



AB 2011 Guidance

Applying Objective Design + Development
Standards to AB 2011 Applications

Citrus Heights, CA

August 8, 2023

Adopted by Citrus Heights
City Council on February 8, 2024
Resolution #2024-013



Sections:

Section 1	Applying Auburn Boulevard Objective Design and Development Standards to AB 2011 Applications
Section 2	Permits and Procedures

Section 1 Applying Auburn Boulevard Objective Design and Development Standards to AB 2011 Applications

1. Zone translation matrix

Table 1A Zone Translation Matrix	
Existing Commercial Zoning District	Zoning District from Auburn Boulevard Objective Design and Development Standards for AB 2011 Applications
Business Professional (BP)	T4 Neighborhood (T4N)
Limited Commercial (LC)	T4 Neighborhood (T4N)
Shopping Center (SC)	T4 Main Street (T4MS)
General Commercial (GC)	T4 Main Street (T4MS)
Auto Commercial (AC)	T4 Main Street (T4MS)

2. **Additional guidance for Building Placement standards.** Where setback line standards in Subsections 2.04.E (for T4 Neighborhood Zone) and 205.E (for T4 Main Street Zone) specify setback standards specific to Auburn Boulevard, these standards shall apply to all commercial corridors as defined in Government Code §65912.101(a).

Section 2 Permits and Procedures

1. Procedures for Applications Filed Under Assembly Bill 2011

A. Applicability

- (1) This Section applies to housing development projects as defined by Government Code §65912.111-.114 (for affordable housing developments in commercial zones) or §65912.120-.124 (for mixed-income housing developments along commercial corridors).
- (2) This Section shall remain in effect for the same period as provisions contained in Government Code §65912.100 et seq. (Affordable Housing and High Road Jobs Act of 2022). Any provisions that are not extended by the State Legislature shall be repealed as of the date those provisions in the Affordable Housing and High Road Jobs Act are deemed null and void.

- B. **Definitions.** Terms defined in Government Code §65912.101 shall apply to this Section and shall control in the event of a conflict between definitions in this ODDS and definitions in Government Code §65912.101.

C. Application Filing

- (1) **Application.** An applicant may file an application for an AB 2011 housing development on a form provided by the City with the required fee.

- (2) **Notice of Pending Application to Commercial Tenants.** An applicant for a housing development project for mixed-income housing developments along commercial corridors as defined in Government Code §65912.120-.124 shall provide written notice of the pending application to each commercial tenant on the parcel when the application is submitted, pursuant to Government Code §65912.123(i).
- D. **Completeness Review.** The City of Citrus Heights shall review an application for compliance consistent with Subsection 1.E; there shall be no separate or additional timeframe for completeness review.
- E. **Compliance Review**
 - (1) **Scope of Review.** The Review Authority's scope of review is limited to all of the provisions contained in Government Code §65912.111-.114 (for affordable housing developments in commercial zones) or §65912.120-.124 (for mixed-income housing developments along commercial corridors) and the objective standards in effect at the time of application submittal.
 - (2) **Review Authority and Review Timeframes**
 - (a) **Review Authority.** The Review Authority is determined by Citrus Heights Code §106.62.040.
 - (b) **Consistency Review.** The Director shall determine if the application complies with all of the provisions contained in Government Code §65912.111-.114 (for affordable housing developments in commercial zones) or §65912.120-.124 (for mixed-income housing developments along commercial corridors) and applicable objective standards within the following timeframes:
 - i. Within 60 calendar days of application submittal for applications that include 150 or fewer housing units.
 - ii. Within 90 calendar days of application submittal for applications that include 151 or more housing units.
 - (c) **Design Review or Public Oversight.** Any design review or public oversight (i.e., Public Body review) to determine if the application complies with all of the provisions contained in Government Code §65912.111-.114 (for affordable housing developments in commercial zones) or §65912.120-.124 (for mixed-income housing developments along commercial corridors) and applicable objective standards shall occur after Consistency Review is complete and within the following timeframes:
 - i. Within 90 calendar days of application submittal for applications that include 150 or fewer housing units.
 - ii. Within 180 calendar days of application submittal for applications that include 151 or more housing units.
 - (3) **Compliance Determination**
 - (a) **Compliant Application.** If the application complies with all of the provisions contained in Government Code §65912.111-.114 (for affordable housing developments in commercial zones) or §65912.120-.124 (for mixed-income housing developments along commercial corridors) and all applicable objective standards, the City of Citrus Heights shall complete any design review or public oversight and any subdivision approval within the timeframes listed in Subsection 1.E. Only objective design and subdivision standards may be applied. See Subsection 1.F.

