

IN THE KNOW: SUNRISE MALL

Answers to Frequently Asked Questions



1 Is the Sunrise Mall Closing?

No – Sunrise Mall is **open for Business!** The Mall offers over 90 retailers including Macys and JCPenney in the heart of the Sunrise MarketPlace Shopping & Business District.

The Specific Plan will evaluate options to ensure the future redevelopment of Sunrise Mall is evaluated in a comprehensive manner. The Specific Plan will be developed in consultation with the mall property owners.

2 Does the City own any land around Sunrise Mall?

No, the 100-acre Sunrise Mall property is privately owned by six different property owners including Namdar, Macy's, JC Penney's, and Seritage.

3 What is a Specific Plan?

A Specific Plan establishes the overall framework for development of a particular area. It provides a long-term vision for the area under consideration. Specific Plans specify what land uses are permitted, the intensity of development, and what structures will look like.

4 Why is the City undertaking a Specific Plan?

At nearly 100-acres, Sunrise Mall is the largest single redevelopment opportunity in Citrus Heights. Sunrise Mall has consistently been the economic engine for Citrus Heights. The impact of e-commerce, competition from other shopping centers, and changing consumer preferences have resulted in an overall decline of shopping at the Mall.

A Specific Plan allows the city to develop a vision and evaluate redevelopment options for the Sunrise Mall. The process to develop the Specific Plan will ensure the redevelopment is consistent with the community's vision and that adequate infrastructure and land use requirements are in place to allow that vision to occur.

5 What about Traffic and other Environmental concerns?

The development of a Specific Plan requires the City to comply with the California Environmental Quality Act (CEQA). All environmental impacts are required to be evaluated and discussed in an Environmental Impact Report (EIR). The EIR will be developed before the Specific Plan can be adopted by the City Council.

6 How long does this process take?

The Specific Plan and Environmental Impact Report is anticipated to take about 18-months

7 How big is the Sunrise Mall?

There are approximately 25-acres of structures on the Sunrise Mall Property and 75-acres of parking lots.

8 What is the existing Zoning and what does that allow?

The existing Zoning is Shopping Center. This zone allows for a variety of land uses including retail, residential, and service uses.

9 What will the property look like in the future?

In 2019, the City adopted a General Plan Amendment including broad objectives to be considered during the development of a Specific Plan. These include:

- An effective concentration and complementary mix of land uses
- Streetscape and community gathering features that are engaging and support an active street life and a stronger sense of place
- Architectural and design details to transition this area from an auto-oriented suburban center to an amenity-rich, pedestrian-friendly, and experience-oriented regional destination
- Phasing, infrastructure, and financing approaches

These objectives will guide the development of the Specific Plan. These objectives will be refined through community engagement and engagement with the Sunrise Mall property owners.

10 What uses will be allowed on the Sunrise Mall property?

No specific land uses have been considered at this point. The Specific Plan will consider allowed land uses as part of its development. In establishing land use regulations, a city could, for example, consider whether certain land uses have impacts (e.g., traffic congestion) that would negatively affect the public welfare and then zone accordingly.

All final land use decisions will ultimately be subject to the review and approval by the City Council who has the sole discretion to determine which uses are permitted within the plan area.

11 Will the Specific Plan include Housing?

The types of uses, intensities, and other specific requirements will be determined as part of the Specific Plan development. No specific use requirements have been considered at this time.

12 How can I share my thoughts, questions or ideas?

Email – sunrisemallplan@citrusheights.net

13 Does the City have other Specific Plans?

Yes. The City has the [Stock Ranch Specific Plan](#) and [Boulevard Plan](#).