



August 17, 2022

Casey Kempenaar, MPA, AICP  
Community Development Director

Dear Casey,

On behalf of Area 11 Neighborhood Association, we are opposed to the idea of another gas station/car wash coming to the Sunrise and Greenback corridor. There are already three gas stations and two car washes at the corner of Madison and Sunrise, as well another gas station and two car washes at the corner of Greenback Lane and Sunrise.

Additional car washes will provide further unnecessary competition to the existing car washes. Also another gas station will be unsightly, smelly, a hang out for the homeless and a potential source of groundwater contamination.

We feel consideration should be given to use this area to draw and keep residents in the Sunrise Market Place with a friendly and inviting manner.

Please consider this idea and/or recommendation for planning future projects. Thank you.

Yours truly,

A handwritten signature in blue ink, appearing to read "Jodi Ash", with a long horizontal flourish extending to the right.

Jodi Ash, President  
Area 11 Neighborhood Association

**Bermudez, Alison**

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**Subject:** FW: Development Input from CHASEN**From:** Kathy Morris <[kathy@kathleenmorris.net](mailto:kathy@kathleenmorris.net)>**Date:** September 8, 2022 at 8:51:58 AM PDT**To:** "Kempenaar, Casey" <[ckempenaar@citrusheights.net](mailto:ckempenaar@citrusheights.net)>**Cc:** Bill Shirley <[wswillybees15@gmail.com](mailto:wswillybees15@gmail.com)>, Kathy Morris <[kathy@kathleenmorris.net](mailto:kathy@kathleenmorris.net)>**Subject:** Development Input from CHASEN

Hi Casey –

We did get responses to our request for development in the Sunrise Marketplace area. First off – there was a substantial ‘thank you for asking’. Seems as people really like to know that the City cares about their opinions.

Now... majority of input

NO for Car Wash and Gas Stations

YES for restaurants, mix of fine and casual dining, including high end

YES for Small businesses and entertainment

Lots of comments. The majority of the comments for additions were requesting restaurants. Also, suggesting shopping or activities that keep folks within Citrus Heights. Included are just a few comments:

\*\* There's nothing wrong with car washes and gas stations, but it seems we have enough already.

\*\* We would like to see more high-end restaurants in Citrus Heights. Currently, if you want to go out to a nice dinner, you have to go to Fair Oaks or Roseville. Everything and Citrus Heights is either fast food or middle of the road quality.

\*\* Would love to see at least a few more restaurants - a local coffee shop would be great! We would prefer to stay within Citrus Heights when possible.

\*\* Small businesses or sit down restaurants would be great for the Sunrise market place. Thanks!

\*\* Yes Stores/boutiques, Small medical offices, physical therapy, dental

\*\* Restaurants with indoor and outdoor seating, parks with water fountains, an area for concerts,

\*\* My vote is for entertainment venues

\*\* No – pawn shops/ Check cashing, chain convenience stores.

\*\* I don't want any more vape or smoke shops.

\*\* Lodging - There are many events within the city for family gatherings, city events & business events where people travel from outside the city and yet there isn't any lodging within the city.

Thrust this is good information for you

Kathy

Kathy Morris

CHASEN - Area 7/8/9

P.O.Box 852, Citrus Heights, CA 95611

[www.citrusheights.net/469/Areas-7-8-9---CHASEN](http://www.citrusheights.net/469/Areas-7-8-9---CHASEN)

