



Robert Balina <robert@synergizerealty.com>

**RE: 7828 & 7904 Auburn Blvd**

1 message

**Planning** <planning@citrusheights.net>  
To: Robert Balina <robert@synergizerealty.com>  
Cc: "Bermudez, Alison" <abermudez@citrusheights.net>

Wed, Sep 18, 2024 at 11:42 AM

Hi Robert,

**7904 Auburn Blvd:**

The property falls within the Boulevard Plan. The Boulevard Plan is a Specific Plan covering Auburn Blvd from the Old Auburn Rd/Auburn intersection north to the City limit line. The Boulevard Plan can be reviewed online at [www.citrusheights.net/249](http://www.citrusheights.net/249)

The uses allowed on the parcel can be found starting on page 3-8 of the plan. Refer to the use table under the column "L40".

Notes:

- The site has many environmental constraints, including significant amount of area is covered by 100-year flood zone. Development (including parking) is not permissible in the 100 year flood zone.
- The footprint of the previously approved church generally represents the max buildable area
- This parcel has a unique history (refer to the attached report – page 9)
- The development of a QSR at that location will require traffic analysis review and more than likely trigger the same traffic signal/street improvements that the church was conditioned to complete.
- Copy of the last Staff Report from when the site was originally approved for development is provided. This includes some history for reference.
- Development standards including parking, landscaping, design standards can be found in the Boulevard Plan.

This information is provided as courtesy and any proposed development will require through review and analysis.

**7828 Auburn Blvd:**

3.88 gross acres

Zoning: Special Planning Area (SPA) Auburn Boulevard Specific Plan – Rusch Park District

The site is adjacent to Cripple Creek and is within a 100-year flood zone. All improvements, including paved impervious surfaces, must lie outside of the 100-year floodplain established by FEMA.

Development Standards	Allowance
Floor Area Ratio (FAR)	.60
Building Height	40 feet

Building Setback to Adjacent Residential	
-South property line (portion of)	20 ft minimum
-East property line (portion of)	20 ft minimum
Building Setback from Auburn Boulevard	
-west property line	5 ft
Building Setback to Adjacent Commercial	None
Creekside setback	45'

The creek setback is determined by a calculation of 2.5 times the height of the creek bank, plus 30 feet. In this project area, the average height of the bank is 6 feet. As the shown on the site plan, the project has been designed to meet a 45-foot setback from the creek (6'x2.5+30=45 feet).

The Boulevard Plan defines the development standards and the allowed uses. Refer to Section 3 of the plan for the Development Standards and the allowed uses. Link: [www.citrusheights.net/256](http://www.citrusheights.net/256)

Note: The allowable Uses can be found on page Page 3-8 – refer to the column heading Rusch Park District “RSVC”

Site contains a number of protected trees which will have to be considered when designing the site layout.

**Please confirm if the new traffic light will lessen street traffic requirements for any new businesses:** Planning cannot confirm traffic requirements for the site- this will be assessed depending on the use. A traffic study may still be required.



**Planning Division**

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**From:** Robert Balina <[robert@synergizerealty.com](mailto:robert@synergizerealty.com)>  
**Sent:** Wednesday, September 18, 2024 10:00 AM  
**To:** Planning <[planning@citrusheights.net](mailto:planning@citrusheights.net)>; Bermudez, Alison <[abermudez@citrusheights.net](mailto:abermudez@citrusheights.net)>  
**Subject:** 7828 & 7904 Auburn Blvd