

## 9 LAND USE

### 9.1 INTRODUCTION

This report documents current (2009) land use conditions in the planning area. The information presented in this report will be used to develop land use policies and objectives, and to define programs to implement General Plan policies.

### 9.2 DISTRIBUTION OF EXISTING LAND USES

The residential land use pattern in Citrus Heights today reflects the City's history as a medium sized suburban community. The densest residential and commercial areas are centered on the various circulation corridors such as Auburn Boulevard and Sunrise Boulevard, with lower residential development located at the northern and eastern edges of the City. The lack of vacant land and open space throughout the city is indicative of the City's current state as an almost built out community.

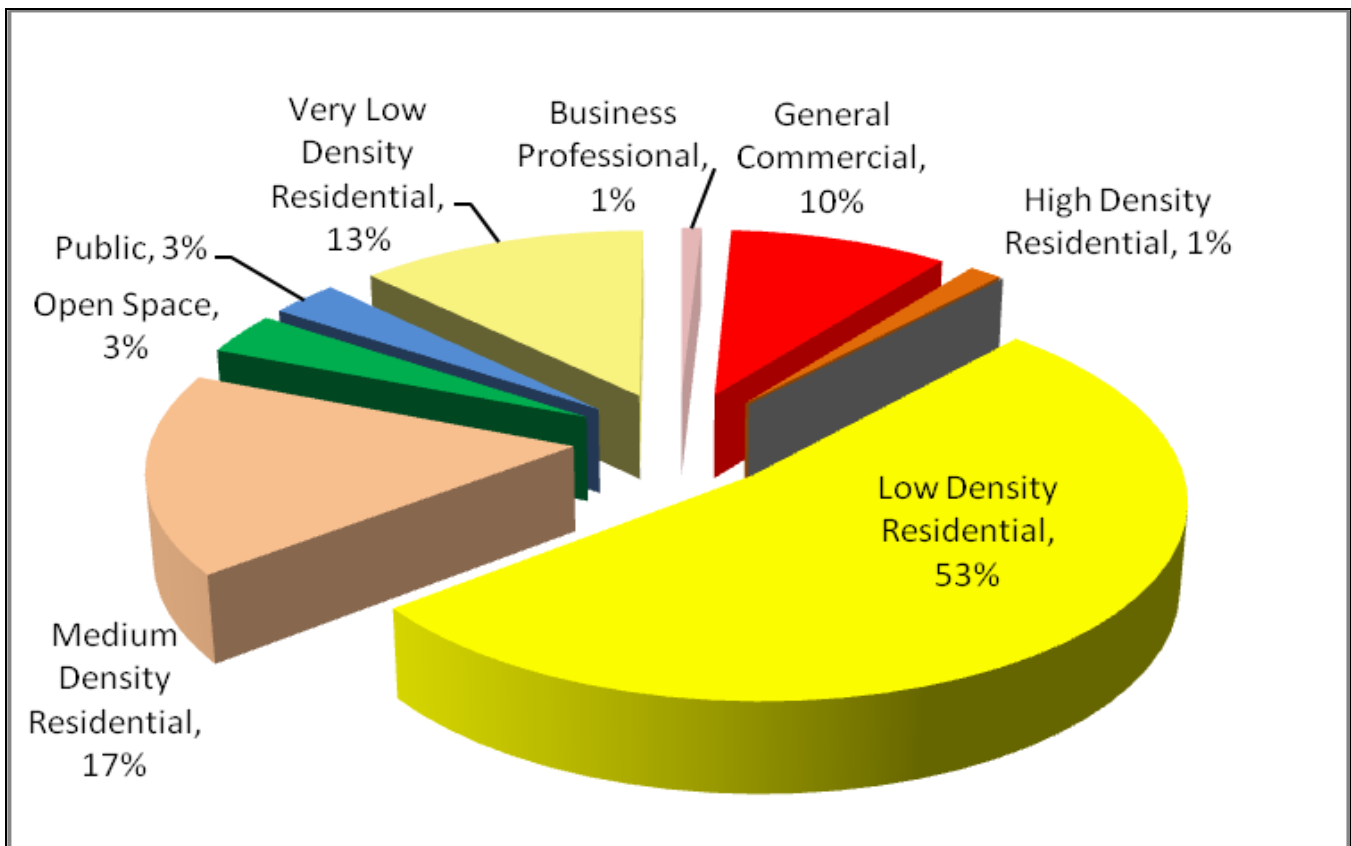
Residential uses are located throughout Citrus Heights at varying development densities. The highest residential densities exist adjacent to Sunrise Mall and near the southwest portion of the City along Auburn Boulevard. The lowest residential densities are largely located along the northern boundary of the City and extend southward near Mariposa Avenue.

