

**RESOLUTION NO. 2022-05**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, ADOPTING A REPORT AND CERTAIN FINDINGS REQUIRED UNDER CALIFORNIA GOVERNMENT CODE SECTION 65402 FOR THE DISPOSITION OF CERTAIN VACANT PROPERTIES LOCATED ON SAYONARA DRIVE**

**WHEREAS**, Government Code section 65402 requires that the Planning Commission make a determination of conformity with the city’s General Plan prior to the disposition of any real property owned by the city; and

**WHEREAS**, the Planning Commission must report as to the proposed disposition’s conformity with the City of Citrus Heights’ General Plan within forty (40) days from the submittal of the matter to the Planning Commission, unless a longer period of time has been adopted by the City Council; and

**WHEREAS**, the Planning Commission’s report on the disposition’s conformity with the General Plan is not a determination of whether a specific project should proceed; and

**WHEREAS**, the city owns twelve vacant properties on Sayonara Drive, Sacramento County Assessor Parcel Nos. 243-0275-003 and 013; 243-0276-002 through 005, 243-0282-004, 243-0281-015 and 016, and 243-0281-019 through 021(the “Properties”); and

**WHEREAS**, soon after the City of Citrus Heights (the “City”) incorporation, the Redevelopment Agency identified the street as blighted and included the area in the Agency’s Redevelopment Plan;

**WHEREAS**, the “City” sought to improve the streets appearance and reduce crime by purchasing and demolishing fifteen blighted properties for the purpose of rebuilding new housing;

**WHEREAS**, three of the properties were redeveloped into a new park and a community center;

**WHEREAS**, nine of the remaining vacant properties will be transferred to an affordable housing developer who develop residential units for income qualified persons and families which support’s the City’s Replacement Plan and General Plan Policies for the Properties;

**WHEREAS**, three of the vacant properties will be transferred to a local water agency for a future groundwater production well if testing results determine there is adequate water production on the properties;

**WHEREAS**, should testing provide unfavorable results, the three properties will be transferred to the affordable housing developer who will include the properties into their scope to develop affordable housing on all twelve parcels;

**WHEREAS**, on May 11, 2022, the Planning Commission conducted a duly noticed meeting to determine whether the disposition of the Property conformed to the City’s General Plan; and

**WHEREAS**, the Planning Commission has carefully considered all pertinent testimony, the staff report, the City's General Plan and all additional information presented to the Planning Commission.

**NOW THEREFORE BE IT RESOLVED AND ORDERED AS FOLLOWS:**

**Section 1.**     Recitals. The above Recitals are true and correct, and hereby incorporated by reference.

**Section 2.**     Findings and Determinations. The City is proposing the disposition of twelve vacant properties on Sayonara Drive, Citrus Heights, California, and designated as Sacramento County Assessor Parcel Nos. 243-0275-003 and 013; 243-0276-002 through 005, 243-0282-004, 243-0281-015 and 016, and 243-0281-019 through 021. Based upon substantial evidence presented to this Planning Commission during its meeting on May 11, 2022, including written and oral evidence presented at or before the hearing, the Planning Commission hereby specifically finds that the proposed disposition of the Property is consistent with the city's General Plan.

**Section 3.**     General Plan Findings. The disposition of the Property is consistent with the following General Plan Policies:

- ***Policy 25.1:*** *Promote development of a variety of housing types in terms of location, cost, design, style, type, and tenure, while ensuring compatibility with adjacent uses of land.*
- ***Policy 25.4:*** *Support a variety of housing opportunities on vacant or under-utilized lands.*
- ***Policy 27.1 Action F:*** *Continue to implement strategies to redevelop Sayonara Drive (Sunrise to Lialana).*
- ***Policy 28.7 Action C:*** *Continue to use density bonuses, federal funds and other available resources to promote housing opportunities, especially for low-income persons and those with special needs, including developmental disabilities.*
- ***Policy 33.1:*** *maintain open communication and cooperation with all public agencies that service residents and businesses in Citrus Heights.*
- ***33.1 Action C.*** *Work with providers of services such as water supply, sewage disposal, and parks and recreation facilities to ensure adequate service levels.*

The disposition of the Property is consistent with these General Plan goals because the development of the property will assist in the revitalization of Sayonara Drive and its future development will strive to meet these General Plan Policies.

**Section 4.**     Conformity Determination. Based upon the substantial evidence presented to the Planning Commission during its meeting on May 11, 2022, and upon the specific findings set forth in Sections 1, 2, and 3 above, the Planning Commission hereby concludes that the disposition of the Properties conforms to the City of Citrus Heights General Plan.

The Secretary to the Planning Commission shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

**PASSED AND ADOPTED** by the Planning Commission of the City of Citrus Heights, California, this 11<sup>th</sup> day of May 2022 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Approved:

Attested:

Marcelle Flowers, Chairperson

\_\_\_\_\_  
Stacy Hildebrand, Planning Commission Secretary