* An ADU shall comply with the following height limits.

   a. An attached ADU shall comply with the height limits of the applicable zoning district except where State law allows greater height.

   b. A detached ADU shall not exceed a maximum height of 18 feet, plus an additional two feet to accommodate roof pitch to align with roof pitch of the primary dwelling unit.

   c. Where the accessory dwelling unit is above a detached residential accessory structure, it shall not exceed 25 feet in height.

3. *Lot Coverage*. An ADU shall comply with the lot coverage requirements of the applicable zoning district. Notwithstanding the foregoing, one ADU per lot that does not exceed 800 square feet in floor area shall be exempt from maximum lot coverage requirements.

   a. In no case shall the application of lot coverage requirements preclude the construction of at least one ADU of up to 800 square feet with minimum four-foot side and rear yard setbacks, in compliance with Government Code section 66323.

4. *Floor Area Calculation.* For the purposes of this Chapter, the floor area of an ADU shall be calculated based on the interior livable space of the unit.

   a. Interior livable space is defined as the enclosed area within the ADU measured from the interior surfaces of the exterior walls and includes all areas intended for living, sleeping, cooking, or sanitary purposes. Exterior walls, balconies, patios, garages, carports, and unfinished or non-habitable spaces shall not be included in the calculation of floor area.

5. *Fire sprinklers.* Fire sprinklers shall not be required for an ADU or JADU if they are not required for the primary dwelling unit. If fire sprinklers are required for the primary dwelling unit, they may be required for the ADU or JADU.

6. *Changes in occupancy.* Creation of an ADU or JADU within an existing structure shall not be considered a change of occupancy under the Building Code unless the Building Official determines that a change in occupancy is required to ensure public health and safety.

7. *Off-street parking requirements.* Additional off-street parking is not required for an ADU or JADU. When a garage, carport, covered parking structure or uncovered parking space is demolished or converted in conjunction with the construction of an ADU or JADU, no replacement parking shall be required.

8. *Separate entrance required.* An attached ADU shall have an entrance separate from the entrance to the primary dwelling.

9. *Window/balcony placement.* The following objective standards apply to the development of an ADU:

   a. An ADU that is 10 feet or less from a residential unit on an adjacent parcel shall not have second floor windows that directly face windows in the other unit.

   b. A detached ADU located closer than 10 feet to a side lot line or 20 feet from a rear lot line shall have no second-floor windows facing the side or rear except obscured glass or clerestory windows, unless the review authority determines that other types of windows will not significantly interfere with the privacy of residents on adjacent parcels.

   c. Any balconies above the ground floor shall not be located within 10 feet of a side or rear lot line.

10. *Timing of construction.* An ADU may be constructed simultaneously with or after the primary dwelling. An existing dwelling that complies with the development standards for an ADU may be designated as such to allow for the construction of a new primary dwelling on the same lot.

11. *Term of Rentals.* ADUs or JADUs shall not be rented for periods of 30 consecutive days or less. This provision shall not apply to ADUs lawfully constructed prior to January 1, 2020.

F. *Processing.* The City shall process all ADU and JADU applications ministerially within the timelines mandated by Government Code Section 66310 et seq. The Director may establish administrative policies and submittal requirements, consistent with State law, to facilitate the review and approval of these units.

G. *Legalization of Unpermitted Units (Amnesty).* Consistent with California Government Code Section 66333, the following provisions apply to the legalization of ADUs or JADUs units constructed without required permits prior to January 1, 2020:

1. *Ministerial Approval.* The City shall ministerially approve an application for a building permit to legalize an unpermitted ADU or JADU provided the unit meets the health and safety standards set forth in this subsection.

2. *Health and Safety Standards.* The City shall not deny an application for a permit under this subsection unless the Building Official makes a written finding that the unit is a "substandard building" as defined in California Health and Safety Code Section 17920.3.

   The unit shall not be required to comply with current building or zoning code requirements that were not in effect at the time of construction, or that would require the unit to be demolished or significantly altered, unless such compliance is necessary to correct a condition that makes the unit a substandard building.

3. *Application Process.* Prior to application submittal, an owner may request a confidential third-party inspection to identify potential health and safety violations. The City shall maintain a public "ADU Amnesty Checklist" outlining the specific substandard conditions that must be remedied for permit approval.

4. *Enforcement Tolling.* The City shall not initiate any enforcement action or impose fines for an unpermitted unit while a permit application is being processed in good faith under this section.

5. *Termination.* In accordance with state law, this amnesty pathway shall remain available until January 1, 2030, or as otherwise amended by Government Code Section 66333.

106.42.015- Accessory Educational Use

A. *Purpose.* The purpose of this section is to allow accessory educational and instructional activities within religious assembly facilities. These provisions are intended to support community-serving programs, encourage the shared use of institutional buildings, and ensure that such activities remain incidental and subordinate to the principal religious assembly use.

B. Applicability. The provisions of this section apply only to religious assembly uses, including churches, synagogues, mosques, temples, and similar places of worship, even where such uses are classified under the Meeting Facility land use category. The religious assembly use must be legally operating pursuant to an approved use permit or other applicable entitlement.

C. *Standards for Accessory Educational uses*. Educational uses, including private schools, tutoring, and instructional programs, may operate as an accessory use to a permitted religious assembly use, provided that:

1. The educational use is located within a building occupied by the religious assembly use.
2. The accessory educational use shall not occupy more than thirty (30) percent of the gross floor area of the buildings on the site. This calculation shall include dedicated classrooms and administrative offices, but shall exclude shared common areas such as sanctuaries, worship halls, hallways, restrooms, and multi-purpose assembly halls.
3. The educational use is clearly incidental and subordinate to the religious assembly use and shall not function as an independent principal land use.
4. The accessory educational use shall not conflict with or displace the primary religious assembly activities.
5. The accessory educational use shall fit within the existing parking capacity of the site.
6. Accessory educational uses must still comply with all applicable Building and Fire Code requirements for educational occupancy.
7. The Director has the discretion to determine if the intensity of a proposed accessory use (such as noise, hours of operation, or total enrollment) exceeds these standards and may require a Minor Use Permit or Use Permit.

Sec. 106.42.260. Two-Unit Housing Development

This Section provides standards for housing developments of no more than two units, where allowed by this Section. The provisions of this Section supersede any contrary provisions in the Citrus Heights Municipal Code to the contrary.

A. *Allowed locations.* A housing development in compliance with this Section shall be approved ministerially if it meets the following requirements:

1. The parcel is located within a single-family residential zone.

2. The parcel is not located in any of the following areas and does not fall within any of the following categories:

   a. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this Section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:

      i. The site has been subject to a Letter of Map Revision prepared by FEMA and issued to the City; or

      ii. The site meets FEMA requirements necessary to meet minimum flood plain management criteria of the Nation Flood Insurance Program as further spelled out in Government Code Section 65913.4(a)(6)(G)(ii);

   b. A regulatory floodway as determined by FEMA in any of its official maps, published by FEMA unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this Section, the City shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the City that is applicable to that site.

   c. Lands under a conservation easement.

   d. Within a historic district or on a site that is designated as historic.

3. The proposed housing development would not require demolition or alteration of any of the following types of housing:

   a. Housing that is subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;

   b. Housing that is subject to any form of rent or price control by the City;

   c. Housing on a parcel or parcels on which an owner of residential real property exercised rights under Government Code Section 7060 et seq. to withdraw accommodations from rent or lease within 15 years before the date of the application; or

d. Housing that has been occupied by a tenant in the last three years.

B. *Standards and requirements.* The following requirements shall apply in addition to all other objective standards pertaining to the underlying single-family residential zone:

1. No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.

2. Except for those circumstances described in Section 106.42.260.B.1, the setback for side and rear lot lines shall be four feet. The front setback shall be as set forth in the single-family residential zone.

3. Except for those circumstances described in Section 106.42.260.A.3, the demolition or alteration of a structure is allowed for developments proposed under this Section.

4. The applicant shall provide easements for the provision of public services and facilities as required.

5. Off-street parking shall be limited to one space per unit, except that no parking requirements shall be imposed if the parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined by Public Resources Code Section 21155(b) or a major transit stop as defined in Public Resources Code Section 21064.3.

6. Any residential accessory structure proposed in conjunction with or following the development of, a two-unit development shall meet the requirements of Citrus Heights Municipal Code chapter 106.42.200.

7. The maximum number of primary units allowed under this Section is two per lot.

8. A parcel containing two primary units pursuant to the provisions of this Section may have a maximum of two accessory dwelling units created through any combination by applying the single-family accessory dwelling allowances (attached, detached, or junior accessory dwelling), for a total of four units on the parcel. This provision does not apply to lots containing two or more primary units constructed under any other authority or prior to the adoption of this Section.

C. *Objective standards.* The following objective standard shall apply to two-unit developments provided the objective standard shall not be imposed if it would have the effect of physically precluding the construction of two units of less than 800 square feet.

1. The required parking space may be covered or uncovered but shall be at least nine feet wide x 20 feet in length.

2. New units proposed adjacent to or crossed by a watercourse shown on Figure 3-1 of Section 106.30.040 shall meet the creekside setback requirements.

~~3. The applicant shall provide easements for the provision of public services and facilities as required.~~

D. *Application review.* A housing development in compliance with this Section shall be approved ministerially if it meets the requirements of this Section. An application project shall not be denied based on any of the following:

1. The imposition of any objective zoning or design review standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than 800 square feet.

2. Solely because it proposes adjacent or connected structures provided that that all building code safety standards are met and they are sufficient to allow a separate conveyance.