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916.947.8461

<p>I don't want any more vape or smoke shops.</p>
<p>We really don't want car washes/gas stations in the Sunrise Corridor in the Marketplace area. There are higher and better uses of that property as Sunrise Mall starts to redevelop.</p>
<p>I would like to see more sit down restaurants and a Chick-Fil-A.</p>
<p>I don't think a few auto intensive businesses would be bad - we currently go to Brake Master. However, we generally go to this area for restaurants and goods so these types of businesses are preferred. Our favorite current businesses in the area are Lowe's, Target, Old Navy, Once Upon a Child, Sprouts, Dollar Tree, Panera, Red Robin, Panda Express. Would love to see at least a few more restaurants - Chick-fil-A, Jack's Urban Eats, Handles Ice Cream, Sacramento Pizza Co (or another build your own pizza place)! We also wouldn't be opposed to some small businesses - a local coffee shop would be great! Currently we go to Roseville for REI, Buy Buy Baby, furniture stores. We go to Fair Oaks for a soccer store and Pause Coffee. We would prefer to stay within Citrus Heights when possible.</p>
<p>Keep Macy's and JC Penney's! And bring in other high end retail stores. Don't want to have to go to Galleria or Arden Fair for shopping. Some fine dining — no more fast, Appleby's type food establishments or dollar stores. Class it up, Citrus Heights. This city is becoming the hood. Have lived here for 36 years and sick of the decline. Pave the neighborhood roads and fix the sidewalks. I could go on but I'll stop since I've gotten off the Sunrise Market input.</p>
<p>We would like to see more high-end restaurants in Citrus Heights. Currently, if you want to go out to a nice dinner, you have to go to Fair Oaks or Roseville. Everything and Citrus Heights is either fast food or middle of the road quality. Thanks for asking for our opinions!</p>
<p>My family and I don't want more gas stations and another carwash seems unnecessary. Small businesses or sit down restaurants would be great for the Sunrise market place. Thanks!</p>
<p>I'm so glad they are seeking our input!</p> <p>Here are our thoughts NO: Car washes or gas stations. We feel that there are enough of those that are easily accessible. YES: restaurants, juice bar (like Nekter), Entertainment (movie theaters, bowling alley, coffee/lounge etc). Things that make people want to spend time here...</p>
<p>I would like to see more fine dining, possibly a bakery as there's no where hardly to go for desserts. A Home Goods would be nice in our area. We need businesses that will draw shoppers to the Citrus Heights area. We don't need more car washes or gas stations.</p> <p>Also I was surprised to see Sears and the two adjacent buildings are for sale. I thought that area was part of the revitalization? The City has been talking and getting input for Sunrise Mall way before my husband passed away 14 years ago so it's been in discussion at least 18-20 years. All we're told is it takes time but how much more time is needed before they start. I'm becoming very discouraged at no progress. Please pass my comments on as I'm not the only one that feels this way. Thank you</p>

Business I do want:

- Gyms (outdoor and indoor)
- Restaurants
- Stores/boutiques
- Small business shops
- Pet hotels
- Outdoor
- Small medical offices - physical therapy, dental offices, etc.

Businesses I do not want:

- Auto intensive businesses
- pawn shops/ check in cash shops
- Chain convenience stores and liquor stores
- Banks

WANT:

- Variety of restaurants (Bakery)
- Entertainment venues (Ax throwing, arcade, Karaoke "bar")
- Beauty salon (hair, nails, skin care)

DO NOT WANT:

- Gas station
- Auto repair
- Auto supplies

Citrus Heights has enough car washes, gas stations, auto repair places, supply stores, mini marts and bland, corporate junk food emporiums. If the City wants to make the Market Place a go to destination along with transforming the moribund Sunrise Mall I would like to see some upscale restaurants like Fat's, Mikuni, Ruth's Chris, Morton's et al. We also need a good, well run venue for live music, and a performing arts theatre for both indoor and outdoor events. Transform Arcadia Drive by doing something about the long vacant and ugly building across the street from the huge new housing development, Mitchell Farms? Demolish it along with the now vacant Rite Aid and 'build back better'. Why not learn from what Folsom did with Sutter Street or what my former hometown, Livermore CA, did to transform its declining downtown district into a vibrant, exciting place to be. There is really not much to do here in Citrus Heights. I could go on and on.

Oh, while I am at it, what about fleshing out Stock Ranch, starting with maybe a Raley's which might do something about the dirt and weed patch that fronts the complex?

Just my 2 cents, FWIW.