Commercial uses in Citrus Heights influence the physical and economic environment of the City. The historic development of commercial uses has focused on numerous commercial corridors. While most commercial uses located along Sunrise Boulevard and Greenback Lane serve more of a regional market, commercial uses that serve the local community are found in pockets throughout the City. Local commercial areas are primarily located near residential neighborhoods and consist of low-scale stand-alone commercial business and centers. The primary regional commercial uses are Sunrise Mall and Sunrise Marketplace. Table 9-1 provides acreages by land use category for the existing General Plan within the planning area.

Figure 9-1 depicts the distribution of existing General Plan land uses within the city limits and Figure 9-2 depicts the existing General Plan land uses, including areas outside the city limits as of December, 2009.

Table 9-1 Acreage by General Plan Land Use Designation		
Land Use Designation	Acreage	%
Business Professional	78.6	1%
General Commercial	903.5	10%
High Density Residential	138.0	1%
Industrial	434.7	5%
Low Density Residential	4,702.6	50%
Medium Density Residential	1,486.7	16%
Open Space	309.2	3%
Public	267.1	3%
Very Low Density Residential	1,119.2	12%
<b>TOTAL</b>	<b>9,439.7</b>	<b>100%</b>

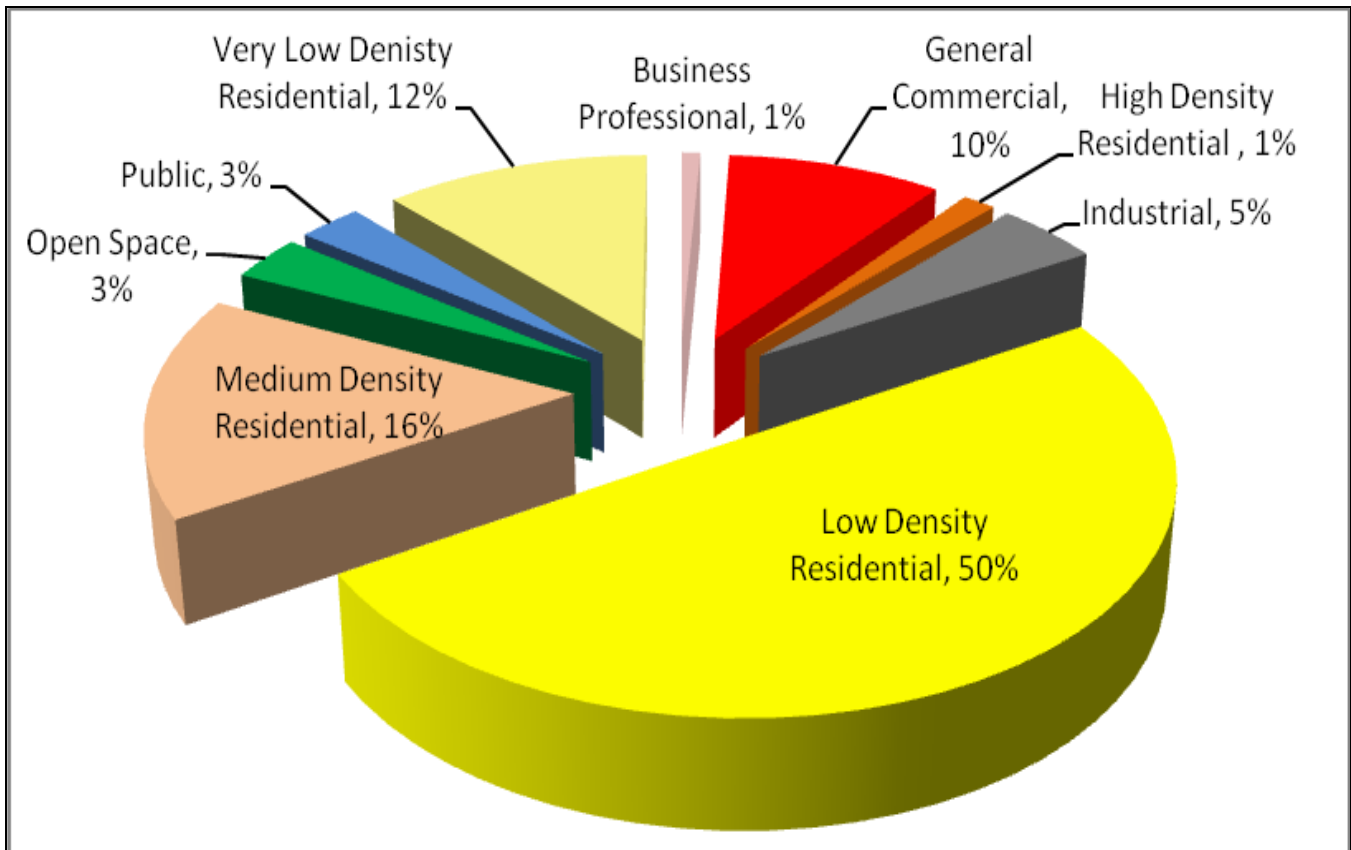
Source: City of Citrus Heights 2009



Source: City of Citrus Heights

**Existing (2009) Land Use Designations Within City Limits**

**Figure 9-1**



Source: City of Citrus Heights

**Existing (2009) Land Use Designations Including Areas Outside City Limits**

**Figure 9-2**

The primary difference between the two figures is that there is no land designated Industrial within the city limits. The vast majority of the land (in either scenario) is designated residential (84 percent within the city limits). After residential uses, General Commercial (10 percent) constitutes the next largest land use within the City.