E. *Housing development in conjunction with urban lot split.* If the project includes an urban lot split, as defined and processed in accordance with Article XXII of the Municipal Code, the applicant shall be required to sign an affidavit in a form approved by the City Attorney to be recorded against the property stating the following:

1. That the uses shall be limited to residential uses.

2. That the rental of any unit created pursuant to this Section shall be for a minimum of 31 days.

3. That the maximum number of units to be allowed on the parcels is two, including but not limited to units otherwise allowed pursuant to density bonus provisions, accessory dwelling units, junior accessory dwelling units, or units allowed pursuant to Section 106.42.015.

F. *Building official authority.* The City may deny the housing development if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in Government Code section 65589.5(d)(2), upon the public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

(Ord. No. 2021-007, § 2, 12-9-2021)

Sec. 106.80.020. Definitions of Specialized Terms and Phrases

As used in this Zoning Code, the following terms and phrases shall have the meaning ascribed to them in this Section, unless the context in which they are used clearly requires otherwise.

A. ***Definitions, "A."***

Abut. Having property lines, street lines, or zoning district lines in common, except two parcels separated by a street shall not be considered to abut.

Accessory Dwelling Unit (ADU). A second permanent dwelling that is accessory to a primary dwelling on the same site. An accessory dwelling unit provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation as described in Government Code section 65852.2. An accessory dwelling unit also includes an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, and a manufactured home, as defined in Section 18007 of the Health and Safety Code.

Accessory Dwelling Unit (ADU), Attached. An accessory dwelling unit is considered attached when it is constructed as a physical expansion (i.e., addition) to a primary dwelling unit, is created through the conversion of a garage attached to a primary dwelling unit, or is created within existing living space within a primary dwelling (e.g., master bedroom).

Accessory Dwelling Unit (ADU), Detached. An accessory dwelling unit that is a separate structure from the primary dwelling unit.

Accessory Dwelling Unit (ADU), Junior. A unit that is no more than 500 square feet in interior livable space and contained entirely within a single-family residence. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure, as defined in Section 66313 subdivision (a).

Accessory Retail or Services. The limited retail sale of various products, or the provision of certain personal services within a health care, hotel, office, or industrial complex, to employees or customers. Examples of these uses include pharmacies, gift shops, and food service establishments within hospitals; convenience stores and food service establishments within hotel, office and industrial complexes; and barber and beauty shops within residential care facilities.

Accessory Structure. A structure that is physically detached from, secondary and incidental to, and commonly associated with a primary structure on the same site. See also "Residential Accessory Uses and Structures."

Accessory Use. A use customarily incidental to, related and clearly subordinate to a primary use on the same parcel, which does not alter the primary use nor serve property other than the parcel where the primary use is located.

Adult Day Care. See "Day Care, Adult."

Adult Oriented Business. The following terms and phrases are defined for the purposes of Chapter 106.40 (Adult Oriented Business Regulations).

1. *Adult Arcade.* Any commercial establishment to which the public is permitted or invited wherein coin-operated, slug-operated, or for any form of consideration, electronically, electrically, or mechanically controlled still or motion picture machines, projectors, video or laser disc players, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis upon the depiction or description of Specified Sexual Activities or Specified Anatomical Areas.
2. *Adult Bookstore, Adult Novelty Store or Adult Video Store.* A commercial establishment which, as a regular and substantial course of conduct, offers for sale or rental for any form of consideration any one or more of the following:

2. A party who has contracted to purchase property contingent upon that party's ability to acquire the necessary approvals required for that action in compliance with this Zoning Code, and who presents written authorization from the property owner to file an application with the City; or

3. The agent of either of the above who presents written authorization from the property owner to file an application with the City.

Approval. Includes both approval and approval with conditions.

Arborist. 1) A person currently certified by the International Society of Arboriculture (ISA) as an expert on the care of trees; 2) a consulting arborist who satisfies the requirements of the American Society of Consulting Arborists; or 3) other qualified professionals who the Director determines have gained through experience the qualifications to identify, remove, or replace trees.

Architectural Feature. An exterior building feature including roof, windows, doors, porches, etc.

Area of Lot. See "Lot Area."

Artisan/Craft Product Manufacturing. Establishments manufacturing and/or assembling small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products. May include an artisan shop as an accessory use.

Artisan Shop. A retail store selling art glass, ceramics, jewelry, paintings, sculpture, and other handcrafted items, that are small run or one-of-a-kind items, where the store includes an area for the crafting of the items being sold. Mass production of these items is defined as "Manufacturing/Processing - Light."

Assessed Value. The value of a structure as shown in the records of the County Assessor.

Attic. The area located between the uppermost plate and the roof or ridge of a structure.

Auto and Vehicle Sales and Rental. A retail or wholesale establishment selling and/or renting automobiles, trucks and vans, trailers, motorcycles, and scooters with internal combustion engines. (Non-street-legal vehicles, such as ATVs, dirt bikes and ~~B~~bicycle sales are included under "General Retail"). Vehicles for sale may be displayed outdoors or indoors, as authorized by the required Use Permit. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not include: the sale of auto parts/accessories separate from a vehicle dealership (see "Auto Parts Sales"); mobile home, recreational vehicle, or watercraft sales (see "Mobile Home, RV and Boat Sales"); tire recapping establishments (see "Vehicle Services"); businesses dealing exclusively in used parts, (see "Recycling - Scrap and Dismantling Yards"); or "Service Stations," which are separately defined.

Auto and Vehicle Sales, Wholesale. The sale of automobiles and other vehicles at wholesale to retail dealers.

Auto Parts Sales. Stores that sell new or re-manufactured automobile parts, tires, and accessories. Does not include tire recapping establishments, which are found under "Vehicle Services" or businesses dealing exclusively in used parts, which are included under "Recycling - Scrap and Dismantling Yards." Establishments providing repair services are included under "Vehicle Services - Repair and Maintenance."

1. *No Installation Services.* Auto parts sales where product is sold but not installed on-site.

2. *With Installation Services.* Auto parts or accessories sales where the product is sold and installed on-site, generally in service bays.

Auto Repair. See "Vehicle Services."

Automated Teller Machine (ATM). Computerized, self-service machines used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel. The machines may be located at or within banks, or in other locations. Does not include drive-up ATMs which are included under "Drive-Through Retail or Service."

Coop. A building where hens are kept. Inside the coops are often nest boxes for egg-laying and perches on which the birds can sleep.

Cottage Food Operations. An enterprise that prepares non-potentially hazardous foods in a private home and sold directly to consumers or restaurants and markets. To qualify as a cottage food operation the business shall be registered (Class A cottage Food Operations) or licenses (Class B Cottage Food Operations) as required by the County Environmental Health Department.

County. The County of Sacramento, State of California.

D. ***Definitions, "D."***

Day Care, Adult. A state-licensed day care facility providing care and supervision for seven or more adults for periods of less than 24 hours for any client.

Day Care, Child. Facilities that provide non-medical care and supervision of minor children for periods of less than 24 hours. These facilities include the following, all of which are required to be licensed by the California State Department of Social Services:

1. *Child Day Care Center.* Commercial or non-profit child day care facilities designed and approved to accommodate 15 or more children, or child day care facilities designed and approved to accommodate fewer than 15 children in a ~~non~~residential building. Includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.
2. *Family Child ~~Day~~ Care Home.* As defined by Health and Safety Code § 1596.78, a home that regularly provides care, protection, and supervision for 14 or fewer children, in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a large family day care home or a small family day care home. The use of a home as a family child care home shall be considered a residential us of property and a use by right for the purpose of all local ordinances.
3. *Large Family Child ~~Day~~ Care Home.* As defined by Health and Safety Code § 1596.78, a family child care home ~~day care facility~~ in a ~~single~~ residential dwelling where an occupant of the residence provides family day care for seven to 14 children, inclusive, including children under the age of ten years who reside in the home.
4. *Small Family Child ~~Day~~ Care Home.* As defined by Health and Safety Code § 1596.78, a day care facility in a single dwelling where an occupant of the residence provides family day care for eight or fewer children, including children under the age of ten years who reside in the home.

Density. The number of housing units per acre, unless otherwise stated, for residential uses.

Density Bonus. As determined by Chapter 106.32 (Affordable Housing Incentives), and granted to the owner/developer of a housing project who agrees to construct a prescribed percentage of dwelling units affordable to households of very low and/or low income. When determining the number of dwelling units that shall be affordable, the units authorized by the density bonus shall not be included in the calculation.

Department. The City of Citrus Heights Community Development Department, referred to in this Zoning Code as the "Department."

Development. On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including subdivision in compliance with the Subdivision Map Act (Government Code § 66410, et seq.), and any other division of land except where the land division is brought about in connection with the purchase of the land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto;

Employee Housing. A residential structure which provides accommodation for six or fewer employees as described in HSC § 17021.5. Employee housing is different than a boarding house, rooming house, hotel, dormitory or other similar term as employee housing is not operated as a business run for profit.

Environmental Impact Report (EIR). An informational document used to assess the physical characteristics of an area and to determine what effects will result if the area is altered by a proposed action, prepared in compliance with the California Environmental Quality Act (CEQA).

Equestrian Facility. A commercial facility for horses, donkeys, and/or mules, examples of which include horse ranches, boarding stables, riding schools and academies, horse exhibition facilities (for shows or other competitive events), and barns, stables, corrals and paddocks accessory and incidental to these uses. Does not include the simple pasturing of horses, donkeys, and/or mules, which is instead included in "Animal Keeping" as regulated by Section 106.42.030.

