



550 Kearny Street
Suite 800
San Francisco, CA 94108
415.896.5900 [phone](tel:415.896.5900)
415.896.0332 [fax](tel:415.896.0332)

Attachment A

esassoc.com

memorandum

date August 25, 2023

to Alison Bermudez, Senior Planner (City of Citrus Heights)

cc Mike LaFortune, Tauni Fessler (Woodside Homes)

from Mary Laux, Principal Planner

subject Sylvan Corners Project – SPA Zoning District (revised)

Dear Alison,

On behalf of Woodside Homes (the applicant), please find this memorandum which 1) provides the Sylvan Corners project description and 2) outlines our interpretation of how the proposed project conforms with the required findings of the City of Citrus Heights Zoning Code, section 106.28.030 - Special Planning Area (SPA) Zoning District.

PROJECT DESCRIPTION

The “Sylvan Corners” project site is located at 7137 Auburn Boulevard within the City of Citrus Heights, on approximately 11.32 acres. Woodside Homes is proposing a General Plan Amendment and rezone to a Special Planning Area (SPA), from the existing RD-2 zoning, to facilitate the development of the proposed project, a 94-unit single family residential neighborhood, including 80 market-rate units and 14 affordable units (at a density of 8.35 dwelling units/net acre). The proposed project objective is to increase housing and affordable housing in the City of Citrus Heights while also ensuring that the development creates an attractive and inviting streetwall along Auburn Boulevard, includes well-designed and appropriately scaled open space areas, provides varied housing types, adequate parking, safe and efficient circulation within the project site, incorporates the detention pond and Sylvan Plaza into the project design, and protects and preserves to the extent feasible native trees. This includes the use of reciprocal use easements on individual lots and uses them as necessary to provide private access where shown.

The Project will be built to the Energy Efficiency Standards for Residential and Nonresidential Buildings, as specified in Title 24, Part 6, of the CCR (Title 24). Title 24 of the California Code of Regulations requires the use of energy-efficient appliances in all new residential facilities. Further, the homes constructed as part of the proposed project will include smart thermostats (which can be programmed to be demand responsive), whole house ventilation using Heat Recovery Ventilators (HRV), fresh air systems, solar readiness and an option to purchase an energy storage system.

Additionally, SMAQMD requires all projects to implement Tier 1 Best Management Practices, which mandates that all project plans be designed and constructed without natural gas infrastructure and that all projects must adhere to the current Cal Green Tier 2 standards (i.e., the proposed project will be all-electric). The proposed project shall meet the current CalGreen Tier 2 standards, except all electric vehicle capable spaces shall instead be electric vehicle ready.

FINDINGS

1. The project is consistent with the General Plan and any applicable specific plan;

- Yes, the proposed project is consistent with several goals of the General Plan. The table below lists some of the most applicable goals, with a short discussion of how the project relates to that goal. The project is consistent with the General Plan provided the designations onsite are changed from “Public” to “Medium Density Residential” per the Zone Change Application that is being submitted on behalf of the proposed project.

General Plan Goal / Policy	Discussion
<p>Goal 4: Ensure that new development is compatible within the neighborhood.</p> <p>Policy 4.3: Discourage features in residential development that tend to isolate residents from the sense of an integrated community, such as walls and gated single family neighborhoods.</p> <p>Policy 4.5: Ensure that requests for rezonings to increase the allowable density in all neighborhoods shall only be approved for projects providing superior design and enhanced community benefit.</p>	<p>The project has been designed to be compatible with adjoining land uses, by creating an inviting and attractive streetwall and streetscape along Auburn Boulevard and Old Auburn Road. It does not include the use of sound walls or gates but instead fronts homes onto Auburn Boulevard. The project provides superior design in terms of its' layout which takes advantage of the drainage pond and the proximity to Sylvan Plaza. The community will benefit by having access to the passive open space areas and convenient pedestrian connections to Auburn Boulevard and the adjacent school.</p>
<p>Goal 10: Achieve attractive, inviting, and functional corridors</p> <p>Policy 10.1: Require superior architectural and functional site design features for new development projects along major corridors.</p> <p>Policy 10.2: Design buildings to revitalize streets and public spaces and to enhance a sense of community and personal safety.</p>	<p>The proposed project is located along the Auburn Corridor and will create an inviting and attractive streetwall and streetscape along Auburn Boulevard and Old Auburn Road. The proposed architecture is not generic but unique to the project and its surroundings.</p> <p>Homes will front onto streets and the Sylvan Plaza in order to help activate the area; adequate fencing and lighting will be provided.</p>
<p>Goal 24: Increase homeownership opportunities to ensure a balance of housing and household types.</p> <p>Goal 25: Provide adequate sites for a variety of housing opportunities to serve all residents.</p>	<p>The residential subdivision will consist of 94 single-family dwelling units.</p> <p>Two different types of single-family homes will be provided in the development (which is currently vacant), including alley-loaded and traditional small lot - offering a variety of lot sizes and home styles. Each of the homes will be located on its own parcel, increasing homeownership opportunities.</p>

