

ORDINANCE 2023-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS,
CALIFORNIA, AMENDING ARTICLE 5, CHAPTER 106.50 OF THE ZONING
ORDINANCE AND REZONING THE PROPERTY INTO THE SYLVAN CORNERS
SPECIAL PLANNING AREA

THE CITY OF CITRUS HEIGHTS DOES ORDAIN AS FOLLOWS:

Section 1: Purpose and Authority

The purpose of this Ordinance is to amend Article 5, Section 106.50.010 through Section 106.50.150, of the City of Citrus Heights Zoning Ordinance in regards to Special Planning Areas as shown below.

Section 2: Findings

- a) The amendment to the Zoning Code, rezoning land into the Sylvan Corners Special Planning Area, is internally consistent with the General Plan in that the General Plan supports providing for a variety of housing options;
- b) The site is physically suited for the proposed zoning designation;
- c) The project complies with all applicable provisions of the Zoning Code other than those modified by the SPA;
- d) Any approved modifications to the development standards of the Zoning Code are necessary and appropriate to accommodate the superior design of the proposed project, its compatibility with adjacent land uses, and its successful mitigation of any identified environmental impacts;
- e) The project complies with the City's Design Guidelines;
- f) The project can be adequately served by public facilities, services and utilities;
- g) The planning concepts and design features of the project are reasonably suited to the characteristics of the site and the surrounding neighborhood;
- h) The project is and will be compatible with the site, and the land uses and development intended for the surrounding neighborhood by the General Plan;
- i) The site is adequate for the project in terms of size, shape, topography, and circumstances;
- j) The establishment, maintenance, or operation of the use would not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of the proposed use, or detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City;

- k) The project will contribute to and enhance the best characteristics of the surrounding neighborhood, especially through the development of the trail system through the open space area;
- l) The applicant has demonstrated that adequate public infrastructure is available to service the project; and
- m) The project will assist the City in meeting the goals of the General Plan, including providing a variety of housing opportunities.

Section 3: Amendments to Zoning Code

106.50.135 is added as follows:

106.50.135 – Sylvan Corners

A. Purpose. The provisions of this Section are intended to ensure that development within the Sylvan Corners Special Planning Area (SPA) creates an attractive neighborhood with an inviting street-facing presence along Auburn Boulevard.

The SPA establishes setbacks unique to this site and project, includes well-designed and appropriately scaled open space areas, provides varied housing types, adequate parking, safe and efficient circulation and protects a number of native trees. The development also incorporates a number of amenities including a small passive park for picnicking and gathering, open space areas with seating and a number of walking paths that connect to the open spaces, the detention basin and to the adjacent Sylvan Plaza. This includes the use of reciprocal use easements on individual lots and uses them as necessary to provide private access where shown.

The neighborhood has been designed with special attention to the long-term livability of residents through its set of site plans that underwent design review with the City. Development within the SPA must be compliant with the codes and regulations set forth by the City of Citrus Heights.

B. Applicability. This Section applies to proposed development and new land uses within the Sylvan Corners SPA, as shown in Figure 5-12.

C. Allowable Land Uses. Land uses shall be limited to single family dwellings and accessory structures, passive recreational amenities, trails, sidewalks, and detention / water quality basin uses.

D. Permit Requirements. Design review approval shall be required for all proposed development, excluding residential accessory structures as defined in Chapter 106.80.

E. Density. The density of residential development of any portion of the property shown in Figure 1 shall not exceed 20 dwelling units per acre.

F. Development Standards - Overall Project Site. During the preparation of the SPA, several key design criteria were addressed including requirements for special building frontages along Auburn Boulevard, reduced grading, open space provisions, and efforts to preserve healthy trees. Any future changes to the neighborhood shall be consistent with the intent of the original development standards as depicted in the project's tentative map.