Equipment Rental. A service establishment that may offer a wide variety of household and business equipment, furniture, and materials for rental. Does not include construction equipment rental, which is separately defined.

F. ***Definitions, "F."***

Fence. A constructed, un-roofed barrier of wood, metal, masonry, or other material as allowed by this Zoning Code, that is intended to enclose, separate, define, secure, protect, and/or screen one or more areas of a site. Includes masonry walls.

1. *Open Wire Fence.* A fence through which fenced areas remain visible because of the wire mesh used for the fence. Includes chain link fencing, deer fencing, etc.
2. *Safety Fence.* A fence constructed to prevent access to a hazard or hazardous area.
3. *Razor or Concertina Wire.* Sharp fencing materials that are designed to lacerate animals or unauthorized persons attempting to climb or cross the fence through other than a gate.

Farm Supply and Feed Store. A retail business selling supplies for use in soil preparation and maintenance, the planting and harvesting of crops, the keeping and raising of farm animals, and other operations and processes pertaining to farming and ranching. Does not include the sale, rental, or repair of farm machinery and equipment, which is instead included in the definition of "Construction and Heavy Equipment Sales and Rental."

Farmers' Market. The temporary use of a site for the outdoor sales of food and farm produce items from vehicles, tables, or booths in compliance with California Food and Agriculture Code §§ 47000 et seq.

Feasible. Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved to discharge a 100-year flood without cumulatively increasing the water surface elevation more than one foot.

Floor Area Ratio (FAR). The Floor Area Ratio (FAR) is the ratio of floor area to total lot area. FAR restrictions are used to limit the maximum floor area allowed on a site (including all structures on the site). The maximum allowable floor area of all structures (measured from exterior wall to exterior wall) permitted on a site (including carports) shall be determined by multiplying the maximum Floor Area Ratio (FAR) established by the applicable zoning district by the total net area of the site (Maximum FAR x Net Site Area = Maximum Allowable Floor Area). See Figure 8-2.

stoves

televisions

G. ***Definitions, "G."***

Garage, or Carport. Parking space and shelter for automobiles or other vehicles, where the size of the parking space complies with the provisions of Chapter 106.36 (Parking and Loading).

1. A garage is an attached or detached accessory structure with a door, enclosed on at least three sides.

2. A carport is an attached or detached accessory structure enclosed on no more than two sides.

General Plan. The City of Citrus Heights General Plan, including all its elements and all amendments thereto, as adopted by the City Council in compliance with Government Code § 65300 et seq., and referred to in this Zoning Code as the "General Plan."

General Retail. Stores and shops selling many lines of merchandise. Examples of these stores and lines of merchandise include:

antique stores

art galleries, retail

art supplies, including picture framing services

bicycles, scooters, and non-street-legal vehicles (e.g., ATVs and dirt bikes), whether manual or electric, or gasoline-powered. (For street-legal motorized vehicles, ~~(manual or electric only~~, see "Auto and Vehicle Sales and Rental") ~~for gasoline powered)~~

books, magazines, and newspapers

cameras and photographic supplies

clothing, shoes, and accessories

collectibles (cards, coins, comics, stamps, etc.)

department stores

dry goods

fabrics and sewing supplies

florists and houseplant stores (indoor sales only—outdoor sales are "Building and Landscape Materials Sales")

hardware (not including building or landscape materials)

hobby materials

jewelry

luggage and leather goods

musical instruments, parts and accessories

orthopedic supplies

records, CDs

religious goods

small wares

specialty shops

sporting goods and equipment

stationery

toys and games

variety stores

videos, DVDs, including rental

Does not include adult oriented businesses, which are separately defined.

Golf Course. An open space area designed and with facilities for playing nine or more holes of golf.

Government Code. The California State Government Code.

Grade. The ground surface immediately adjacent to the exterior base of a structure, typically used as the basis for measurement of the height of the structure.

Groceries, Specialty Foods. A retail business where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the store. Includes retail bakeries, where any on-site baking is only for on-site sales.

Gross Lot Area. See "Lot Area."

Guest House. A detached structure accessory to a single dwelling, accommodating living/sleeping quarters, generally without kitchen or cooking facilities. For the purposes of this Zoning Code, a guest house is considered to be the same as a "Residential Accessory Structure."

H. ***Definitions, "H."***

Habitable Space. Space within a dwelling unit for living, sleeping, eating, or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

Half-plex. See "Duplex."

Health/Fitness Facility. A fitness center, gymnasium, or health and athletic club, which may include any of the following: sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, archery and shooting ranges and other indoor sports activities. Does not include adult entertainment businesses.

Hedge. A barrier of natural plantings such as shrubs, trees and other natural plantings, generally consisting of few openings.

Height. See Section 106.30.060 (Height Limits and Exceptions).

Hen. A female chicken six months and older, whose main purpose is to produce eggs. Does not include roosters or any other fowl including pigeons, ducks, geese, turkeys, or peafowl.

Heritage Tree. A large, individual tree with unique value, which is considered irreplaceable due to age, size, rarity, aesthetic, botanical, ecological, and/or historic value.

Hobby Repair of Farm Equipment. The repair of farm equipment owned by a site resident as a leisure, non-commercial activity.

Home Occupation. The conduct of a business within a dwelling unit or residential site, employing only the occupants of the dwelling, with the business activity being subordinate to the residential use of the property.

Hotel or Motel. See "Lodging."

Household Pets. The keeping/raising of domestic birds, cats, dogs, or other common household pets, as determined by the Director, accessory to a residential use.

CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT MEMORANDUM

DATE: June 10, 2026

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Regina Cave, General Services Director
Leslie Blomquist, City Engineer
Nick Maciejewski, Senior Traffic Signal and Lighting Technician

SUBJECT: **Authorize Sole Source Purchase for Traffic Signal Detection Material**

Recommendation

As part of the City's 2026/2027 Road Resurfacing Project, staff has identified twelve signalized intersections where existing in-pavement inductive loop detection will be compromised by necessary pavement dig-outs. To preserve detection reliability and to prevent future impacts to the roadway pavement, these locations require conversion to above-ground detection systems.

Following a multi-year evaluation of available technologies, staff has determined that the MioVision camera-based detection platform is the only system that meets the City's operational needs, compatibility requirements, and long-term reliability standards for the affected intersections.

Staff recommends the City Council adopt Resolution No. 2026-___, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing a Sole-Source Purchase of Traffic Signal Detection Material.

Strategic Plan Alignment

This item is in alignment with the following City Council priority:

Goal: Maintain Public Infrastructure and Enhance All Modes of Transportation

Fiscal Impact

The estimated total cost of the signal detection material is $336,575.27.

The recommended action will result in no impact to the Fiscal Year (FY) 2025/26 budget, the 2026/27 budget, nor the current Capital Improvement Program (CIP). The anticipated material purchase costs will be covered utilizing already budgeted Gas Tax funds (Fund 205).

Background and Analysis

On December 14, 2023, City Council approved a Three-Year Pavement Preservation Plan (PPP). Construction of the 2025 Road Resurfacing Project is currently underway, and staff is advancing design for the 2026 and 2027 roadway segments.

Field investigations for the 2026/2027 road resurfacing limits identified multiple locations where pavement dig-outs are necessary at locations where existing in-pavement inductive loop detection is installed. Completion of the required pavement repairs will compromise the existing in-pavement loop systems at twelve signalized intersections, necessitating replacement of the detection material at each of the identified intersections.

To maintain operational continuity and avoid repeated pavement intrusion, all affected intersections must be upgraded to non-intrusive, above-ground detection systems.

Over the past two years, the City's traffic engineering and signal maintenance teams have procured, installed, and evaluated several above ground detection technologies. Evaluation criteria included:

1. Detection accuracy and reliability under varying traffic and environmental conditions
2. Installation complexity and cost
3. Long-term maintenance requirements and cost
4. System integration with existing signal controllers and communications infrastructure
5. Manufacturer responsiveness, technical support, and product lifecycle stability
6. Long-term service costs

Based on this evaluation, one detection platform has demonstrated superior performance and compatibility with the City's signal system architecture:

- MioVision – Camera-Based Detection and Data Analytics Platform
  Provides high-resolution video detection, advanced object classification, cloud-based analytics, and seamless integration with ATC-compliant controllers. Particularly effective at complex intersections with high turning movement volumes and multimodal activity.

Staff has also tested the following platforms. However; due to concerns regarding detection accuracy, long-term system costs and customer service concerns, these platforms are not currently recommended for installation:

- NoTraffic – AI-Driven Signal Detection System
- Iteris Radius – Radar Detection System
- Econolite EVO – Radar Detection System
- GridSmart – Video Detection System

Staff will continue to work with all signal detection manufacturers and when the items of concern are resolved and reliability of detection increases, staff will consider re-testing alternate platforms at sample intersections for potential future installs.

Related to the 2026/2027 PPP, upgraded traffic signal detection is required at the following twelve intersections prior to pavement repairs:

	Signalized Intersection
1	Auburn Blvd & Greenback Lane
2	Greenback Ln & Binet Dr
3	Greenback Lane & Fountain Square Dr
4	Greenback Ln & San Juan Ave
5	Greenback Ln & San Juan HS Ped Xing
6	Greenback Ln & Burich Pedestrian Xing
7	Greenback Ln & Birdcage Dr
8	Auburn Blvd & San Tomas Dr
9	Auburn Blvd & Halifax St
10	Auburn Blvd & Van Maren Ln
11	Auburn Blvd & Carriage Dr
12	Antelope Rd & Tupelo Dr

The combined estimated total cost for the required detection material is $336,575.27.