I want no more gas stations or car washes. I like having Penneys there and other stores currently in the Sunrise Mall. I was sad to see Wards leave. A sit-down restaurant would be nice.

Hi! Thanks for asking for input.

There's nothing wrong with car washes and gas stations, but it seems we have enough already.

Some ideas-

A movie theater. Maybe even a small live theater.

How about some space for a trade school?

Mini-golf and/or batting cages,

Restaurants that are locally owned. (Not exclusively owned by Citrus Heights residents, but a Buckhorn over a Sizzler.)

A butcher shop.

A bread store.

A flower store.

Maybe something like the Crafter's Mall that used to be in the Trader Joe's center on Sunrise. I loved that place. Informal, but a little upscale, outdoor dining/drinks in a beautiful courtyard (yes, as I type it's 115 degrees, but not usually!)

If just more of the same franchises are put in, well, I can go to Roseville for that, and they will probably be bigger.

Give me local business I feel good about supporting and I'll spend my money here.

Gas stations and car washes are everywhere.

Covid really highlighted the fundamental human need for connection. I'd love to buy bread from the person who makes it!

I would like to see Restaurants with indoor and outdoor seating, parks with water fountains, an area for concerts, outdoor dancing, Par Course, Dog Walking, bicycling, picnicking, family fun, basketball court, tennis courts, swimming pool. Adequate Night lighting for safety. Let the Neighborhood, the Citizens of Citrus Heights, know they are valued, will increase property value, people will want to live here. Community Police presence. Safe fun area for families and singles. Perhaps also a movie theatre. Indoor climbing, indoor trampoline. Please feel free to call. Thank you for asking.

Long Time Resident

I would love there to be a central place that I can bring friends to or go out on a date night that stays open past 8pm. Currently, I go more often to Fair Oaks, Folsom or Roseville to shop or meet up with people at a non-Starbucks cafe, pub, or fancy restaurant, but I would prefer to spend my money to help my local community.

My vote is for entertainment venues (experiences, movies, etc), a mix of fine and casual dining, cafe (plus gelato!), and fun places to buy unique gifts. It would also be great to have an open community space for a weekly farmer's market and summer concerts.

We have a community center which is probably the only facility in Citrus Heights that can hold major events such as business symposiums (think SACPAC that hosted over 700 attendees, SCORE & SBA, Homeland Security), medical seminars, training events, wedding receptions, anniversary celebrations, funeral receptions, banquets etc.

There are many events within the city whether family gatherings, city events & business events where people travel from outside the city and yet there isn't any lodging within the city. The closest lodging is Ranch Cordova and Roseville, granted not far however those that travel also purchase fuel, meals, shopping etc. that support local businesses, along with employment and taxes. Also as Sacramento has become unattractive for businesses and lodging alike, we could be another source of choice for those traveling to Reno/Tahoe.

Possible pieces of property on Sunrise (Marie Calendars & restaurant nextdoor) instead of a car wash & service station, Antelope west of 80 and the property on Stock Ranch come to mind for some kind of lodging. Any other 3+ acre property? 2 - 3 story? Underground parking? We need to start thinking outside the "box" to be more hospitable and bring in more upscale \$\$, I'm not talking Motel 6 here!

That's all I can think of at the moment.

Hello,

Thank you for sending this email and it is a great idea asking for input from the residents of this area. I am not totally against a car wash but the location to have it, I don't think it's the right place. As for another gas station, not in favor.

