



STAFF REPORT

Community Development Department
 Planning Division
 6360 Fountain Square Dr.
 Citrus Heights, CA 95621
www.citrusheights.net
 (916) 727-4740

Hearing Date: May 11, 2022

File Number: N/A

Application Type: N/A

Assessor's Parcel Number(s): 243-0275-003 & 013; 243-0276-002 – 005; 243-0282-004; 243-0281-015 & 016; 019 – 021. (total 12 Parcels)

Prepared by: Alison Bermudez, Senior Planner
abermudez@citrusheights.net

Project Name: Determination of General Plan Consistency - Sayonara Properties

Project Addresses: 7794, 7795, 7800, 7801, 7804, 7805, 7808, 7809, 7813, 7817, 7821, 7824 Sayonara Drive

Gross Acreage: Apx. 2.36 Acres (total combined)		Net Acreage: N/A	Net Density: N/A
Current Zoning: RD20		General Plan Designation: MDR	
Zoning		Land Use Designation:	Actual Use
On-site:	RD20	MDR	Vacant
North:	RD20/RD5	MDR/LDR	4-plex/SFD
South:	RD20/MH	MDR/LDR	4-plex/MH
West:	RD20	MDR	4-plex
East:	RD20	MDR	4-plex

Environmental Status:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Exempt Section 15061(b)(3) | <input type="checkbox"/> Previous Negative Declaration |
| <input type="checkbox"/> Negative Declaration | <input type="checkbox"/> Environmental Impact Report |
| <input type="checkbox"/> Mitigated Negative Declaration | <input type="checkbox"/> Previous Environmental Impact Report |

Planning Department Recommendations:

- Approve
 Deny

Applicant:	City of Citrus Heights Planning Division	Property Owner:	City of Citrus Heights
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REQUEST

This is a request by the City of Citrus Heights Planning Division to find that the disposition of 12 vacant properties located on Sayonara Drive is consistent with the city's General Plan.

Property Addresses: 7794, 7795, 7800, 7801, 7804, 7805, 7808, 7809, 7813,
7817, 7821, 7824 Sayonara Drive (all properties are
vacant land)

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 2022-___, A Resolution of the Planning Commission of the City of Citrus Heights, California, Adopting its Report and Certain Findings Required Under California Government Code Section 65402 for the Disposition of Certain Vacant Properties on Sayonara Drive.

BACKGROUND

Starting in 2008, the city's Redevelopment Agency began to purchase blighted properties on Sayonara Drive. The Sayonara area is part of the city's long range redevelopment plan as outlined in the General Plan and the Redevelopment Agency's Implementation Plan. Ultimately the agency purchased 15 parcels and demolished the blighted buildings on premises (total of 64 units). Since that time, three parcels have been redeveloped; one as a park and two for the creation of the Sayonara Community Center. Twelve parcels remain vacant.

As required by Redevelopment law, the city is obligated to replace a certain number of the demolished units with income restricted housing units. To guide in the redevelopment and replacement of demolished housing units, the City Council adopted the *Sayonara Drive Improvement Strategy* and a *Replacement Housing Plan*. To implement the improvement strategy and the replacement housing, the city will need to dispose of the properties to an affordable housing developer.

In March 2022, the Planning Commission approved the findings required to transfer these properties to an affordable housing developer. Following that action, the city was contacted by a local water agency who has an interest in acquiring some of the properties for a future groundwater production well. If that occurs, the number of properties developed with housing will be reduced. However, the total number of affordable housing units developed is intended to exceed the city's replacement obligation. If the water agency's acquisition of the properties does not occur, all properties will be developed with affordable housing.

Request

Under Government Code section 65402, the Planning Commission must determine conformity to the General Plan prior to the disposition of any city owned land. The Planning Commission's determination is not whether a specific project should proceed but rather a determination that the sale of the land is in conformance with the General Plan. The Planning Commission determination is reported to the City Council.

The request is to determine the transfer of the properties meet the required findings under Government Code 65402. There are a total of twelve properties to be considered for disposal - nine to an affordable housing developer and three to the local water agency. It should be noted that the water agency has to complete its

testing to confirm there is adequate groundwater available for the intended well. Should testing result in an unfavorable outcome, all properties will be used for the developer of affordable housing.

Staff recommends the Planning Commission find the transfer of the properties is consistent with the General Plan, in particular the following 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.*
- **Policy 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 findings to support the disposition of the property are set forth in the Resolution provided as Attachment 1. The adoption of the resolution is not approving any particular project but will allow the city to dispose of the property. Future development of the properties will be reviewed through the required environmental and project entitlement review processes.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the requirements of the California Environmental Quality Act per Section 15061 of the CEQA Guidelines. The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 2022-___, A Resolution of the Planning Commission of the City of Citrus Heights, California, Adopting Its Report and Certain Findings Required Under California Government Code Section 65402 for the Disposition of Certain Vacant properties Located on Sayonara Drive.

Attachments:

1. Resolution 2022-___
2. Vicinity Map
3. General Plan Land Use Map