AGENDA
CITY OF CITRUS HEIGHTS CITY COUNCIL
5:45 PM SPECIAL MEETING
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA

5-23-2019 Special Meeting Agenda Packet (PDF)

Documents:

5-23-19 SPECIAL MEETING AGENDA PACKET.PDF

CALL SPECIAL MEETING TO ORDER
1. Roll Call: Council Members: Daniels, Middleton, Miller, Slowey, Bruins

PUBLIC COMMENT
Under Government Code Section 54954.3, members of the audience may address the Council on any item of interest to the public and within the Council's purview, or on any Agenda Item before or during the Council's consideration of the Item. If you wish to address the Council during the meeting, please fill out a Speaker Identification Sheet and give it to the City Clerk. When you are called upon to speak, step forward to the podium and state your name for the record. Normally, speakers are limited to five minutes each with 30 minutes being allowed for all comments. Any public comments beyond the initial 30 minutes may be heard at the conclusion of the agenda. The Mayor has the discretion to lengthen or shorten the allotted times.

CLOSED SESSION
2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Pursuant to California Government Code Section 54956.9(d)(2)
One case

REGULAR CALENDAR
3. SUBJECT: Initiation Of General Plan Amendment
STAFF REPORT: R. Sherman / C. McDuffee / C. Kempenaar
RECOMMENDATION: Adopt Resolution No. 2019-____; Resolution of the City Council of the City of Citrus Heights Directing the Community Services Director to Initiate an Amendment to the General Plan Related to the Sunrise Mall Area and to Prepare any Studies or Reports Necessary for a General Plan Amendment that Addresses the Sunrise Mall Area Comprehensively

ADJOURNMENT

This special meeting is in addition to the already noticed special meeting set to begin at 6:00 p.m. on May 23, 2019.
CITY OF CITRUS HEIGHTS
CITY COUNCIL
Special Meeting of Thursday, May 23, 2019
City Hall Council Chambers
6360 Fountain Square Dr., Citrus Heights, CA
Special Meeting 5:45 p.m.

PLEASE NOTE: The Council may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on the agenda. The City Council has established a procedure for addressing the Council. Speaker Identification Sheets are provided on the table inside the Council Chambers. If you wish to address the Council during the meeting, please complete a Speaker Identification Sheet and give it to the City Clerk. So that everyone who wishes may have an opportunity to speak, there is a five-minute maximum time limit when addressing the Council. Audio/Visual presentation material must be provided to the City Clerk’s Office at least 48 hours prior to the meeting.

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at City Hall located at 6360 Fountain Square Drive, Citrus Heights during normal business hours. Email subscriptions of the agenda are available online by signing up with the City’s Notify Me service.

City Council meetings are televised live on Metro Cable 14, the government affairs channel on the Comcast, Consolidated Communications, and AT&T U-Verse cable systems and replayed on the following Monday at 9:00 a.m. Meetings are also webcast live at www.citrusheights.net.

The Agenda for this meeting of the City Council for the City of Citrus Heights was posted in the following listed sites before the close of business at 5:00 p.m. on May 22, 2019.

1. City of Citrus Heights, 6360 Fountain Square Drive, Citrus Heights, CA
2. Rusch Park Community Center, 7801 Auburn Boulevard, Citrus Heights, CA

If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk’s Office 916-725-2448, 6360 Fountain Square Drive at least 48 hours prior to the meeting. TDD: California Relay Service 7-1-1.

May 22, 2019

Amy Van, City Clerk
CALL SPECIAL MEETING TO ORDER

1. Roll Call: Council Members: Daniels, Middleton, Miller, Slowey, Bruins

PUBLIC COMMENT

CLOSED SESSION

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
   Pursuant to California Government Code Section 54956.9(d)(2)
   One case

REGULAR CALENDAR

3. **SUBJECT:** Initiation of General Plan Amendment
   **STAFF REPORT:** R. Sherman / C. McDuffee / C. Kempenaar
   **RECOMMENDATION:** Adopt Resolution No. 2019-___;
   Resolution of the City Council of the City of Citrus Heights Directing the Community Services Director to Initiate an Amendment to the General Plan Related to the Sunrise Mall Area and to Prepare any Studies or Reports Necessary for a General Plan Amendment that Addresses the Sunrise Mall Area Comprehensively