1. **Private Streets.** Private streets (inclusive of alley-streets) shall be permitted within the project site to provide greater flexibility in site design. The project shall meet the following standards:

- a. Private streets shall be constructed to the appropriate public roadway standard, as determined by the City Engineer, with respect to pavement width and thickness, curbs, gutters, sidewalks, etc.
 - b. The private streets shall meet all private roadway standards as determined by the Fire District and the City Engineer and maintained by the Home Owner Association (HOA). A Private Road Maintenance Agreement will also be implemented with the HOA per the requirements of the Fire District and City Engineering Division.
2. **Refuse Containers Storage.** Refuse containers shall be stored (except on pick-up day) within yard or garage areas not visible to the public or shall be completely screened by a decorative partition or by landscaping.
3. **Building Height.** The maximum building height shall be 35 feet from finish grade to highest ridge.
4. **Dwelling Units.** The residential subdivision will consist of 94 single-family dwelling units including alley-loaded and traditional small lots.
5. **Parking.** The parking requirement is a minimum of two (2) parking spaces plus one (1) guest space for each dwelling. Resident parking is fulfilled by the enclosed garage and the driveway provided for each dwelling. Guest parking is fulfilled by driveway parking and both formal and informal on-street parking spaces distributed throughout the site. Garages and driveways shall at all times be available for parking of vehicles only (i.e., not boats or RVs). Storage within the garage, or any other use within the garage, is only allowed to the extent that it does not impede parking of the vehicle or vehicles of the owner/tenant of the unit. The CC&Rs shall require that residents park their vehicles in their own garages, leaving guest parking spaces available for guests.
6. **Boat and RV Storage.** Guest parking and on-street parking spaces are strictly reserved for guest and overflow parking. Guest spaces shall not be used for RV or boat storage. Guest parking spaces shall also not be used for commercial vehicle parking or storage.
7. **Neighborhood Gateways.** Individual neighborhood entry gateways to the SPA area shall be enhanced and shall include accent trees, colorful annual plants, signage and other special landscape elements. The maintenance of the neighborhood gateways shall be the responsibility of the HOA.
8. **Street Lighting.** Street lighting shall meet minimum City standards and shall consist of fixtures along public streets, sidewalks and trails providing sufficient illumination for vehicular and pedestrian safety. On private streets, lighting shall be provided on garages and on the backside of residential units. Outdoor lighting shall meet the following standards:
 - a. All streetlights on public streets shall have a color temperature of 3000K or less.
 - b. All lighting in the common areas, including open spaces, owned by the HOA shall be certified "Dark Sky Approved" by the International Dark Sky Association.
 - c. All lighting on private lots, whether attached to the home or free-standing, shall be certified "Dark Sky Approved" by the International Dark Sky Association.
9. **Minimum Lot Size.** The minimum lot size for each home shall be as follows:
 - a. Alley-loaded small lot: (35x75) or 2,625 square foot (sf) minimum

- b. Traditional small lot: (40x75) or 3,000 square foot (sf) minimum

10. Minimum Usable Outdoor Area. Each alley loaded, and traditional small lot shall have a minimum usable private/semi-private outdoor area as outlined below. To be considered “usable,” a minimum width of 5 feet (ft) is required.

- a. Alley loaded small lot: 674 square feet (sf) minimum. Each unit will incorporate usable private/semi-private outdoor areas in the form of side/front yards and front porches.
- b. Traditional small lot: 471 square feet (sf) minimum. Each unit will incorporate usable private/semi-private outdoor areas in the form of back yards, patios and front porches.

The minimum usable outdoor area can be reduced in size for parcels that adjoin open space and have direct visibility from their outdoor area into open space areas. For parcels which are the recipient of a mutual or reciprocal easement, the area within that easement can count towards the minimum usable outdoor area for the “receiving” unit.

A porch/patio cover, open on at least 3 sides, can be included in the minimum usable outdoor area.

11. Lot Coverage. The total area of all building footprints and roofed areas shall not exceed 55 percent (55%) of the total site area which would allow space for outdoor living features such as patio covers and outdoor furniture.