Purchasing Requirements and Sole Source Determination

The purchase of detection material constitutes procurement of materials and does not meet the definition of a "public work" project under Public Contracting Code §1101. Therefore, the Public Contract Code's formal bidding requirements do not apply.

Under the City of Citrus Heights Purchasing Policy, purchases exceeding $100,000 typically require a formal competitive bid. However, the policy expressly allows Sole Source Purchasing when:

> *A contract may be awarded without competition when the City determines in writing, after conducting a good faith review of available sources, that there is only one source for the required supply, service or construction item.*

Following a comprehensive technical evaluation, staff has determined that there is only one detection platform that meets the city's requirements based on the following criteria:

1. Detection accuracy and reliability under varying traffic and environmental conditions
2. Installation complexity and cost
3. Long-term maintenance requirements and cost
4. System integration with existing signal controllers and communications infrastructure
5. Manufacturer responsiveness, technical support, and product lifecycle stability
6. Long-term service costs

As a result:

- There is only one recommended detection platform at this time.
- Equivalent or interchangeable products are not recommended.
- Competitive bidding would not yield functionally acceptable alternatives.

Therefore, it is recommended to waive the requirements for a formal bid process per the City's purchasing policy, as procurement of the detection systems qualifies as a sole source purchase under the City's purchasing policy. In addition, staff will discuss with the manufacturer options for economy of scale discounts, if applicable.

Attachments

1. Resolution No. 2026-____, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing a Sole-Source Purchase of Traffic Signal Detection Material.

RESOLUTION NO. 2026-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, AUTHORIZING A SOLE-SOURCE PURCHASE OF TRAFFIC SIGNAL DETECTION MATERIAL

WHEREAS, on December 14, 2023, City Council adopted the Citrus Heights Three-Year Pavement Preservation Plan; and

WHEREAS, construction of the 2025 Road Resurfacing Project is currently underway; and

WHEREAS, design of the 2026 & 2027 Road Resurfacing Project is in process; and

WHEREAS, anticipated pavement repairs associated with the implementation of the 2026/2027 Pavement Preservation Plan requires the replacement of existing loop systems at twelve signalized intersections; and

WHEREAS, staff evaluated, tested and priced a number of non-pavement detection platforms; and

WHEREAS, only one detection platform demonstrated superior performance and compatibility with the City's signal system architecture with competative pricing; and

WHEREAS, the City determined this system qualifies as a sole-source purchase under the City's purchasing policy; and

WHEREAS, it is in the public interest to proceded with a sole-source purchase for this traffic signal detection material; and

WHEREAS, the City waives the formal bidding requirements included in the City's purchasing policy; and

WHEREAS, there is sufficient Gas Tax Funds (Fund 205) for the purchase of the material.

NOW THEREFORE BE IT RESOLVED AND ORDERED that the City Council of the City of Citrus Heights does hereby authorize a sole-source purchase of traffic signal detection material.

The City Clerk shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this 10th day of June, 2026 by the following vote, to wit:

AYES: Council Members:
NOES: Council Members:
ABSTAIN: Council Members:
ABSENT: Council Members:

MariJane Lopez-Taff, Mayor

ATTEST:

Amy Van, City Clerk

CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT MEMORANDUM

DATE: June 10, 2026

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Regina Cave, General Services Director
Leslie Blomquist, City Engineer

SUBJECT: **Senate Bill 1 Road Maintenance and Rehabilitation Account Funding and Project Expenditure Plan for Fiscal Year 2026/2027**

Recommendation

Pursuant to Senate Bill 1 (SB 1), all California counties and cities receiving enhanced transportation funding through the enacted gas tax increase are required to submit on an annual basis an expenditure plan for the respective agency's allocation of funds for the subsequent fiscal year.

Staff recommends the City Council adopt Resolution No. 2026-___ A Resolution of the City Council of the City of Citrus Heights, California, approving the Fiscal Year 2026/2027 Project Expenditure Plan to be Funded by Senate Bill 1: The Road Repair and Accountability Act of 2017.

Strategic Plan Alignment

This item is in alignment with the following City Council priority:

Goal: Maintain Public Infrastructure and Enhance All Modes of Transportation

Fiscal Impact

In accordance with the formulaic distribution of the existing gas tax funds, Citrus Heights is expected to receive an estimated $2,468,141 in Road Maintenance and Rehabilitation Account (RMRA) funds for fiscal year 2026/2027. These funds will come to the city in the same manner as the existing Gas Tax funds, which are distributed monthly based on actual revenues collected. The city's RMRA funds are programmed in the 2026/2027 budget, as well as the 5-year Capital Improvement Program adopted in June 2025.

Background and Analysis

On April 28, 2017, SB 1 was enacted into law, which established the RMRA to address deferred maintenance on state highway, and local streets and road systems. The bill stipulates the RMRA funds shall be used for projects that include, but are not limited to, the following:

- Road maintenance and rehabilitation;
- Safety Projects;
- Railroad grade separations;
- Complete streets components, including active transportation purposes, pedestrian and bicycle safety projects, transit facilities, and drainage and storm water capture projects in conjunction with any other allowable project;
- Traffic control devices; and
- Matching funds for State and/or Federal grants for eligible projects.

In order to receive SB 1 funds, the California Transportation Commission (CTC) requires all local agencies submit an annual expenditure plan identifying the proposed project(s) to be funded with the RMRA funds, along with an adopted resolution containing the proposed project(s). The proposed improvement project staff has identified for SB1 funding for FY 2026-2027 is the 2027 Road Resurfacing Project. In December 2023, Council approved the Three-Year Pavement Preservation Plan (Plan), which incorporated over 300 arterial, collector and residential streets to be addressed through various restoration and preservation methods. The Plan continues to evolve as field conditions vary, and schedules adjust to accommodate emergency work sponsored by external utility partners.

The 2025 Road Resurfacing Project is nearing completion with efforts underway on the 2026 and 2027 resurfacing projects. The 2026 and 2027 projects will be phased to construct ADA, stormwater, sidewalk repairs and extensive pavement repairs starting this Fall, with pavement resurfacing, including slurry sealing and multi-layer treatments, scheduled to occur in Spring and Summer of 2027.

> **Project Title:** 2027 Road Resurfacing Project
> **Project Description:** Pavement resurfacing; may include ADA, pedestrian and bike enhancements, traffic signal improvements and stormwater upgrades as determined during design
> **Project Locations:** Various locations throughout the City as identified in the approved Three Year Pavement Preservation Plan
> **Project Location PCI:** 47 (average)
> **Estimated Project Schedule:** Start (09/26) – Completion (09/27) based on the components being funded with RMRA funds
> **Estimated Project Useful Life:** 10-20 years

Approved expenditure plans are required to be submitted to the CTC annually by July 1 to avoid delay in distribution of funds. Receipt of RMRA funds for Fiscal Year 2026/2027 will commence October 2026.

Attachments

1) Resolution 2026-____, a Resolution of the City Council of the City of Citrus Heights, California, approving the Fiscal Year 2026/2027 Project List to be Funded by Senate Bill 1: The Road Repair and Accountability Act of 2017

RESOLUTION NO. 2026- ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, APPROVING THE FISCAL YEAR 2026/2027 PROJECT LIST TO BE FUNDED BY SENATE BILL 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by California Legislature and signed into law in April 2017 to help address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes provisions for transparency and accountability to help ensure the residents of Citrus Heights area aware of the projects being proposed with Road Maintenance and Rehabilitation Account (RMRA) funding, and that recipients are expending the funds on eligible projects that meet the objectives of SB 1; and

WHEREAS, the City must adopt by resolution a list of projects proposed to receive fiscal year funding from the RMRA, created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvements; and

WHEREAS, the City will receive an estimated $2,468,141 in RMRA funding from SB 1 in Fiscal Year 2026-2027; and

WHEREAS, this is the seventh year in which the City is receiving SB 1 funding and will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, and increasing access and mobility options for the traveling public may not have otherwise been possible without SB 1; and

WHEREAS, the data from the city's pavement analysis conducted in 2019 is maintained in an up-to-date Pavement Management Program, and presently reflects an average Pavement Condition Index (PCI) of 42 for the city's overall network; and

WHEREAS, the updated 2023 California Statewide Local Streets and Roads Needs Assessment found that the overall network of streets throughout the greater Sacramento County region are in the "at higher risk" category (50-60 PCI) with an average PCI of 58; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices where applicable will have significant positive impacts throughout our community and the region, including improving multi-modal transportation and supporting use of public transportation along transit service routes.

NOW, THEREFORE, IT IS HEREBY RESOLVED, AND FOUND by the City Council of the City of Citrus Heights, State of California, as follows:

1. The foregoing recitals are true and correct.

2. The following list of new projects will be funded in-part or solely with the Fiscal Year 2026-2027 Road Maintenance and Rehabilitation Account revenues:

Project Title: 2027 Road Resurfacing Project
Project Description: Pavement resurfacing; may include ADA, pedestrian and bike enhancements, traffic signal improvements and stormwater upgrades as determined during design
Project Locations: Various locations throughout the City as identified in the approved Three-Year Pavement Preservation Plan
Project Location PCI: 47 (average)
Estimated Project Schedule: Start (09/26) – Completion (09/27) based on the components being funded with RMRA funds
Estimated Project Useful Life: 10 years

The City Clerk shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this 10th day of June, 2026, by the following vote, to wit:

AYES: Council Members:
NOES: Council Members:
ABSTAIN: Council Members:
ABSENT: Council Members:

MariJane Lopez-Taff, Mayor

ATTEST:

Amy Van, City Clerk

CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT MEMORANDUM

DATE: June 10, 2026

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Regina Cave, General Services Director
Mary Poole, Operations Manager

SUBJECT: **Award of 2026 Street Maintenance Services Agreements**
City Project Number GS 26-03

Recommendation

The City's roadway network requires continuous maintenance to preserve pavement conditions, enhance public safety, and respond promptly to service requests. Routine and preventive maintenance—such as pothole repair, mill and fill, patch paving, concrete replacement, and related right-of-way work—is essential to extending pavement life and reducing significantly higher, long-term rehabilitation costs.