**Figure 9-3** presents a map showing the distribution of existing land uses within the City and the planning area.

### **CORRIDOR TRANSITION OVERLAY**

Among the General Plan designations adopted with the original General Plan was the designation “Transition Overlay”. This designation was intended to provide for limited or light commercial uses combined with underlying residential uses on specific parcels located along major transportation corridors.

“Transition” properties were depicted on the land use map through the use of a dot on the selected property. The focus of the properties that were designated as “Transitional” were residential properties that fronted along high traffic corridors such as Antelope Road, Sunrise Boulevard, Greenback Lane, Old Auburn Road, as well as one property on Sylvan Road.

In 2008, the City amended the Corridor Transition Overlay to address concerns that were brought up as the City began to implement the concept. Although numerous properties are designated to be within the Corridor Transition Overlay, the Zoning Code is required to be amended for each property interested in applying the overlay. As of December 2009, two property owners have amended the zoning map as required to implement the overlay.

## **CURRENT ZONING CODE**

The City Zoning Code serves as the primary implementation tool for the General Plan. Whereas the General Plan is a policy document and sets forth direction for development decisions, the Zoning Code is a regulatory document that establishes specific standards for the use and development of all properties in the City. Comprehensively updated in 2006, and amended as needed over time, the Zoning Code regulates development intensity using a variety of methods, such as setting limits on building setbacks and building heights.

The ordinance specifically outlines regulations for the use of signs and the provision of parking and also indicates which land uses are permitted in the various zones. The City is divided into the zones shown upon the City's "Official Zoning Map" that correspond to General Plan land use designations.

