

City of Citrus Heights Vacant and Pending Land Inventory 2020



City of Citrus Heights
Planning Division

2021-2029 Housing Element Update
October 2020

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Executive Summary

In November of 2000 the city adopted its first General Plan. State law requires that the city update the housing portion of its General Plan on a periodic basis. The schedule for this region requires the housing sections of the General Plan to be updated for the 2021-2029 planning period.

Every eight years, the State requires that localities update the housing goals and programs of their general plans to reflect changes in the locality. The City of Citrus Heights adopted its first General Plan in the year 2000, including the city's housing goals and programs.

The first Housing Element cycle the City participated in was in 2002 for the 2003-2008 cycle of review by the state. Being that the housing element was only 2 years old there were very minor changes made to satisfy changes in state law and city direction. The city updated the Housing Element in 2008 to reflect current market conditions and trends with only minor policy modifications. Similarly, in 2013, the city updated the Housing Element for 2013-2021 to reflect changes in demographics and minor policy changes.

The city is now updating its plans for 2021-2029. The updated plan will reflect the new housing needs projected by Sacramento Area Council of Governments (SACOG), and the available population and housing data from the 2010 national census and current state projections.

A significant portion of the update requires the city to demonstrate the ability to accommodate new growth predicted for the locality. Every locality in the State is required to inventory their vacant land and pipeline projects as a portion of the Housing Element update.

As part of the Vacant and Pending Land Inventory, the city analyzed identified land that has been either entitled for residential development or has a Specific Plan supportive of residential development.

The data enclosed in this report is broken into three sections: Vacant Land and Pending Projects and Banked Land. The Vacant Land and Pending Projects portion of the report identifies adequate sites to accommodate the city's fair share of Regional Housing Needs. The report includes an overall City Map illustrating the locations of the parcels in question. In addition, each section includes a spread sheet depicting relevant information about each parcel and an aerial photo of each site with detailed information about each site. This data is intended to be utilized as an appendix for the Housing Element Update Background Report which will in turn be used to update the Housing Element.

The Banked Land portion of the report identifies sites that also provide opportunities for new residential units; however, are not part of the city's Regional Housing Needs Adequate Sites Inventory. The intent of the banked land is supplemental to help market opportunities for new housing at key locations in the city.

Both the Vacant and Pending Projects Inventory as well as the Banked Land Inventory include numerous assumptions to determine a reasonable potential density and default density for each site. Housing Element Law requires evaluation of vacant land to identify potential constraints and allows assumptions as a portion of the review. Assumptions include, but are not limited to: environmental constraints, access constraints, zoning constraints, and General Plan constraints.

Due to political uncertainty, the city is concerned that if some of these pending projects expire, a subsequent replacement project may not be able to achieve the same densities previously approved. As such, city staff has reviewed pending projects on a case by case basis to determine realistic densities, should a replacement project be required and assigned a default density for all pending projects. It is important to note that although each vacant parcel is assigned a "potential density" and each pending project is assigned a default density, it should not be construed as maximum or minimum development potential, rather a capable scenario if development were to occur on the selected site.

Accessory Dwelling Units (ADUs)

In addition to properties that are entitled or part of a Specific Plan, the Vacant and Pending Land Inventory includes 100 Accessory Dwelling Units (ADUs) for the planning period. ADUs serve as an important source of affordable housing in Citrus Heights and continue to grow in popularity.

Past ADU Trends

Over the last several years, the city has averaged less than 3 new ADUs annually. Recent state laws have accelerated ADU construction and between 2018 and 2019, the annual number of ADU permits increased over 100% (6.5 units per year). The increase is continuing in 2020 and is trending to 12 units this calendar year. The city anticipates the annual number of ADUs constructed will continue to increase over the planning period.

As ADU permits are issued, the city collects information from the property owner including relationship to the future occupant(s) (relative, friend, or tenant) and the expected monthly rent. This information assists the city in completing its required housing reports. Information collected has demonstrated that over 70% of the ADUs constructed will be for a family member where little or no rent is collected.