To ensure adequate capacity and operational flexibility, the City issued a competitive Request for Proposals (RFP), seeking qualified contractors to provide on-call street maintenance services. After completing a comprehensive evaluation of all proposals and conducting interviews, staff determined that two firms demonstrated the strongest qualifications, experience, and ability to meet the City's needs. Awarding contracts to both contractors will ensure continuity of operations, improve responsiveness, and provide flexibility in assigning work based on expertise and workload.

Staff recommends the City Council adopt Resolution No. 2026-___, A Resolution of the City Council of the City of Citrus Heights, California, Awarding Agreements for the 2026 Street Maintenance Services Contract (GS 26-03) to Arrow Drillers Inc. DBA Arrow Construction; and Central Valley Engineering and Asphalt, Inc.

Strategic Plan Alignment

This item is in alignment with the following City Council priority:

> **Goal:** Maintain Public Infrastructure and Enhance all Modes of Transportation
> **Objective:** Issue Request for Proposal (RFP) and award new contracts for multi-year Pavement and Concrete Maintenance Services.

Fiscal Impact

Funding for on-call Street Maintenance Services is included in the adopted annual operating budget within the General Services Department, funded with Measure A Maintenance Funds and Gas Tax Funds. Work will be authorized through individual work orders, and expenditures will remain within approved budget appropriations.

The number of work orders varies significantly from year to year. Staff estimates 200–300 work orders annually, with associated costs ranging from approximately $800,000 to $1,000,000 per year, based on prior years' activity. Final expenditure will be determined by actual work completed at the unit prices established in the contract documents.

Any expenditures beyond the amounts approved in the adopted General Services budget will be subject to the City's purchasing policy and may require City Council authorization.

Background and Analysis

The City maintains an extensive roadway network that requires ongoing maintenance to ensure safe and reliable travel for residents, businesses, and visitors. Preventive maintenance is a critical component of the City's pavement management strategy, reducing long-term costs by addressing issues before they deteriorate into more expensive repairs.

Historically, the City has procured on-call contract services to meet maintenance demands. The previous on-call contracts expire on June 30, 2026, necessitating the issuance of a new RFP to secure qualified contractors.

On April 7, 2026, the City issued a Request for Proposals (RFP) for the 2026 Street Maintenance Services contract, which includes on-call and emergency repair services for pavement, sidewalk, curb and gutter, ADA access, and related roadway infrastructure.

A mandatory pre-proposal meeting was held on April 15, 2026. Six proposals were received by the May 7, 2026, due date, from the following contractors:

- Action Asphalt Maintenance Inc.
- Arrow Drillers Inc. DBA Arrow Construction
- CSI Engineering
- Central Valley Engineering and Asphalt, Inc
- MCE Corporation
- Sierra Asphalt Inc.

All six proposals were evaluated based on the following criteria set forth in the RFP:

- Ability to meet City requirements
- Relevant experience with on-call public agency street maintenance
- Qualifications of staff
- Equipment availability

- Proposal price
- Reference results and past performance
- Demonstrated capacity for timely response and emergency mobilization

Staff conducted a thorough review of all responsive proposals and interviewed the top four ranked proposers. Consistent with the City's goal to select two contractors to ensure responsiveness, adequate coverage, and operational flexibility, staff is recommending the award of agreements for 2026 Street Maintenance Services to:

- Arrow Drillers Inc. DBA Arrow Construction; and
- Central Valley Engineering and Asphalt, Inc.

Both firms demonstrated strong qualifications, reliable history performing municipal street maintenance, sufficient staffing and equipment capacity within the Sacramento region, competitive pricing, and compliance with all requirements outlined in the RFP.

Awarding contracts to two firms ensures the City maintains timely completion of routine and emergency repairs, preserves the quality of public infrastructure, and safeguards public safety. The recommended contract term begins July 1, 2026, and continues through June 30, 2031, with up to three optional one-year extensions.

Attachments

1) Resolution No. 2026-___ , A Resolution of the City Council of the City of Citrus Heights, California, Awarding Agreements for the 2026 Street Maintenance Services Contract (GS 26-03) to Arrow Drillers Inc. DBA Arrow Construction; and Central Valley Engineering and Asphalt, Inc.

RESOLUTION NO. 2026-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, AWARDING AGREEMENTS FOR THE 2026 STREET MAINTENANCE SERVICES CONTRACT (GS 26-03) TO ARROW DRILLERS INC. DBA ARROW CONSTRUCTION; AND CENTRAL VALLEY ENGINEERING AND ASPHALT, INC.

WHEREAS, the City of Citrus Heights issued a Request for Proposals (RFP) for 2026 Street Maintenance Services (GS 26-03) on April 7, 2026, seeking qualified contractors to provide on-call and emergency street maintenance services; and

WHEREAS, the City received and evaluated all proposals in accordance with the criteria outlined in the RFP, including qualifications, experience, responsiveness, staff capacity, price, equipment availability, and compliance with all required licensing and proposal submittals; and

WHEREAS, the RFP stated the City's intent to select two contractors to ensure adequate responsiveness, coverage, and operational flexibility in delivering essential maintenance services; and

WHEREAS, based on the evaluation of the proposals and subsequent interviews, Arrow Drillers Inc. DBA Arrow Construction, and Central Valley Engineering and Asphalt, Inc. were determined to be the most qualified proposers and best able to meet the City's service needs; and

WHEREAS, funding for street maintenance services is included in the City's adopted operating budget, utilizing Measure A Maintenance Funds and Gas Tax Funds, and work will be authorized and tracked through individual work orders; and

WHEREAS, the agreements will become effective July 1, 2026, and will remain in effect through June 30, 2031, with up to three optional one-year extensions in accordance with the RFP.

NOW THEREFORE BE IT RESOLVED AND ORDERED that the City Council of the City of Citrus Heights does hereby approve the award of agreements for the 2026 Street Maintenance Services Contract (GS 26-03) to Arrow Drillers Inc. DBA Arrow Construction; and Central Valley Engineering and Asphalt, Inc; and authorizing the City Manager, or designee, to execute any and all necessary agreements, amendments and extensions.

The City Clerk shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this 10th day of June, 2026 by the following vote, to wit:

AYES: Council Members:
NOES: Council Members:
ABSTAIN: Council Members:
ABSENT: Council Members:

MariJane Lopez-Taff, Mayor

ATTEST:

Amy Van, City Clerk

CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT MEMORANDUM

DATE: June 10, 2026

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Regina Cave, General Services Director
Mary Poole, Operations Manager

SUBJECT: **Resolution of Intention to Record Delinquent Solid Waste Charges, Penalties and Interest on the Property Tax Roll**

Recommendation

Staff recommends the City Council adopt Resolution No. 2026-___, A Resolution of the City Council's Intention to Record Delinquent Solid Waste Service Charges, Penalties and Interest on the Property Tax Roll. These charges will be collected with the general tax levy collected by Sacramento County. Delinquent charges are recorded on the tax roll once each year.

Strategic Plan Alignment

This item is in alignment with the following City Council priority:

Goal: Maintain and Enhance Fiscal Stability While Supporting Operational Excellence

Fiscal Impact

There is no impact to the Fiscal Year 2025/2026 budget. This item is included in the annual solid waste budget. The actual number of delinquent accounts will be determined following the public hearing proposed to be held on July 8, 2026.

Background and Analysis

Per Government Code Sections 38790.1, 25831, and the City's Municipal Code Chapter 74 Section 169, the City can record delinquent solid waste charges, penalties, and interest on the annual tax roll. The Government Code and Municipal Code also provide for a public hearing before the City Council for hearing objections to the proposed action or amount of charges, or both. The public hearing is proposed to be set for July 8, 2026.

As of May 26, 2026, there were 1710 delinquent accounts, with a past due balance of $790,912.09 and penalties of $79,191.21 for a total of $870,003.30. The list of delinquent accounts will be updated July 10, 2026 and recorded on the tax roll in August 2026. The County will collect one half of the amount due in December 2026, and one half in April, 2027. The County will forward the payments to the City in January and May 2027.

Attachments

1) Resolution No. 2026-_____, A Resolution of the City Council's Intention to Record Delinquent Solid Waste Service Charges, Penalties and Interest on the Property Tax Roll

RESOLUTION NO. 2026-

RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS TO RECORD DELINQUENT SOLID WASTE SERVICE CHARGES, PENALTIES AND INTEREST ON THE PROPERTY TAX ROLL

WHEREAS, the City Council of the City of Citrus Heights has determined that charges for solid waste collection services will be paid by the owner of record of the parcel receiving such services; and

WHEREAS, Sacramento County will collect from the owner of record via the annual general tax levy any delinquent charges, penalties, and interest submitted to the County by the City of Citrus Heights; and

WHEREAS, the City Council sets July 8, 2026 at 6:00 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers, 6360 Fountain Square Drive, Citrus Heights as the time and place where any and all persons having objections to the proposed collection of delinquent solid waste charges, penalties, and interest can show cause as to why the proposed actions should not be carried out in accordance with the Resolution of Intention.