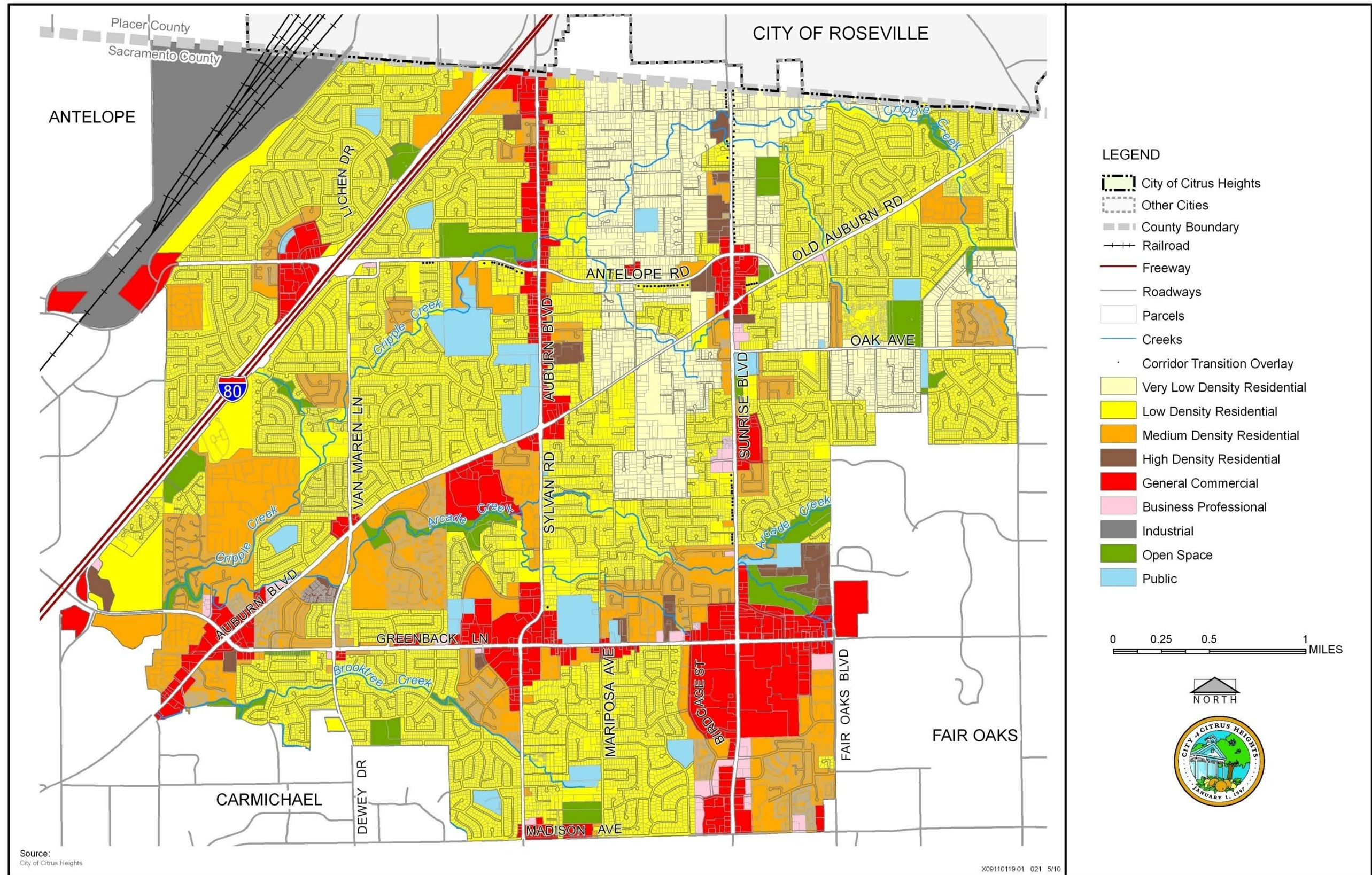
## **GENERAL PLAN AND ZONING CODE CONSISTENCY**

Section 65860 of the California Government Code requires that Zoning Codes be consistent with a city's General Plan. Specific plans and any other local plan must also be consistent with the General Plan. Specifically, the various land uses authorized by the Zoning Code must be compatible with the objectives, policies, general land uses, and programs in the General Plan. Table 9-2 shows how each of Citrus Heights' zone districts is consistent with corresponding General Plan designations. If the Zoning Code becomes inconsistent with the General Plan by reason of amendment to the General Plan, the Zoning Code must be amended within a reasonable time so that it is consistent with the amended General Plan (Government Code § 65860).

## **SPECIFIC PLANS AND SPECIAL PLANNING AREAS**

A specific plan is a detailed plan for the development of a particular area. Specific plans are intended to provide predetermined specifications of the types of uses to be permitted, development standards (e.g., setbacks, height limits, landscape, architecture), and circulation and infrastructure improvements that are broadly defined by the General Plan.