The type of business I want to see in the Sunrise Marketplace area listed below:

**A restaurant that has soups and salads.** I miss Fresh Choice and Sizzler. They had such a variety of choices.

1. **La Bou** – used to be in the Sunrise Mall. I was so excited to have this bakery/restaurant close by. I have to travel to Roseville (Douglas Blvd) for their Chinese chicken salad.
2. **Chick-fil-A** - they have such a variety of chicken with sandwiches and salads. I know we have two chicken places, Canes & Popeyes, but we do have two hamburger places across the street from each other on Sunrise Blvd. The old Marie Calendars restaurant location would be ideal and room for the long drive-thru lines at peak times.
3. **Long John Silvers** – besides Red Lobster (great place), I do not know any close places to get seafood and drive thru. Recently, found out the one place closed on Auburn Blvd & Madison Ave. Love their shrimp platters combo.
4. **Movie theatre** – used to be one in the Sunrise Mall. Reasonable prizes but getting very old and needed upgrades. We can use a place for entertainment.
5. **Office Dept** – even though we have Staples but I think we can always use another office supply store. Madison Ave store closed last year and it's a bit far to go Roseville location. The only other office supply store is crossing the river into Rancho Cordova.

I have been a long time resident of 30 years plus and seen some businesses come and go. Look forward to see other residents what they wish for in Sunrise Marketplace area.

Kind Regards,



**Sunrise Ranch Neighborhood Association  
Area 6**

7806 Cottingham Court  
Citrus Heights, CA 95610

September 21, 2022

Dear City Planners,

Area 6 residents and board of directors would like to voice their support of the Sunrise Market Place Overlay District. We believe it is important that our city continue the efforts to build a family friendly core market place that supports sit-down dining, entertainment, shopping and other non automotive related opportunities. The Overlay designated area is of vital importance to the economic growth of Citrus Heights, but it should not be driven by gas station, car wash, mini mart and drive through food establishments. We feel the city's residents have strongly voiced their approval of the initial Sunrise Tomorrow development concept that did not include an intensive automotive vision that would have a negative impact on our community. Prior Planning Commission commissioners have also expressed this view in their reviews of the Sunrise Tomorrow and the Mitchell Farms community development.

Please express our support to the Market Place Overlay District to the city council.

Sincerely

Ruth A. Fox, President, Area 6  
Sunrise Ranch Neighborhood Association  
916.798-0998  
rafox1comcast.net



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Citrus Heights, CA 95610  
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September 21, 2022

TO: Planning Department  
Planning Commission  
City Council

RE:

On June 27, Casey Kempanauer presented the Sunrise Marketplace Overlay Zone proposal to the members of SOAR. About 17 members were present and we unanimously agreed to support the overlay.

Auto-oriented businesses are already located at the four corners of the Marketplace (or close to a corner) so there is little need for these businesses. And will there be a need for gas stations after gas-powered vehicles are banned in California? Electric-charging stations are more critically located near freeways so those won't be needed in the Marketplace. So we don't need these businesses in the Marketplace.

We support the vision of the Marketplace development, the Sunrise Tomorrow Specific Plan. The Marketplace is best suited for shopping, dining and entertainment venues. These uses create a vibrant community consistent with the STSP. For years, residents have insisted we have more sit-down restaurants. We have had a few restaurants but mostly "drive through/fast food" options. Instead, we drive to Roseville or Folsom for a sit-down dining experience. We don't have enough restaurant options in our city and Sunrise Boulevard is a perfect site for more restaurants.

We urge you to adopt the Sunrise Marketplace Overlay Zone.

Thank you.

Dr. Jayna Karpinski-Costa  
President, SOAR, Area 10

**Bermudez, Alison**

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**From:** Glenda Anderson <>  
**Sent:** Tuesday, September 20, 2022 3:09 PM  
**To:** Planning  
**Subject:** Sunrise-Marketplace overlay

I applaud any effort to make the area more like a neighborhood shopping and dining area. I hope it includes crosswalks and sidewalks where Farmgate crosses over to the Target parking area. Every time I try to walk there from my house, I feel like I'm risking my safety as there isn't even an obvious traffic lane and you can't get to the store without walking in the driveway.

Similarly, I'm hoping for speed berms on Merlindale someday. It's basically a speedway for hot rodders without mufflers.

Thanks again for trying to improve the quality of life for the neighborhood.

Sincerely,

Glenda Anderson  
North Ridge Drive

Sent from [Mail](#) for Windows