

**CITY OF CITRUS HEIGHTS  
JOINT CITY COUNCIL / PLANNING COMMISSION  
MINUTES  
Special Meeting of Thursday, March 12, 2020  
City Hall Council Chambers  
6360 Fountain Square Dive, Citrus Heights, CA**

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**CALL SPECIAL JOINT MEETING TO ORDER**

The special joint meeting was called to order at 5:00 p.m. by Mayor Slowey.

1. Roll Call:

Council Members present:	Bruins, Daniels, Middleton, Miller, Slowey
Council Members absent:	None
Planning Commissioners present:	Ingle, Lagomarsino, Van Duker, Scheeler, Schaefer
Planning Commissioners absent:	Duncan, Flowers
Staff present:	Boyd, Huber, Jones, Kempenaar, Van, and department directors.

**PUBLIC COMMENT**

None

**STUDY SESSION**

2. Sunrise Mall Market Analysis and Specific Plan Update  
**STRATEGIC PLANNING GOAL:** Diversify for a Changing Economy

City Manager Boyd stated the City began the process of revitalizing the mall in July with the Council making the decision to do a General Plan amendment to support the diversification of the mall from a commercial center to a place where people can shop, work, live and play. In October 2019, the City hired Gensler and MXD Consultants. We are nearing the completion of the first phase of the project that has included data gathering, synthesis and analysis, mall owner engagement, and community engagement. This evening you will see three plan concepts that represent a range of possibilities for the 100 acre Sunrise Mall site. These options are not finite plans, they are really meant to facilitate discussion and the final result will likely represent a combination of different elements across all plans.

James Dunsmore with Gensler provided an overview of the Sunrise Tomorrow project with the vision to create a Specific Plan for the Sunrise Mall property. Over the last few months they have been looking at the physical site analysis, the traffic analysis, market conditions, starting community engagement, and meeting with Mall owners.

Jordan Butler with Gensler provided an overview of the community engagement numbers over the last few months that includes 54 stakeholders interviewed, over 300 community workshop attendees, over 400 commenters and survey-responders on the website, over 1,500 unique website user, over 5,000 visited the website, and over 4 million estimated media impressions related to the project. She provided an overview of the themes that emerged from the Community Workshop that included retail, open space, entertainment, mixed use, residential, hotel, and employment/office space.

Martin Anstey with MXD presented the overall market analysis for the Sunrise Mall property. The findings of the market analysis suggest what should be built on the property over the next 20 years. The market analysis findings included 249,000 SF of retail, 446,000 SF of office space, 938 units of multifamily residential, 237 rooms for a full service hotel, and 214 rooms for a limited service hotel.

Nate Cherry with Gensler presented three initial concept options for the Sunrise Mall property. The first concept option is a Mall Refresh which significantly adaptively reuses the site. Saving the building and doing things to it by stripping off the finishes and integrating new uses so that the elements of the building that are most interesting are brought forward. The second concept option is a 21<sup>st</sup> Century Main Street that is more of a hybrid by saving pieces of it, the Macy's building to the north and the two department stores to the east. The third concept option is a Central Park concept that is a demolition and redevelopment of the site. He provided greater detail of each concept option.

Planning Commission and City Council member questions and comments followed.

By consensus, Planning Commissioners and City Council Members favored the "21<sup>st</sup> Century Main Street" conceptual plan. Although a preferred conceptual plan was selected, revisions will continue to be made until the final Specific Plan is adopted later this year.

#### ADJOURNMENT

Mayor Slowey adjourned the special meeting at 6:50 p.m.

Respectfully submitted,

  
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Amy Van, City Clerk