Citrus Heights Existing Land Use Map

Figure 9-3





**Table 9-2  
Zoning Code and General Plan Consistency**

General Plan Designation	Zoning
General Commercial	General Commercial
	Limited Commercial
	Auto Commercial
	Shopping Center
Business Professional	Business Professional
Very Low Density Residential	RD-1
	RD-2
	RD-3
	RD-4
Low Density Residential	RD-5
	RD-7
Medium Density Residential	RD-10
	RD-15
	RD-20
	MH
High Density Residential	RD-25
	RD-30
Open Space	Open Space
	Commercial Recreation
Industrial	Industrial/Office Park
Source: City of Citrus Heights, 2009	

Specific plans are often used to ensure that multiple property owners and developers adhere to a single common development plan, as well as to provide flexibility in development standards beyond those contained in the Zoning Code as a means of achieving superior design. The City currently has two specific plans:

- ▶ Stock Ranch Guide for Development
- ▶ The Boulevard Plan – Reinventing the Auburn Boulevard Corridor

In addition to two Specific Plans, the City has 12 Special Planning Areas within the City. Two of the Special Planning Areas correspond to the Specific Plans identified above. The intent of the Special Planning Area Zone District is to provide for flexibility in the application of Zoning Code standards to proposed development under limited and unique circumstances. The purpose is to allow consideration of innovation in site planning and other aspects of project design and more effectively design responses to site features, uses on adjoining properties, and

environmental impacts than the Zoning Code standards would produce without adjustment. The Special Planning Areas require consistency with the General Plan, including allowable density or intensity of a site.

### 9.3 REDEVELOPMENT

Redevelopment is a process created by the State of California to assist local governments in eliminating blight and revitalizing designated “project areas.” Redevelopment provides communities the ability to obtain funding to make infrastructure improvements, acquire property, and otherwise bring about desired development, reconstruction, and rehabilitation. A portion of redevelopment funds must also be used to promote affordable housing opportunities in the community (Redevelopment Agency Housing Funds).