Resources, Policies, and Programs

The city has a long history of promoting a variety of housing types. For example, Policy 25.1 states:

Promote development of a variety of housing types in terms of location, cost, design, style, type, and tenure, while ensuring compatibility with adjacent uses of land.

Action A: Support development of secondary dwelling units, cluster housing, work/live units, co-op housing, and other innovative housing types as allowed by the Zoning Code

The city has been a leader in the state by relaxing Zoning Code regulations for ADUs beyond what is required under state law (ahead of these requirements being incorporated into law). For example:

- Parking is not required for ADUs anywhere in Citrus Heights (no matter what distance the ADU is from transit service).
- Reduced Fees
- Conversions of existing structures can maintain existing setbacks.
- Development of a FAQ document for ADUs

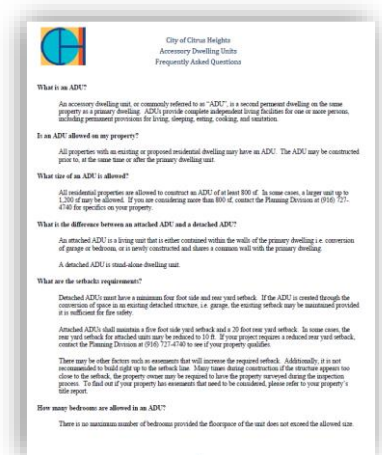
The city continues to promote and encourage ADUs as an important source of affordable housing. To this end, the city has applied for Local Early Action Planning (LEAP) funding to prepare pre-approved ADU plans to incentivize ADU construction. Further, in conjunction with the development of pre-approved plans, the city will be hosting educational and promotional events around ADUs over the planning period to ensure these targets are met.

Commercially Zoned Land

Although all commercial areas in the city are eligible for housing development, the city did not include commercially zoned property in the inventory, unless the property is part of a Specific Plan or already has an approved entitlement.

Conclusion

Based on the assumptions in this report 788 units can be accommodated on vacant or pending project sites. The Banked Land Inventory identifies another 227 units beyond the RHNA allocation can be accommodated in Citrus Heights; however, is not meant to be part of the RHNA allocation.



Summary of Available Land for Residential Development						
Income Category		Very Low	Low	Moderate	Above Moderate	Total
Total Required		132	79	144	342	697
Site ID	Vacant / Pending / Underutilized Units (Counted toward RHNA)					
1	Mitchell Farms	0	0	0	250	250
2	Fair Oaks Senior*	11	97	0	0	108
3	Sunrise Pointe*	46	0	0	0	46
4-7	Sunrise Mall	26	26	148	149	349
N/A	Accessory Dwelling Units	60	20	10	10	100
SUBTOTAL		143	143	158	409	853
Site ID	Banked Units (Not counted towards RHNA)					
A	Auburn Blvd SPA	35	100	0	0	135
B	Antelope Crossing SPA	0	67	0	0	67
C	Bear Paw Townhomes	0	0	0	25	25
SUBTOTAL		35	167	0	25	227
TOTAL AVAILABLE UNITS		178	310	158	434	1,080

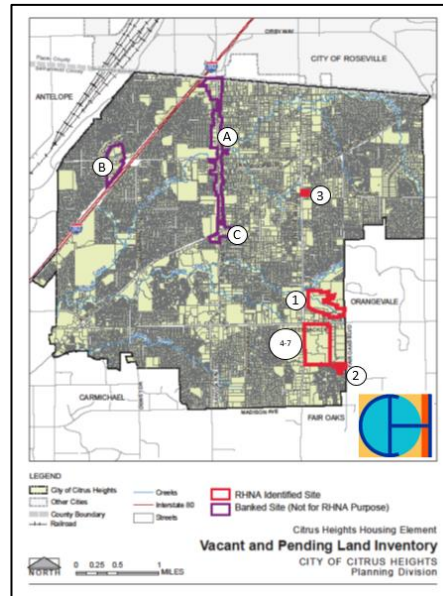
*Deed Restricted Affordable Units Entitled / Building Permits Issued

How to use this Document

The Vacant and Pending Land Inventory is intended to be utilized as a resource to identify land within Citrus Heights that is developable for the purposes of housing. The document includes a site specific inventory page for each parcel within each category.