<p>Policy 25.4: Support a variety of housing opportunities on vacant or underutilized lands.</p> <p>Goal 28: Ensure housing opportunities for all segments of the community.</p> <p>Policy 28.5: Encourage development of a variety of sizes, design and styles of housing so that residents will be encouraged to stay in Citrus Heights as their housing needs change.</p>	<p>Per the provisions of California Government Code Section 54233 - the proposed project will include no less than 15 percent of the total number of residential units (as developed on surplus land sold by a local agency) of for-sale housing at an affordable cost to lower income households. The requirements of Section 54233 will be contained in a covenant or restriction recorded against the surplus land sold by a local agency.</p> <p>A total of 14 affordable units will be made available to qualified buyers, subject to California Department of Housing and Community Development requirements and will be distributed throughout the community and not concentrated in one area.</p>
<p>Goal 39: Create open spaces in future urban development with natural features for public use and enjoyment.</p>	<p>The proposed project provides five (5) common open space areas which will provide natural landscaping and passive recreational area. The common open space areas shall include three areas/lots serving as decorative entry features with lawns and picnic areas surrounding the entrances to the neighborhood; a small school-adjacent open space with lawn and mulched areas for walking and playing; and a detention pond serving as both a visual amenity and a functional water quality basin, including benches, and a pedestrian path/paseo connecting the neighborhood to Sylvan Plaza. Appropriate open fencing shall be utilized with a pedestrian gate opening onto Sylvan Plaza, a key City amenity.</p>
<p>Goal 41: Minimize building energy consumption and transition to clean, renewable energy sources.</p>	<p>The proposed project will be an all-electric community and will not utilize natural gas.</p>
<p>Goal 58: Ensure excellent public safety services and rapid and effective emergency response</p> <p>Policy 58.13: Provide adequate access for emergency vehicles, particularly firefighting equipment, in all new development.</p>	<p>The site plan for the proposed project has undergone review by the Sacramento Metro Fire District and received confirmation that it is considered sufficient in regard to fire access (<i>correspondence between the City, BW, and Rebecca Leda, Fire Inspector II via email on 10/26/22</i>). As of May 2023 – Roman Klets, of Metro Fire and the project engineer confirmed that the revised site plan also meets the previously agreed criteria.</p> <p>The current Tentative Map reflects the intersection spacing and alley lengths agreed to by the Sacramento Metro Fire District. The June 27, 2023, letter from Sacramento Metro Fire District to the applicant contains items subject to the intersections spacing as previously agreed to.</p>

2. *The project complies with all applicable provisions of this Zoning Code other than those modified by the SPA ordinance;*

- The uniqueness of the site and variety of housing types require flexibility not found in standard residential zoning designations. The existing zoning of the site is RD-2 (Very Low Density Residential) which will be changed to meet the project objectives through the Zone Change application process to Medium Density Residential (MDR).

3. *The approved modifications to the development standards of this 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;*

Yes, modifications to the development standards of the Zoning Code are requested so that the proposed project can:

- Help to create an attractive and inviting streetwall along Auburn Boulevard with homes fronting onto the street.
- Establish setbacks unique to this site and project
- Integrate key oak trees and include appropriately scaled open space area
- Provide varied housing types which create interest and provide residents with options
- Design the detention pond to serve the project and become an attractive visual amenity

4. *The project complies with all applicable provisions of the City's Design Guidelines;*

- The design of the proposed project meets the standards of the City's Design Guidelines – specifically those defined in section 106.31.030 - Residential Project Design of the City's Zoning Code.

5. *The project can be adequately, conveniently, and reasonably served by public facilities, services, and utilities;*

Yes, the proposed project will be served by:

- Citrus Heights Water District - Water
- SASD – Sewer
- City of Citrus Heights Public Works and Engineering - Drainage
- Sac Metro Fire Department - Fire protection
- AT&T – Telephone service
- SMUD - Electrical service
- San Juan Unified - School District
- Sunrise Park District - Park District

6. *The planning concepts and design features of the project are reasonably suited to the characteristics of the site and the surrounding neighborhood;*

Yes, the proposed project includes the following features:

- Interesting and attractive streetwall
- Variety, style in homes and design features
- Attractive open space and entry treatments

- A cohesive and attractive visual transition from the existing plaza and proposed open space/detention pond area.

7. *The location, size, planning concepts, design features, and operating characteristics of the project are and will be compatible with the character of the site, and the land uses and development intended for the surrounding neighborhood by the General Plan;*

Yes, the proposed project:

- Presents the opportunity to introduce two types of infill housing
- Contributes to an enhanced streetwall along Auburn Boulevard
- Provides attractive public realm
- Provides pedestrian connections
- Establishes open space areas with oak and other trees

Further, the proposed project represents an infill development opportunity that the City of Citrus Heights had identified as a major investment to complement nearby projects in the area.

8. *The site is adequate for the project in terms of size, shape, topography, and circumstances; and*

- Yes, the site can support the proposed project improvements, has access to utilities, provides sufficient drainage, and is easily accessible. The design, layout, and configuration of improvements shall minimize the extent and amount of grading.

9. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, 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.*

- The CEQA document as currently prepared for the proposed project has not identified any detrimental impacts.