

**ORDINANCE NO. 2019-007**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, AMENDING THE ZONING MAP TO REZONE THREE PROPERTIES FROM RD-10 TO RD-20**

**THE CITY OF CITRUS HEIGHTS DOES ORDAIN AS FOLLOWS:**

**Section 1: Purpose and Authority**

The purpose of this Ordinance is to amend the Citrus Heights Zoning Map to change the zoning of the identified parcels from RD-10 to RD-20 as shown in the attached Rezone Exhibit (Exhibit A)

**Section 2:**  
**Findings**

- a) The amendment to the Zoning Map from RD-10 to RD-20, is internally consistent with the General Plan designation of Medium Density Residential 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 concession requests and density bonus request;
- 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 project is and will be compatible with the site, and the land uses and development intended for the surrounding neighborhood by the General Plan;
- h) The site is adequate for the project in terms of size, shape, topography, and circumstances;
- i) 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;

- j) The applicant has demonstrated that storm drainage will not negatively impact the surrounding area;
- k) The applicant has demonstrated that adequate public infrastructure is available to service the project; and
- l) The project will assist the City in meeting the goals of the General Plan, including providing a variety of housing opportunities

**Section 3: Action**

The City Council hereby amends the Citrus Heights Zoning Map to assign a revised zoning designation to the parcels specified in the attached Rezone exhibit (Exhibit A), which is incorporated by reference and included in its entirety with this ordinance.

**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 9<sup>th</sup> day of January 2020 by the following vote:

**AYES:** COUNCIL MEMBERS: Bruins, Daniels, Miller, Slowey  
**NOES:** COUNCIL MEMBERS: None  
**ABSENT:** COUNCIL MEMBERS: Middleton  
**ABSTAIN:** COUNCIL MEMBERS: None

  
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**Jeff Slowey, Mayor**

**ATTEST:**

  
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**Amy Van, City Clerk**

**Exhibit A – Zoning Map**