NOW THEREFORE BE IT RESOLVED that the City Council hereby gives notice that any owner of property liable to be assessed for a delinquent solid waste charge may, at any time not later than the hour set for hearing objections to the proposed collection of such delinquent charges on the tax roll, make and file with the City Clerk a written protest against the proposed action herein described or against the amount of charges, or both.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this 10th day of June, 2026, by the following vote, to wit:

AYES: Council Members:
NOES: Council Members:
ABSTAIN: Council Members:
ABSENT: Council Members:

MariJane Lopez-Taff, Mayor

ATTEST:

Amy Van, City Clerk

CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT MEMORANDUM

DATE: June 10, 2026

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Casey Kempenaar, Community Development Director
Regina Cave, General Services Director
Alison Bermudez, Senior Planner

SUBJECT: **Consideration of Renaming of Sayonara Drive**

Recommendation

Staff will present the results of the survey conducted with property owners and tenants along Sayonara Drive regarding a potential street name change. Based on the information presented, staff is requesting City Council direction on whether to proceed with the renaming effort.

The City Council may consider one of the following actions:

Option 1: Select a replacement street name and adopt the attached resolution approving the renaming of Sayonara Drive.

Motion for Option 1: Adopt Resolution No. 2026-____, A Resolution of the City Council of the City of Citrus Heights, California, approving the renaming of Sayonara Drive to _____Drive and directing staff to take actions necessary to implement the street name change; or

Option 2: Maintain the existing street name and take no further action.

Strategic Plan Alignment

This item is in alignment with the following City Council priority:

Goal: Enhance Community Vibrancy and Engagement

Background

At the December 10, 2025, City Council meeting, during Items Requested by Council Members, two members of the City Council expressed interest in exploring the potential renaming of Sayonara Drive in recognition of the significant neighborhood reinvestment and revitalization currently occurring within the area. The street is undergoing a notable transition marked by the development of new owner-occupied housing and broader community improvement efforts.

Prior to the City's incorporation in 1997, Sayonara Drive was widely known locally and regionally for longstanding social and physical challenges, including crime, overcrowding, traffic safety concerns, deferred building maintenance, and absentee property ownership. Following incorporation, the City initiated focused revitalization efforts within the corridor. These efforts included development of a Strategic Plan that guided public investments and improvements such as installation of street lighting, traffic and pedestrian safety enhancements, and the acquisition and demolition of uninhabitable structures.

The Strategic Plan established a framework for long-term neighborhood revitalization, including the development of replacement housing intended to promote stable, owner-occupied residences. Through a partnership with Habitat for Humanity of Greater Sacramento, construction is currently underway to deliver 26 new single-family homes on parcels previously occupied by substandard housing units.

As this new residential community continues to take shape, the City has the opportunity to consider actions that reflect and support the neighborhood's ongoing transformation. Renaming the street represents one potential step toward establishing a renewed identity distinct from historical conditions.

At the March 11, 2026, City Council meeting, staff presented information regarding the potential street renaming process. Following discussion, the City Council directed staff to conduct outreach and solicit input from property owners and tenants located along Sayonara Drive.

In response to that direction, staff initiated a mailed survey requesting feedback regarding whether property owners and tenants supported a potential street name change and, if so, soliciting possible street name suggestions and additional comments for Council consideration.

Government Code Section 34091.1 authorizes the City Council to change the name of any city street through adoption of a resolution. A copy of the Resolution must be forwarded to the Board of Supervisors of the County of Sacramento as required by Government Code Section 34092.

Fiscal Impact

Should the renaming of Sayonara Drive proceed, costs would be incurred for staff time to administer the naming process, along with minor public outreach expenses (e.g., advertising, social media promotion, informational materials, or similar efforts). In addition, direct costs would be associated with the replacement of street signage. The estimated cost for replacement

of all Sayonara street name signs is approximately $10,700 total including installation. A total of eight signs would require replacement, including two large mast arm signs over Sunrise Boulevard, requiring traffic control.

Discussion

On March 12, 2026, surveys were mailed to all property owners and tenants along Sayonara Drive (Attachment 1) requesting input regarding the potential renaming of the street. While the overall response rate was relatively low, the results indicate that support for the name change was concentrated primarily among future homeowners associated with the Habitat for Humanity (HFH) project, while a majority of the remaining respondents expressed opposition to the change. Additional participation details and survey feedback are summarized below.

Survey Methodology & Participation

- Total Surveys Mailed: 174
- Vacant / Returned Undeliverable: 16
- Net Surveys Distributed: 158
- Completed Surveys Received: 37
- Response Rate: 23%

Results

The following table breaks down the responses from the 34 completed surveys:

Group	Support Change	Do not Support	Undecided
Property Owners	23 (82%)*	2 (7%)**	3 (11%)**
Tenants	2 (22%)	7 (78%)	0
TOTAL	25 (68%)	9 (24%)	3 (8%)

**Note: 21 of the 23 supportive owners are future homeowners within the HFH project.*

***Note: 1 respondent is affiliated with HFH.*

Community Feedback Highlights

The survey responses reflected differing perspectives regarding the identity and future of Sayonara Drive.

Support for Revitalization:

Respondents opposed to the name change generally viewed the proposal as symbolic and questioned whether it would result in meaningful neighborhood improvements. Several comments suggested that City efforts and resources would be better focused on infrastructure upgrades, maintenance, enforcement, and additional neighborhood improvements. Others noted that the street's historical reputation is not widely known today and expressed concern regarding the potential inconvenience or costs associated with a street name change.

Opposition & Practical Concerns:

Some respondents are hesitant about the name change, with many viewing it as more symbolic than impactful. Residents suggested prioritizing infrastructure, enforcement, and street improvements. Some noted the community's positive character and that the name's history isn't

widely known. Others raised questions about using public funds for a change they're unsure would make a meaningful difference.

Community Outreach
The City conducted public outreach through a mailed survey and direct notifications. The survey packet included an invitation to an informational community meeting held on April 15, 2026, at City Hall. This meeting offered residents and property owners a venue to ask questions, share feedback, and discuss the proposal. No members of the public attended the session. Additionally, the City mailed a subsequent notice to all stakeholder parties regarding tonight's public meeting.

Street Name Considerations
Survey respondents were also invited to provide potential replacement street names should the City Council choose to move forward with renaming Sayonara Drive. The submitted name suggestions are included in Attachment 2 for reference and consideration.

Summary
The survey results and community feedback reflect a range of perspectives regarding the proposed street name change. While many respondents associated with the Habitat for Humanity project expressed support for the proposal as part of the neighborhood's revitalization, other respondents expressed a preference for focusing City efforts on tangible neighborhood and infrastructure improvements rather than a symbolic change.

Direction Requested

Staff requests that the City Council review the information presented in this report and provide direction regarding the following options:

> Option 1: Select a street name and adopt a resolution renaming Sayonara Drive and direct staff to proceed with necessary actions to implement the change.
>
> Option 2: Maintain the existing street name and take no further action.

If Option 1 is selected, staff will proceed with implementation of the street name change, including ordering and installing new signage and notifying affected property owners and tenants of the upcoming change. The anticipated implementation timeline is approximately 8–12 weeks, depending on signage fabrication and coordination with relevant agencies. Staff notes that the names listed in Table 1 have been reviewed and meet the initial criteria for consideration. The City Council is requested to select a preferred street name for adoption. If the Council selects a name not included in the survey responses, the proposed name will be reviewed by staff for consistency with applicable street naming standards prior to implementation.

Table 1

Name	Theme
New Flower Drive	Botanical/growth
Family Drive	Community/unity
Revival Drive	Renewal/progress

Ascent Drive	Aspiration/success
Zest Drive	Energy/heritage
Astra Drive	Light/vision
Citrus Bloom Drive	Community/renewal

Attachments:

1. Mailed Survey
2. Recap and review off all suggested names
3. Resolution
4. Map of Sayonara Properties

CITRUS HEIGHTS
Solid roots. New growth

Proposed Street Name Change Survey

The City of Citrus Heights is considering the renaming Sayonara Drive as part of ongoing neighborhood revitalization efforts. This survey is intended to gather input from property owners and tenants located on the street. Your feedback is important. ***Please complete this survey and return It in the self-addressed envelope by March 27, 2026.***

Use the QR Code below to access this survey online:

Overall Position

1. Do you support renaming Sayonara Drive?

☐ Yes

☐ No

☐ Undecided

Please briefly explain your answer (optional).

_____

_____

Level of Impact

2. What is your relationship to Sayonara Drive?

☐ Property owner on Sayonara Drive

☐ Tenant on Sayonara Drive

☐ Property manager

☐ Other: _____

3. What concerns, if any, do you have about a potential name change?

☐ Updating mailing address

☐ Legal documents/title records

☐ Emergency services/confusion

☐ Cost

☐ No major concerns

☐ Other: _____

Please briefly explain your answer (optional).

_____

_____

Community Identity & Future Vision

4. Do you believe a new street name would positively reflect the neighborhood's future?

☐ Yes

☐ No

☐ Unsure

5. What qualities should a new street name reflect? (Select up to three.)

☐ Community pride

☐ Local history

☐ Natural features (trees, landscape, etc.)