- (b) **Non-Compliant Application.** If the application does not comply with all of the provisions contained in Government Code §65912.111-.114 (for affordable housing developments in commercial zones) or §65912.120-.124 (for mixed-income housing developments along commercial corridors) and all applicable objective standards, the Review Authority shall make the following determination:
 - i. If the application does not comply with all of the provisions contained in Government Code §65912.111-.114 (for affordable housing developments in commercial zones) or §65912.120-.124 (for mixed-income housing developments along commercial corridors) and all applicable objective standards, the Review Authority shall provide the applicant with written documentation of which standards the development conflicts with and an explanation of the reasons the development conflicts with each standard within 60 calendar days of application submittal for applications that include 150 or fewer housing units, or within 90 calendar days of application submittal for applications that include 151 or more housing units.
 - ii. **Resubmitted Application.** If the project was found to be non-compliant, the applicant may resubmit the application for Assembly Bill 2011 streamlining, and the City shall review it for compliance with all of the provisions contained in Government Code §65912.111-.114 (for affordable housing developments in commercial zones) or §65912.120-.124 (for mixed-income housing developments along commercial corridors) and all applicable objective standards subject to the same timelines in Subsection (2) above.
 - iii. **Project Ineligible.** If the project is ineligible for Assembly Bill 2011 streamlined processing, the applicant may elect to submit an application for the applicable discretionary approval.

F. **Decision on Project**

- (1) **Project Approval and Findings.** The Review Authority shall approve the application if the Review Authority finds that the proposed development is compliant with all of the provisions contained in Government Code §65912.111-.114 (for affordable housing developments in commercial zones) or §65912.120-.124 (for mixed-income housing developments along commercial corridors) and all applicable objective standards, including objective subdivision standards.
- (2) **Conditions of Approval.** The Review Authority may impose conditions of approval provided those conditions of approval are objective and broadly applicable to development within the City of Citrus Heights.

G. **Post-decision Procedures**

- (1) **Subsequent Permits.** Any necessary subsequent permits shall be issued on a ministerial basis subject to applicable objective standards. If a public improvement is necessary to implement a development subject to this Section, and that public improvement is located on land owned by the City of Citrus Heights, the Review Authority shall process any approvals needed as required by Government Code §65913.4(h)(3).
- (2) **Post-Approval Modifications**
 - (a) **Post-Approval Modification Request.** An applicant or the City may request a modification to an approved development if that request is made prior to the issuance of the final building permit.

- (b) **Applicability of Objective Standards to Modifications.** The Review Authority shall only apply objective standards in effect when the original application was submitted, except that objective standards adopted after the date of original submittal may be applied in any of the following instances:
 - i. The total number of residential units or total square footage of construction changes by 15 percent or more; or
 - ii. The total number of residential units or total square footage of construction changes by five percent or more, and it is necessary to subject the development to an objective standard beyond those in effect when the application was submitted in order to mitigate or avoid a specific adverse impact upon public health or safety, for which there is no feasible alternative method to satisfactorily mitigate or avoid.
 - iii. Objective building standards contained in Title 24 may be applied to all modifications.
- (c) **Post-Approval Modification Review Timeframe and Decision.** The Review Authority shall determine if the modification is consistent with objective planning standards and issue a decision on the applicant's modification request within 60 days after submittal unless design review is required, in which case a decision shall be made within 90 days.
- (3) **Expiration.** An application approved consistent with this Section shall remain valid for three years; however, an application approval shall not expire if the development includes public investment in housing affordability, beyond tax credits, where 50 percent of the units are affordable to households making at or below 80 percent of the area median income consistent with Government Code §65913.4(f).
- (4) **Extension.** At the discretion of the Review Authority, a one-year extension may be granted consistent with Government Code §65913.4(f)(3).
- (5) **Relocation Assistance to Commercial Tenants.** The development proponent of a mixed-income housing development along a commercial corridor as defined in Government Code §65912.120-.124 shall provide relocation assistance to each eligible commercial tenant located on a site pursuant to Government Code §65912.123(i).

