

RESOLUTION NO. 2023 - _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS
HEIGHTS, CALIFORNIA, ADOPTING A GENERAL PLAN MAP
AMENDMENT, APPROVING A TENTATIVE MAP, DESIGN REVIEW PERMIT
AND A TREE PERMIT FOR THE SYLVAN CORNERS PROJECT LOCATED
AT 7137 AUBURN BOULEVARD**

WHEREAS, Woodside Homes submitted an application for approval of:

1. A General Plan Amendment to modify the land use designation from Public to Medium Density Residential as shown in Exhibit A;
2. A Tentative Subdivision Map for the division of the property to accommodate 94 lots for homes and 6 open space lots;
3. A Design Review Permit for the construction of a 94 lot subdivision and open space areas featuring a passive recreation area and a detention basin with connections to the adjacent school and Sylvan Plaza; and
4. A Tree Permit for the removal of certain trees and encroachment within the dripline of other trees.

WHEREAS, the Planning Commission held a public hearing on September 13, 2023, in which it recommended approval of the General Plan Amendment as shown in Exhibit A and approval of the Tentative Subdivision Map, Design Review Permit and Tree Permit subject to the Findings contained herein and the Conditions of Approval attached as Exhibit B;

WHEREAS, the City Council has adopted a Mitigated Negative Declaration and Monitoring Report for the project, potential impacts could be avoided or reduced to a level less than significance by mitigation measures;

WHEREAS, the City Council has reviewed and considered all of the evidence in the record before it, including, but not limited to all reports, studies, memoranda, maps, staff reports, or other planning documents relating to the project prepared by the City, or consultants to the City, with respect to the City's consideration of the General Plan amendment, Tentative Subdivision Map, Design Review Permit and Tree Permit; all written correspondence submitted to the City; and all oral and written testimony submitted to the City. The City Council has relied on all of the evidence in the record of proceedings in reaching its decision, even if not every document was formally presented to the City Council, Planning Commission or City Staff as part of the City files generated in connection with the project;

NOW, THEREFORE, BE IT RESOLVED that the Citrus Heights City Council hereby finds as follows:

Findings for Approval of the General Plan Amendment

- 1. The amendment, changing the designation of the project site from Public to Medium Density Residential (MDR), is internally consistent with other provisions of the General Plan;*
- 2. The change in land use designations is consistent with the General Plan because adequate land still remains to provide a variety of housing opportunities for residents;*
- 3. The amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City; and*
- 4. The site is physically suited for the proposed development.*

Findings for Approval of the Tentative Subdivision Map

- 1. The project is consistent with the General Plan provided the designations onsite are changed from Public to Medium Density Residential. The project supports the General Plan goals of providing a variety of housing options within the City;*
- 2. The site is physically suited for the type and proposed density of development;*
- 3. The design of the subdivision is not likely to cause substantial environmental damage and the type of improvements are not likely to cause serious public health problems with the adoption of mitigation measures contained in the Final EIR; and*
- 4. The project will not conflict with easements acquired by the public at large for access through or use of property within the subdivision, with adoption and modification of easements shown on the project plans and as conditioned.*

Findings for Approval of the Design Review Permit

- 1. The Sylvan Corners project complies with the Zoning Code with the incorporation of the conditions of approval and approval of the amendment to rezone the property into the Sylvan Corners Special Planning Area;*
- 2. The project is consistent with the General Plan provided the designations onsite are changed from Public to Medium Density Residential, and/or any previously approved planning permit;*

3. *The project's architectural design and building massing and scale are appropriate to and compatible with the site surroundings and the community;*
4. *The project provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;*
5. *The project complies with all applicable design standards in Chapter 106.31 and/or other applicable City design guidelines and policies;*
6. *The project provides safe and efficient public access, circulation and parking, including bicycle and pedestrian accommodations where appropriate; and*
7. *The project provides open space and landscaping, including the use of water efficient landscaping.*

Findings for Approval of the Tree Permit

1. *Approval of the Tree Permit for the Sylvan Corners project will not be detrimental to the public health, safety or welfare; and*
2. *Measures have been incorporated into the project to mitigate impacts to remaining trees and trees that will be relocated.*

BE IT FURTHER RESOLVED that

1. The matters set forth in the preceding clauses of this resolution are hereby adopted and incorporated;
2. The City Council does hereby adopt the General Plan map change put forth in Exhibit A; and
3. The City Council does hereby adopt the Tentative Subdivision Map, Design Review Permit, and Tree Permit subject to the conditions of approval set forth in Exhibit B.

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

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

Tim Schaefer, Mayor

ATTEST:

Amy Van, City Clerk

Attachments:

Exhibit A – General Plan Land Use Amendment
Exhibit B – Conditions of Approval