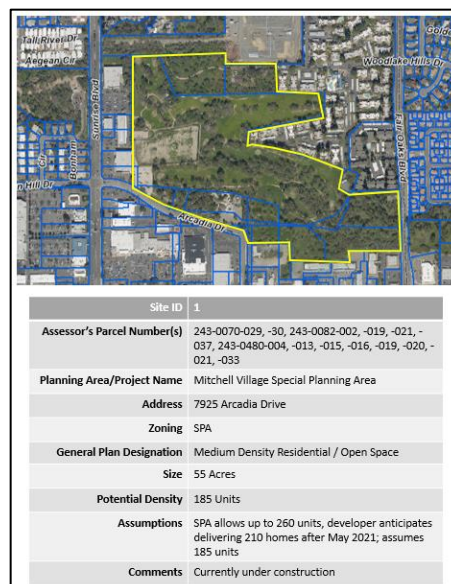
The Overview Map (See Example, Figure 1) identifies the RHNA identified Sites (Shown in Red) and the Banked Sites (Shown in Purple).

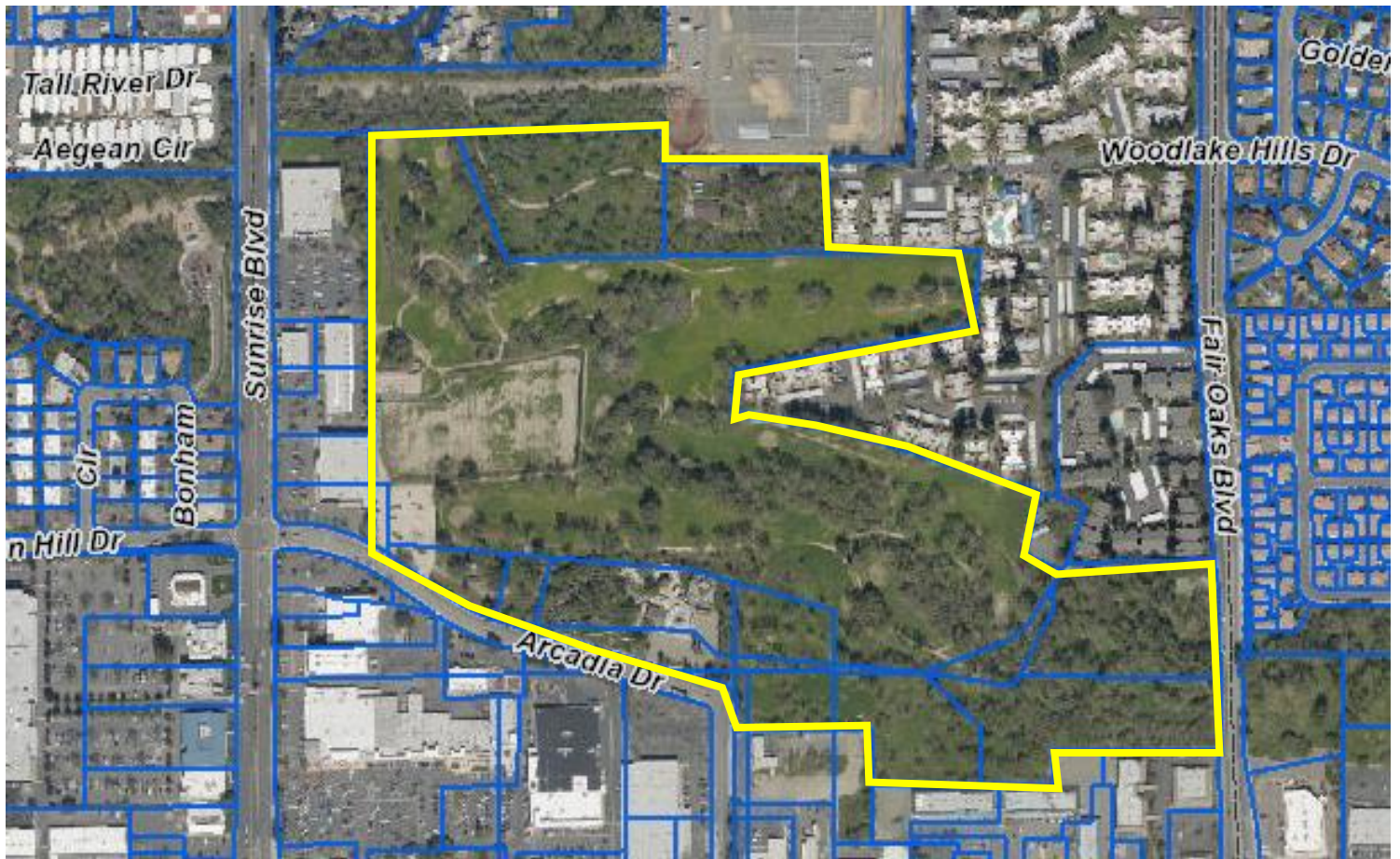
Figure 1: Overview Map



Each identified parcel includes an identifier label – either a number (vacant/pending land) or a letter (banked land) which correlates to both the summary and site specific inventory pages.