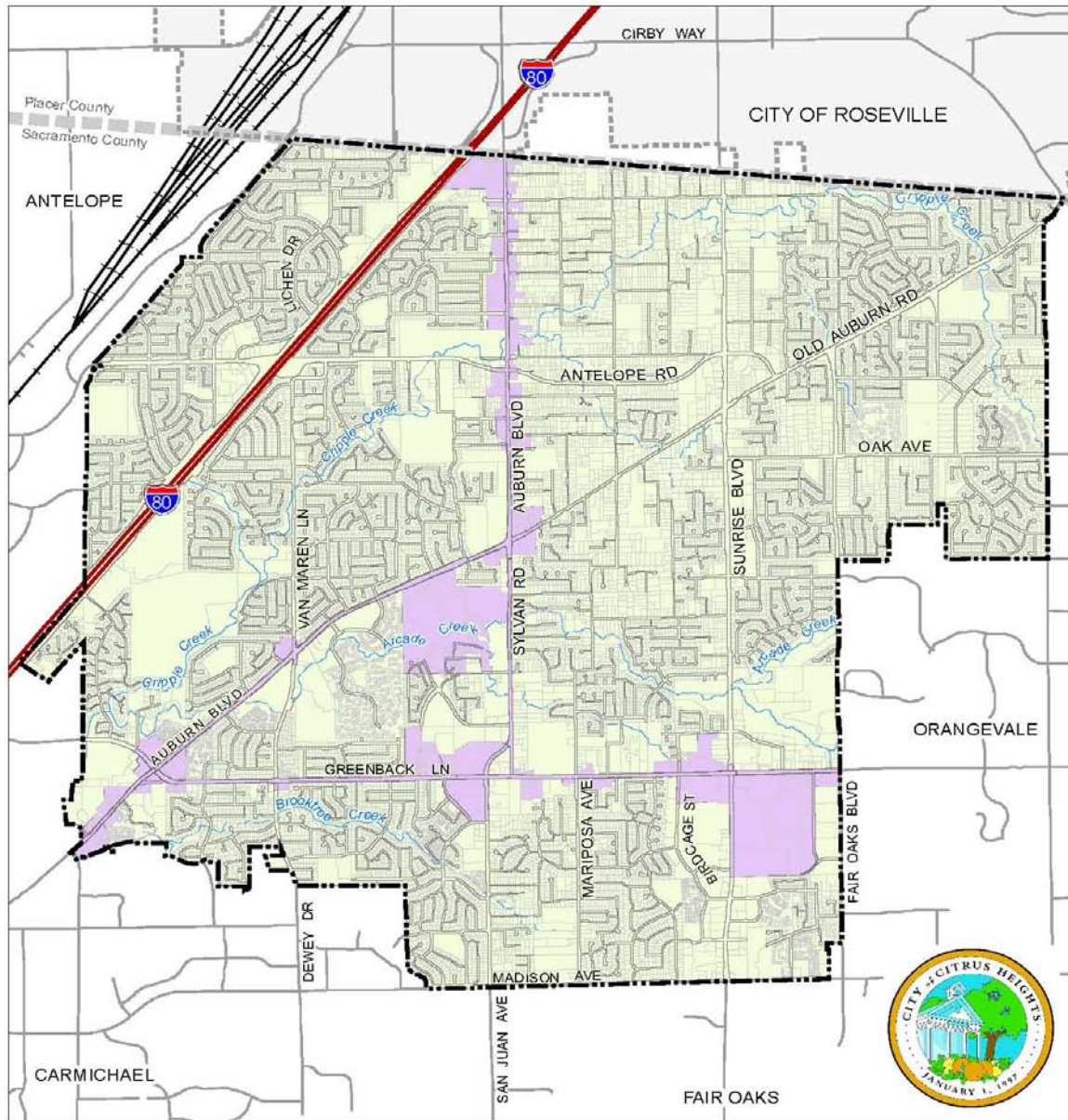
Blight is a term used to describe a variety of physical and economic conditions, some of which may not fit the public’s general perception of blight. Examples of physical blight include buildings that are deteriorating, aging, or poorly maintained. Or, it could be buildings that are in good condition but need improvements to their design and configuration to meet current business needs. Inadequate streets, sewers, and other infrastructure are other examples of blight. Economic blight can be characterized by vacant buildings or land, high tenant turnover rates, residential overcrowding, or the inability to attract or retain businesses in a particular area.

The Citrus Heights Redevelopment Agency (RDA) is a separate public agency from the City. In Citrus Heights, as in most cities, the Redevelopment Agency’s board of directors is the City Council. As with any public agency, the Redevelopment Agency holds noticed public meetings to discuss and determine policy and approve actions.

The City has one Redevelopment Project Area, as shown in Figure 9-4. Using RDA Funds, the Agency has completed a number of successful projects, most notably, the Sylvan Corners Redevelopment Project with a cost of approximately \$37 Million (including \$400,000 from RDA). The RDA has also used redevelopment funds to partially fund the following projects:

- ▶ 24-Hour Fitness Redevelopment at Auburn Boulevard and Van Maren Lane
- ▶ Created the Commercial Improvements and Marketing Program to assist small businesses in marketing and redevelopment.
- ▶ Assisted the Small Business Administration with utility undergrounding
- ▶ Assisted with undergrounding of utilities at Sylvan Corners for private development
- ▶ Provided \$3-million to purchase right of way for public improvements along Auburn Boulevard.
- ▶ Purchased 12 multi-family apartments (4-plex buildings) along Sayonara Drive for redevelopment of low income housing.

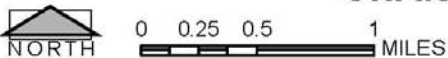




**LEGEND**

- City of Citrus Heights
- Other Cities
- County Boundary
- Railroad
- Freeway
- Roadways
- Parcels
- Redevelopment Project Area
- Creeks

Source:  
City of Citrus Heights



**Citrus Heights Redevelopment Project Area**

CITRUS HEIGHTS GENERAL PLAN



**Citrus Heights Redevelopment Project Area**

**Figure 9-4**

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## Acronyms

Citrus Heights Redevelopment Agency (RDA)

## Citations

## Sections/Chapter

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## Mitigation Measures

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## Miscellaneous