☐ Safety and renewal

☐ Cultural significance

☐ Simplicity/ease of pronunciation

☐ Other: _____

Name Suggestions

6. Do you have suggestions for a new street name?

_____

_____

Final Comments

7. Please share any additional comments or suggestions:

_____

_____

Optional (for follow-up purposes only)

Name (optional)

Email or phone: (Optional) _____

_____

PLEASE RETURN THIS SURVEY BY MARCH 27, 2026, IN THE SELF-ADDRESS ENVELOPE PROVIDED OR THE ONLINE SURVEY LINK ABOVE

Thank you!

Attachment 2- Sayonara Drive renaming suggestions:

As part of the ongoing outreach regarding Sayonara Drive, a survey was distributed to owners and tenants to gauge interest in a potential street name change. The survey solicited specific name suggestions and feedback on the qualities a new name should reflect.

For those that supported the change, key takeaways from the comments include:

- Preferred Themes: The most common suggestions centered on local history and natural features (e.g., native trees and the local landscape).
- Naming Preferences: Some respondents specifically requested the avoidance of cultural or ethnic-oriented names.
- Selection Process: One commenter suggested involving local high school students in the final selection process.

The following suggestions have been reviewed and meet the initial criteria for further consideration:

Name	**Theme**
New Flower Dr	Botanical/growth
Family Dr	Community/unity
Revival Dr	Renewal/progress
Ascent Dr	Aspiration/success
Zest Dr.	Energy/heritage
Astra Dr.	Light/vision
Citrus Bloom Dr	Community/renewal

Several suggestions were disqualified based on Sacramento County Street Naming Standards, which prohibit duplicates, similar-sounding names, or names exceeding character limits.

Name	**Conflict**	**Notes**
Grand Oak Dr	Duplicate	Close to existing name “Grand Oaks Blvd” in Citrs Heights
Unity Dr.	Similar Name	Unity Cir within the County Area
Citrus Dr.	Similar Name	Citrus Ave in County Area
Faith Dr.	Similar Name	Faith Ln in County Area
Harmony Dr.	Similar Name	Harmony Ln in County Area
Konnichiwa Dr	Phonetic	Difficult to pronounce
Sunrise Blossom Dr	Exceeds character limit	Max is 13 characters including spaces/not including street suffix
Arcadia Terrace Dr.		Max is 13 characters including spaces/not including street suffix
Morning Dove Dr.	Similar Name	Morning Dove Ln and Cir in County Area
Mockingbird Dr.	Similar Name	Mockingbird St in County Area
Hummingbird Dr.	Similar Name	Hummingbird Cir and Ct in County Area

RESOLUTION NO. 2026-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, APPROVING THE RENAMING OF SAYONARA DRIVE TO _____ DRIVE

WHEREAS, Sayonara Drive has been the subject of significant public and private investment, including neighborhood revitalization efforts, infrastructure improvements, and the development of new owner-occupied housing; and

WHEREAS, on March 11, 2026, the City Council directed staff to conduct outreach and solicit input from property owners and tenants regarding the potential renaming of Sayonara Drive; and

WHEREAS, staff conducted a survey of property owners and tenants and provided the results to the City Council for consideration; and

WHEREAS, the City Council has reviewed the survey results, considered public testimony, and determined that renaming Sayonara Drive is in the best interests of the community and will support the neighborhood's ongoing revitalization and positive identity; and

WHEREAS, the City Council has authority under Government Code Section 34091.1 to adopt a resolution to rename an existing public street; and

WHEREAS, the proposed street name has been reviewed and determined to be consistent with applicable street naming standards and emergency response requirements.

NOW THEREFORE BE IT RESOLVED AND ORDERED that the City Council of the City of Citrus Heights does hereby authorize the renaming of Sayonara Drive as follows:

Section 1. The City Council hereby approves the renaming of Sayonara Drive to _____ Drive.

Section 2. The City Manager, or designee, is authorized and directed to take all actions necessary to implement the street name change, including notification to affected property owners, residents, businesses, utility providers, emergency service agencies, governmental agencies, mapping providers, and any other affected entities.

The City Clerk shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

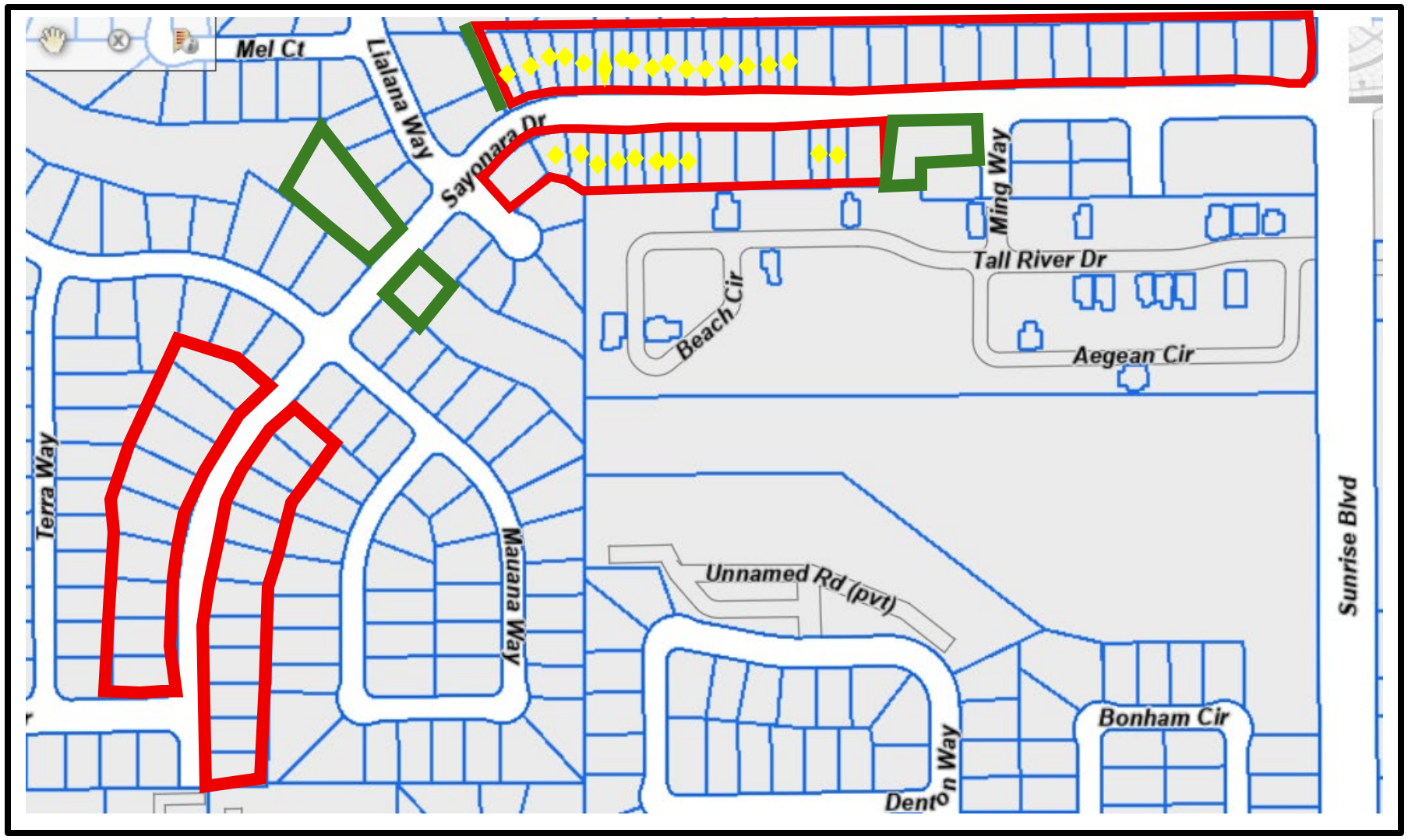
PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this ____ day of _____ 2026 by the following vote, to wit:

AYES: Council Members:
NOES: Council Members:
ABSTAIN: Council Members:
ABSENT: Council Members:

MariJane Lopez-Taff, Mayor

ATTEST:

Amy Van, City Clerk



Properties Addressed as Sayonara

Properties publicly owned (4)

Sayonara Properties to be renamed

Parcels owned by HFHGS (26)

CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT MEMORANDUM

DATE: June 10, 2026

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Regina Cave, General Services Director
Meghan Huber, Economic Development & Community Engagement Director

SUBJECT: **America's 250 Year Anniversary Mural Installation at City Hall**

Recommendation

On May 13, 2026, staff requested City Council authorization to allow Citrus Heights Arts (CH Arts) to install a mural on an exterior wall of City Hall in support and celebration of America's 250 Year Anniversary, and further authorizing an allocation of $6,000 in Community Support Grant funds to help fund the mural efforts. Council approved the resolution with staff's recommendations and further directed staff and Citrus Heights Arts to return to Council for approval of the proposed mural.

Staff recommends the City Council adopt the following:

1. Resolution No. 2026-____, A Resolution of the City Council of the City of Citrus Heights, California, Approving the Recommended Mural as Voted on by the Public for Installation at City Hall.

Strategic Plan Alignment

This item is in alignment with the following City Council priority:

Goal: Enhance Community Vibrancy and Engagement
Objective: Identify and pursue partnership opportunities that will continue to foster vibrant, accessible, and community-inspired public-facing art installations to engage, connect, and celebrate local creativity together.