12. Building Setback. All dwelling units shall comply with the following minimum building setbacks:

- a. Alley-loaded small lot dwellings/units:
 - Front: 12.5 feet to living; 10 feet from property line (back of sidewalk) to porch
 - Rear: 5 feet
 - Interior side: 3 feet
 - Street side: 10 feet
- b. Traditional small lot dwellings/units:
 - Front: 14 feet to living; 20 feet from back of sidewalk to garage face; 12.5 feet from property line (back of sidewalk) to porch
 - Rear: 10 feet
 - Interior side: 3 feet
 - Street side: 10 feet

13. Accessory Structures

- a. Alley-loaded small lot dwellings/units. All accessory structures shall comply with the building setbacks outlined in Section 13 (Building Setbacks), above.
- b. Traditional small lot dwellings/units. All accessory structures shall comply with the building setbacks outlined in Section 13 (Building Setbacks) above, except the rear setback may be 5 feet.

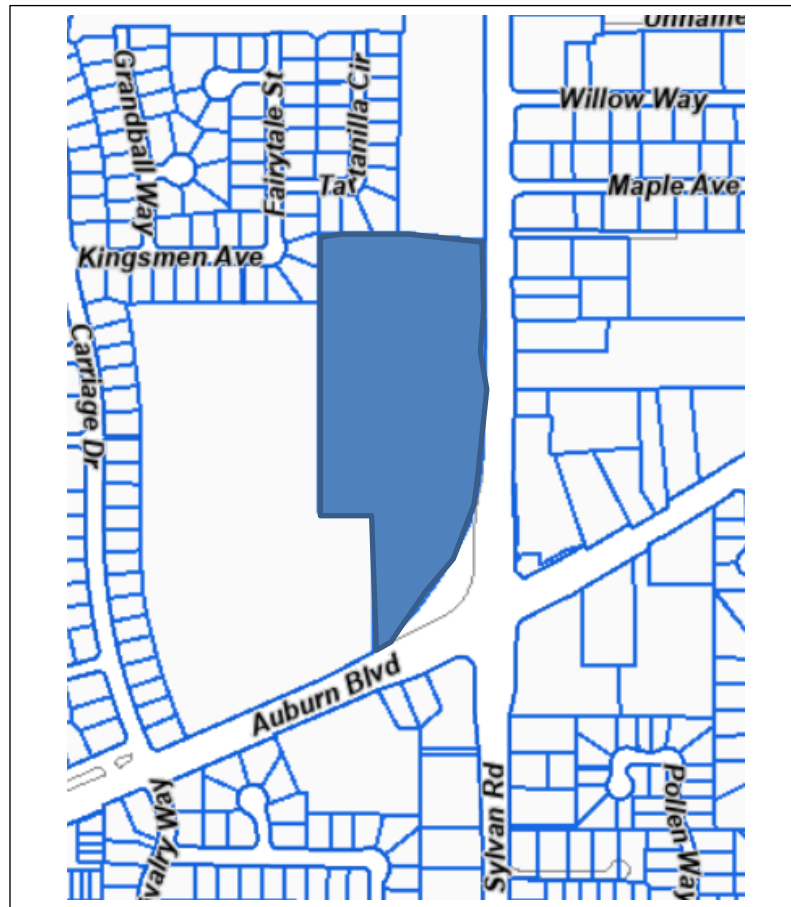


Figure 5-12

106.50.140 is amended to be renumber Figure 5-12 to Figure 5-13.

106.50.150 is amended to renumber Figure 5-13 to Figure 5-14.

Section 4: Severability

If any section of this Ordinance is determined to be unenforceable, invalid, or unlawful, such determination shall not affect the enforceability of the remaining provisions of this Ordinance.

Section 5: Effective Date and Publication

This Ordinance shall take effect thirty (30) days after its adoption, and within fifteen (15) days after its passage, shall be posted in three public places.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this ____ day of _____ 2023 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Tim Schaefer, Mayor

ATTEST:

Amy Van, City Clerk

Attachment:

Exhibit A: Rezone Map