

ORDINANCE NO. 2020-005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, EXTENDING THE EXPIRATION DATE FOR CERTAIN UNEXPIRED DEVELOPMENT PROJECTS BY FIVE YEARS

WHEREAS, on March 5, 2020, the Sacramento County Public Health Officer proclaimed a public health emergency in Sacramento County due to the threat to public health and safety from COVID-19; an infectious disease. On March 17, 2020, the Sacramento County Health Officer issued a directive that Sacramento County residents stay at home unless they have essential chores to undertake, to which that was followed by a stay at home order on March 19, 2020;

WHEREAS, on March 19, 2020, and extended on May 14, 2020, the Citrus Heights City Council issued Proclamation No. 2020-001 declaring the existence of a local emergency in the City of Citrus Heights in response to the novel Coronavirus (COVID-19);

WHEREAS, due to the public health emergency and the unknown impacts to the local, national and international economy, the ability of applicants to implement the projects for which Citrus Heights land use authorizations have been granted, may be difficult;

WHEREAS, the public health emergency is expected to cause delay in the start of construction projects to the point that some applicants may not be able to start construction and vest their Citrus Heights land use authorizations prior to the stated expiration dates of those authorizations;

WHEREAS, pursuant to the Citrus Heights Zoning Code, if the land use authorization expires, applicants who desire to proceed with implementation of their project would be required to submit new applications, re-pay application fees and receive new approvals for the land use authorizations required for their projects;

WHEREAS, the requirement to apply for and receive new land use authorizations would result in costly delays that could lead applicants to shelve or abandon their projects and thereby cause a disruption of the local economy and an adverse impact on the City;

WHEREAS, the City Council finds there is an immediate need to avoid adverse impacts to the public peace, health and safety that could result from a disruption to the local economy;

WHEREAS, the City Council does not want to see approved entitlements expire;

WHEREAS, the Council desires to extend the duration that Planning entitlements may remain valid;

WHEREAS, the Council is granting an automatic five-year extension of unexpired entitlements;

WHEREAS, the extension shall be granted automatically, without request from the entitlement holder;

WHEREAS, the entitlement holder shall then forfeit any extensions provided by Section 106.64.070.B of the Citrus Heights Zoning Code and

THE CITY CITRUS HEIGHTS DOES HEREBY ORDAIN AS FOLLOWS:

Section 1

Unexpired Planning entitlements are hereby granted an automatic five year extension from the project's original approval date. Permittees need not take any steps or contact the City to take advantage of this extended expiration period.

This automatic extension shall apply to Use Permits, Design Review Permits and tentative maps. If the project has more than one approved entitlement, the expiration date shall be extended for all approved entitlements associated with the project.

Permittees shall forfeit any extensions provided by Section 106.64.080.B of the Citrus Heights Zoning Code.

Section 2: Severability

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 3: Effective Date and Publication

This Ordinance shall take effect thirty (30) days after the date of its adoption, provided it is published in full or in summary within fifteen (15) days after its passage, in a newspaper of general circulation and circulated in the City of Citrus Heights.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights this 9th day of July, 2020, by the following vote:

AYES:	Council Members:	Bruins, Daniels, Miller, Slowey
NOES:	Council Members:	None
ABSENT:	Council Members:	Middleton
ABSTAIN:	Council Members:	None



Jeff Slowey, Mayor

ATTEST:

A handwritten signature in blue ink that reads "Amy Van". The signature is written in a cursive style with a large initial "A".

Amy Van, City Clerk