ADJOURNMENT

- This special meeting is in addition to the already noticed special meeting set to begin at 6:00 pm on May 23, 2019.
DATE: May 23, 2019

TO: Mayor and City Council Members
    Christopher W. Boyd, City Manager

FROM: Rhonda Sherman, Community Services Director
      Colleen McDuffee, Planning Manager
      Casey Kempenaar, Senior Planner

SUBJECT: Initiation of General Plan Amendment

Summary and Recommendation

Staff recommends the City Council adopt Resolution No. 2019-____ A Resolution of the City Council of the City of Citrus Heights directing the Community Services Director to initiate a General Plan Amendment related to the Sunrise Mall area within a reasonable time and to prepare any studies or reports necessary for a General Plan Amendment that addresses the Sunrise Mall area comprehensively.

Fiscal Impact

There is no fiscal impact associated with this action.

Background and Analysis

The Sunrise Mall area includes the Sunrise Mall, which opened in 1971 and has been an economic and social cornerstone of the City of Citrus Heights since incorporation (and before). Similar to other large suburban malls, Sunrise Mall is experiencing declining sales and increased vacancy rates. The Sunrise Mall area includes the area generally bounded by Greenback Lane on the north, Sunrise Boulevard on the west, and Macy Plaza Drive on the south – see Attachment 1, Exhibit A.

As of the time of this report, roughly 30% of the Mall is vacant. Sears is closed, Macy’s Women’s store is only utilizing two of its three floors, and overall Mall sales are steadily declining. The gradual and persistent decline in sales, coupled with trends nationally, leads staff to recommend it is an appropriate time for the city to seriously consider and plan for the eventual redevelopment and revitalization of the Mall property, and to adopt a vision to guide the next phase of the Sunrise Mall.
Staff recommends the Council direct staff to initiate an amendment to the General Plan that would provide a vision for future redevelopment and revitalization in the Sunrise Mall area reflecting the importance to the Citrus Heights community.

*California Environmental Quality Act (CEQA)*

The city has not made any decisions regarding the scope or nature of the future General Plan Amendment. For this reason, this action is not considered a project under CEQA.

Attachment:

1. Resolution No. 2019-___ A Resolution of the City Council of the City of Citrus Heights directing the Community Services Director to initiate a General Plan Amendment related to the Sunrise Mall area and to prepare any studies or reports needed for a General Plan Amendment that addresses the Sunrise Mall area comprehensively.
   - Exhibit A – Map of Sunrise Mall Area
RESOLUTION NO. 2019 - ______

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS DIRECTING THE COMMUNITY SERVICES DIRECTOR TO INITIATE AN AMENDMENT TO THE GENERAL PLAN RELATED TO THE SUNRISE MALL AREA AND TO PREPARE ANY STUDIES OR REPORTS NECESSARY FOR A GENERAL PLAN AMENDMENT THAT ADDRESSES THE SUNRISE MALL AREA COMPREHENSIVELY

WHEREAS, the Sunrise Mall area includes the Sunrise Mall, which opened in 1971 and which is an economic and social cornerstone of the Citrus Heights community;

WHEREAS, the Sunrise Mall area includes that area generally bounded by Greenback Avenue on the north, Sunrise Boulevard on the west, and Macy Plaza Drive on the south as shown on Exhibit A;

WHEREAS, the Sunrise Mall area is a regionally significant commercial center as well as the anchor of the Sunrise MarketPlace;

WHEREAS, consistent with national trends, Sunrise Mall is experiencing declining sales and increased vacancy rates;

WHEREAS, any future development in the Sunrise Mall area should occur in a comprehensive manner and not in a piece-meal fashion;

WHEREAS, a new vision is needed to comprehensively plan for future redevelopment and revitalization in the Sunrise Mall area.

NOW, THEREFORE, BE IT RESOLVED that the Citrus Heights City Council hereby authorizes:

- The Community Services Director to initiate an Amendment to the General Plan related to the Sunrise Mall area within a reasonable time; and

- Preparation of any studies or reports necessary to prepare a General Plan Amendment that addresses future development in the Sunrise Mall area comprehensively.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this 23rd day of May 2019, by the following roll call vote:

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

Agenda Packet Page 5
Jeannie Bruins, Mayor

ATTEST:

Amy Van, City Clerk

Attachment:
  • Exhibit A – Map of Sunrise Mall area