Figure 2.1: Process for Developments Eligible for Assembly Bill 2011 Streamlining with 150 units or fewer (Government Code §65912)

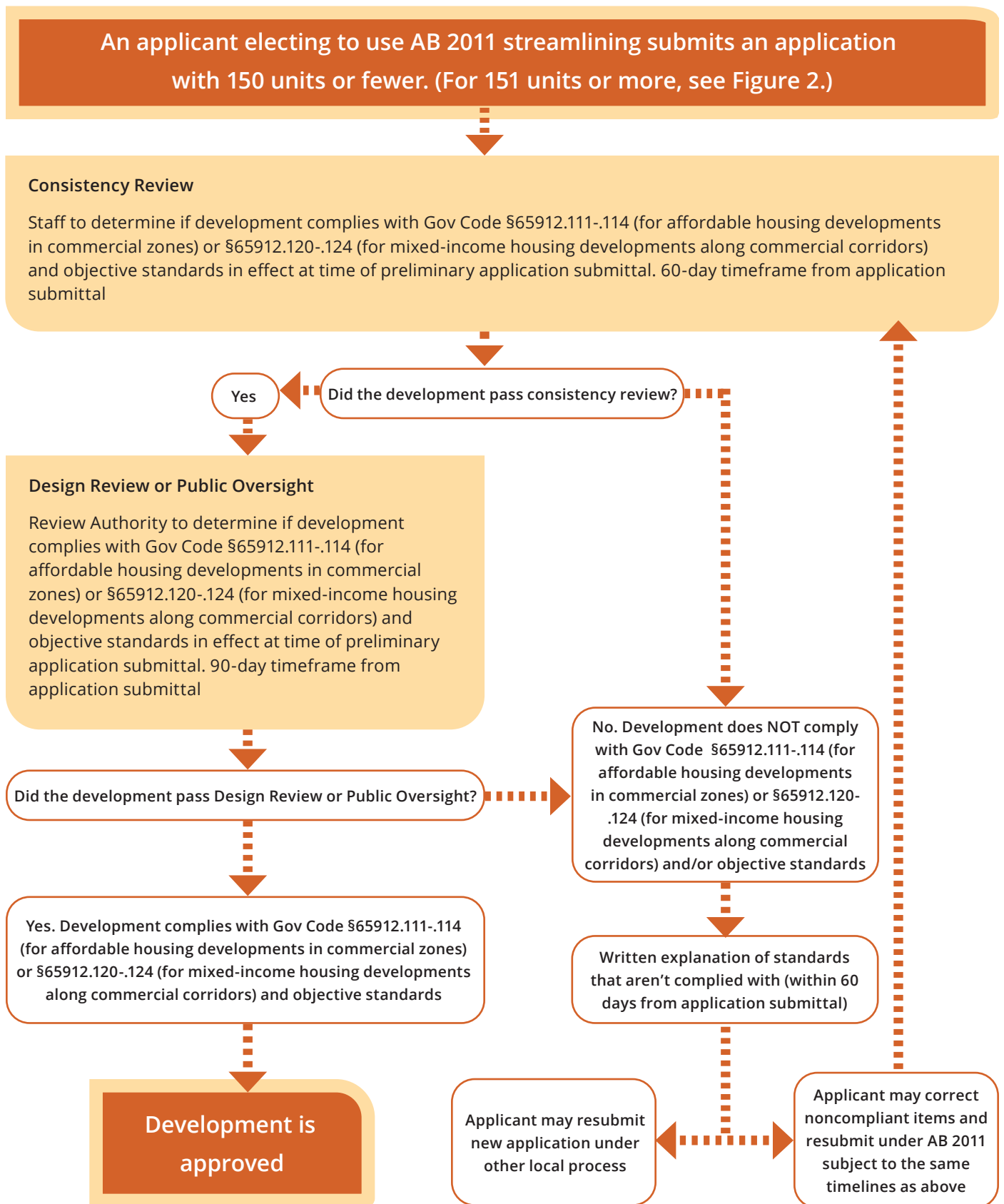


Figure 2.2: Process for Developments Eligible for Assembly Bill 2011 Streamlining with 151 units or More (Government Code §65912)