Fiscal Impact

This requested action has no fiscal impact as Council previously authorized an allocation of $6,000 from the 2025/2026 Community Support Grant program to support these efforts. The allocation will be assigned to CH Arts as the grant recipient specifically to support the mural installation.

Background and Analysis

In February 2026, CH Arts requested consideration for collaboration on a mural to be installed on the exterior of City Hall. The proposal was to install a timeless piece that would reflect the identity, history and character of Citrus Heights, while celebrating America's 250 Year Anniversary. On May 13, 2026, staff requested City Council authorize CH Arts to plan and install a mural on City Hall in advance of July 4th and ahead of the city's Stars & Stripes Celebration. Council was presented with several conceptual renderings of what the mural could look like. The proposal by CH Arts included public engagement through social media. Council authorized funding support and approval to plan for a mural, however, directed that CH Arts provide concepts to the public to vote on and return to Council for final approval.

Beginning May 20, 2026, CH Arts began releasing email notifications and social media efforts to engage the public to vote on their top design out of four concepts released. Of the four concepts provided to the public for consideration (attached), 834 votes were tallied. The following are the results of the voting:

- Option 2 received the most support at 276 votes
- Option 3 received 240 votes
- Option 1 received 171 votes
- Option 4 received 147 votes

Although the conceptual designs were created using AI technology given the condensed schedule, the outcome will be a hand painted mural, completed by a mural artist. The artist will have reasonable flexibility to adjust the mural's placement and positioning within the approved project area as needed to achieve the best artistic and site-specific outcome. The mural is intended to be a celebration of America's 250 Year Anniversary as well as a celebration of the Citrus Heights community. While the mural's design does not lend towards an expiration date, it is at the discretion of the City Council and city management to remove the mural in the future to support other Council or community priorities, or to allow for rotating art displays consistent with the intentions around the art alcove when incorporated into the City Hall building design.

Following final mural selection and any direction provided by the City Council, staff will work with CH Arts to execute a grant agreement memorializing the approved funding allocation, project scope, and implementation details. The agreement may address items such as the duration of the mural exhibition, any requested modifications to the artwork, future rotation opportunities, and other project considerations. Consistent with other City grant programs, the agreement will also include standard funding requirements, including documentation of eligible expenses, receipts, and a post-project report summarizing project outcomes and use of funds.

Attachments

1. Resolution 2026-____, A Resolution of the City Council of the City of Citrus Heights, California, Approving the Recommended Mural as Voted on by the Public for Installation at City Hall.
2. Mural concepts with voting results

RESOLUTION NO. 2026-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, APPROVING THE RECOMMENDED MURAL AS VOTED ON BY THE PUBLIC FOR INSTALLATION AT CITY HALL

WHEREAS, on May 13, 2026, City Council authorized Citrus Heights Arts to install a mural on City Hall to commemorate America's 250 Year Anniversary, and celebrate the spirit of Citrus Heights; and

WHEREAS, the City Council further authorized funding support in the amount of $6,000 from the City's 2025/2026 Community Support Grant program to Citrus Heights Arts to help fund the mural efforts, including planning and installation; and

WHEREAS, Citrus Heights Arts engaged with the community through social media, releasing four conceptual mural designs to the public to vote on; and

WHEREAS, the final results show favorable support towards mural option number two with 276 votes.

NOW THEREFORE BE IT RESOLVED AND ORDERED that the City Council of the City of Citrus Heights does hereby approve the recommend mural as voted on by the public for installation at City Hall.

The City Clerk shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this 10th day of June, 2026, by the following vote, to wit:

AYES: **Council Members:**
NOES: **Council Members:**
ABSTAIN: **Council Members:**
ABSENT: **Council Members:**

_____
MariJane Lopez-Taff, Mayor

ATTEST:

_____
Amy Van, City Clerk

Most favorable design with 276 votes

(listed as option 2 in online voting platform)



Second most favorable design with 240 votes

(listed as option 3 in online voting platform)



Third place design with 171

(listed as option 1 in online voting platform)



Fourth place design with 147

(listed as option 4 in online voting platform)



CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT MEMORANDUM

DATE: June 10, 2026

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Meghan Huber, Economic Development & Community Engagement Director

SUBJECT: **Citrus Heights Arts Grant Reallocation Request**

Recommendation

Receive a request from Citrus Heights Arts to amend the approved use of a Fiscal Year 2025/26 Non-Profit Community Support Fund award and provide direction.

Strategic Plan Alignment

This item is in alignment with the following City Council priority:

> **Goal:** Enhance Community Vibrancy and Engagement
> **Objective:** Identify and pursue partnership opportunities that will continue to foster vibrant, accessible, and community-inspired public-facing art installations to engage, connect, and celebrate local creativity together.

Fiscal Impact

There would be no fiscal impact associated with the reallocation of the awarded $12,000 grant funding for alternative or rescheduled use.

Background and Analysis

The Non-Profit Community Support Fund (NCSF) provides limited one-time funding to nonprofit organizations that deliver programs and services benefiting Citrus Heights residents. On September 10, 2025, the City Council approved Fiscal Year 2025/26 Non-Profit Community Support Fund awards following recommendations from the City Council Quality of Life Committee. As part of that action, Citrus Heights Arts received a $12,000 grant award to support ArtBeat, a planned community arts event intended to provide arts programming, cultural experiences, and community engagement opportunities for Citrus Heights residents.

On June 1, 2026, Citrus Heights Arts submitted a request seeking authorization to modify the approved use of the grant funds. In its request, the organization indicated that due to shifting

conditions and lower-than-anticipated vendor commitments, it could not deliver ArtBeat at the quality level envisioned and determined it was prudent to pause the event rather than move forward with a reduced experience.

As an alternative, Citrus Heights Arts requests authorization to use the previously awarded funds to support the Art in City Hall exhibition program scheduled for July 2026 as well as a mural project. The funding request and itemized budgets are provided as exhibits to this agenda item.

Because the grant award was approved by the City Council for a specific purpose, staff is bringing the request forward for Council consideration and direction.

Attachments

1. Citrus Heights Arts Grant Reallocation Request and itemized budgets

GRANT REALLOCATION REQUEST

ITEM 15

Citrus Heights Arts

June 1, 2026

Mayor Taft, Vice Mayor Middleton, and Council Members,

Citrus Heights Arts formally requests approval to reallocate the grant funds awarded for ArtBeat to support two vital community initiatives: the **Art in City Hall** exhibition scheduled for July 9, 2026, and our upcoming **Mural Project**.

Our primary goal for ArtBeat has always been to deliver the high-quality, vibrant experience our community deserves. Due to shifting economic conditions and lower than anticipated vendor commitments, we determined that we could not meet the operational standards necessary to produce the event at the level expected by our organization, our partners, and the community. An event of this scale requires strong alignment among municipal partners, vendors, sponsors, and supporting infrastructure. When those critical elements are not fully in place, the most responsible course of action is to pause, reassess, and protect the integrity of the event's vision rather than deliver a diminished experience.

Reallocating these funds will ensure the City's investment continues to directly support local artists, public engagement, and robust arts programming while preserving the community benefit intended by the original grant award.

As detailed in our project proposals, the funds will be utilized to fully fund and execute the following two programs:

Art in City Hall

TOTAL PROJECT BUDGET: $7,250

A public gallery exhibition showcasing the work of local and regional artists within City Hall. Funding supports promotion, banners, opening and closing receptions, live entertainment, decorations, photography, signage, and printed exhibition guides necessary to present a high-quality public art exhibition.

The Mural Project

TOTAL PROJECT BUDGET: $8,000 • TOTAL AREA: 1,248 SQ. FT.

A community beautification initiative comprising 52 individual mural squares (4' x 6' each). Funding directly provides $2,000 in artist stipends distributed among 4 local artists ($500 each), paint supplies, surface preparation, professional cleanup, and active community volunteer support.

Together, these projects maximize public impact by transforming civic spaces with both indoor gallery curation and large-scale outdoor public art.

If the Council does not approve this requested reallocation, Citrus Heights Arts requests authorization to reschedule ArtBeat and utilize the awarded funds for that event at a future date.

Thank you for your consideration and continued partnership.

Sincerely,

Gigi Rayford
Executive Director
Citrus Heights Arts

ART IN CITY HALL

PROJECT BUDGET

Marketing and Promotion: $1,200
Banners and Promotional Materials: $800
Opening Reception Food and Refreshments: $1,000
Closing Reception Food and Refreshments: $1,000
Live Music and Entertainment: $750
Decorations and Event Ambiance: $500
Photography and Documentation: $500
Printed Programs and Exhibition Guides: $250
Signage: $250
Contingency and Miscellaneous Expenses: $1,000

TOTAL PROJECT BUDGET: $7,250

PROJECT DESCRIPTION

Art in City Hall is a public gallery exhibition showcasing the work of local and regional artists within City Hall. Funding supports promotion, banners, opening and closing receptions, live entertainment, decorations, photography, signage, printed exhibition guides, and other costs necessary to present a high quality public art exhibition.

Mural Project Budget

Budget

Paint Supplies, Primer and Sealer: $500
Artist Stipends (4 x $500): $2,000
Professional Cleanup and Finishing: $1,000
Advertising and Promotion: $400
Surface Preparation Materials: $250
Volunteer Support and Refreshments: $150
Signage: $200
Photography and Documentation: $150
Contingency: $3,350

Total Project Budget: $8,000

Project Statistics

52 mural squares
4 foot x 6 foot per square
Total mural area: 1,248 square feet
Artist stipends: $500 per artist
Professional cleanup and final detailing: $1,000
Total project budget: $8,000