Figure 2: Site Specific Map

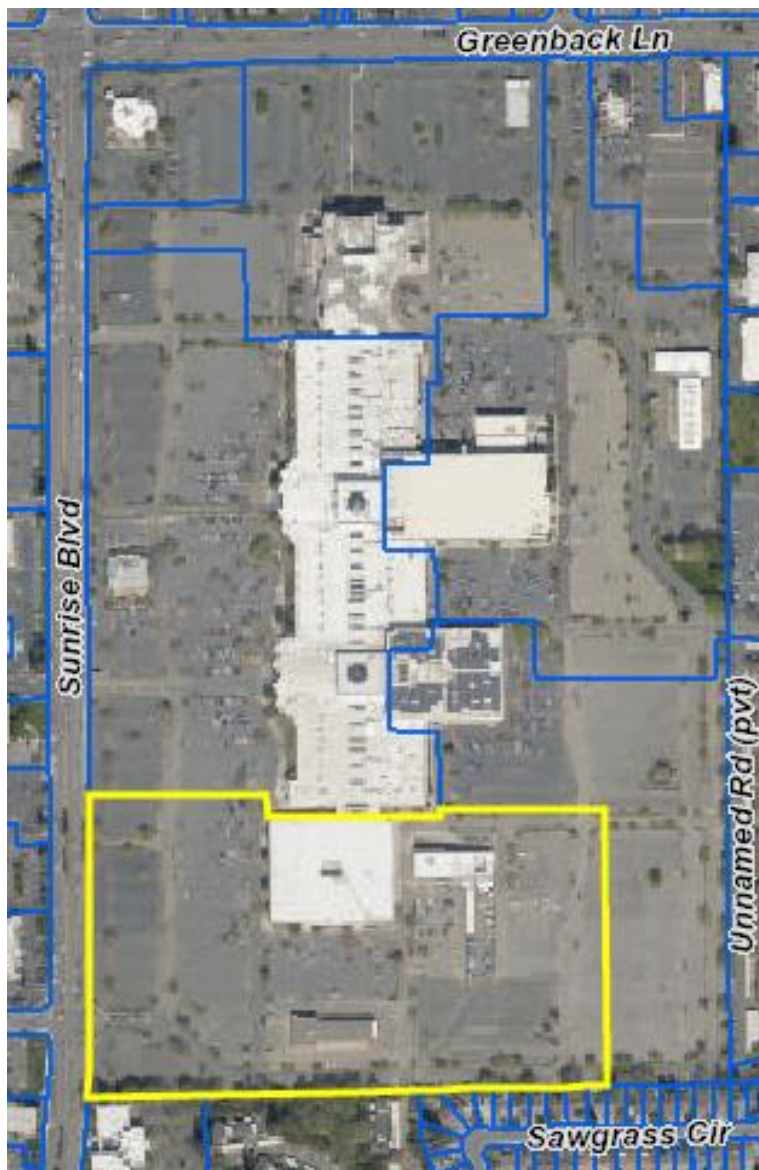




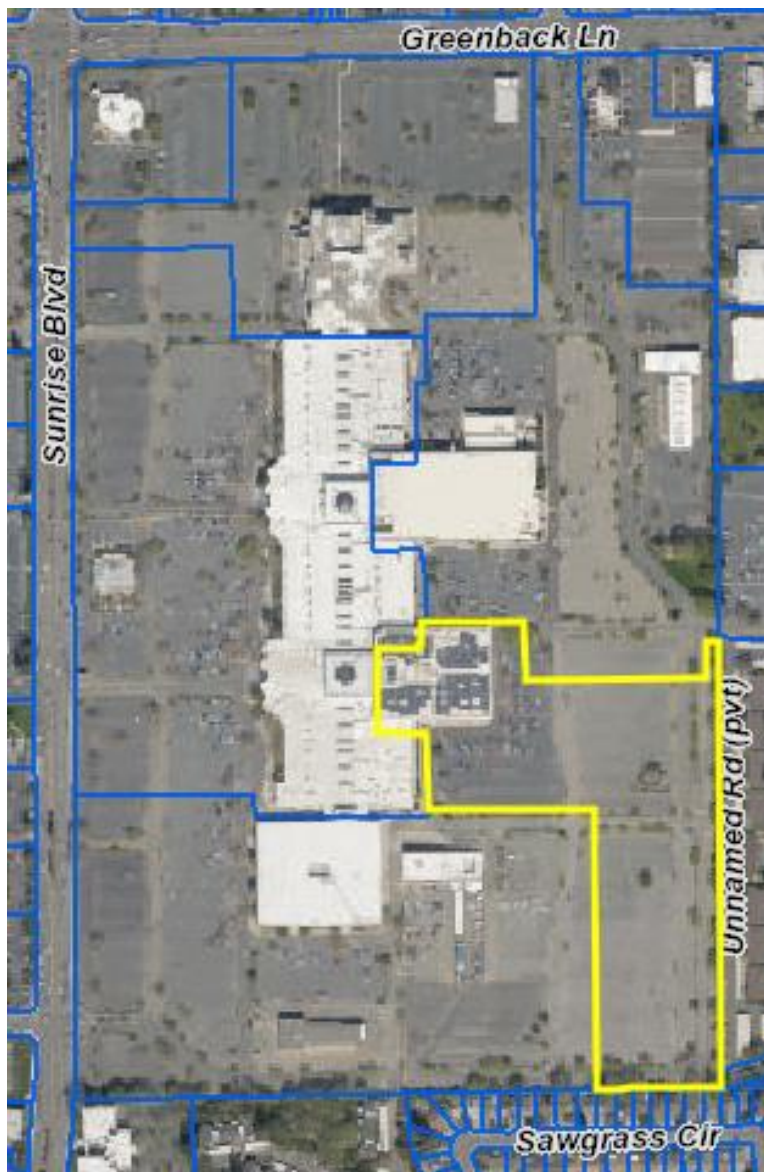
Site ID	1
Assessor's Parcel Number(s)	243-0070-029, -30, 243-0082-002, -019, -021, -037, 243-0480-004, -013, -015, -016, -019, -020, -021, -033
Planning Area/Project Name	Mitchell Village Special Planning Area
Address	7925 Arcadia Drive
Zoning	SPA
General Plan Designation	Medium Density Residential / Open Space
Size	55 Acres
Potential Density	250 Units
Assumptions	SPA allows up to 260 units, developer anticipates delivering 250 homes after May 2021
Comments	Currently under construction



Site ID	3
Assessor's Parcel Number(s)	224-0100-005
Planning Area/Project Name	Sunrise Pointe Affordable Apartments
Address	7424 Sunrise Boulevard
Zoning	BP – Business Professional
General Plan Designation	Business Professional
Size	2.35 Acres
Potential Density	46 Units
Assumptions	Entitlement approved for 46 deed-restricted affordable units
Comments	Project submitted building permits in 2020, construction to finish in 2021/22



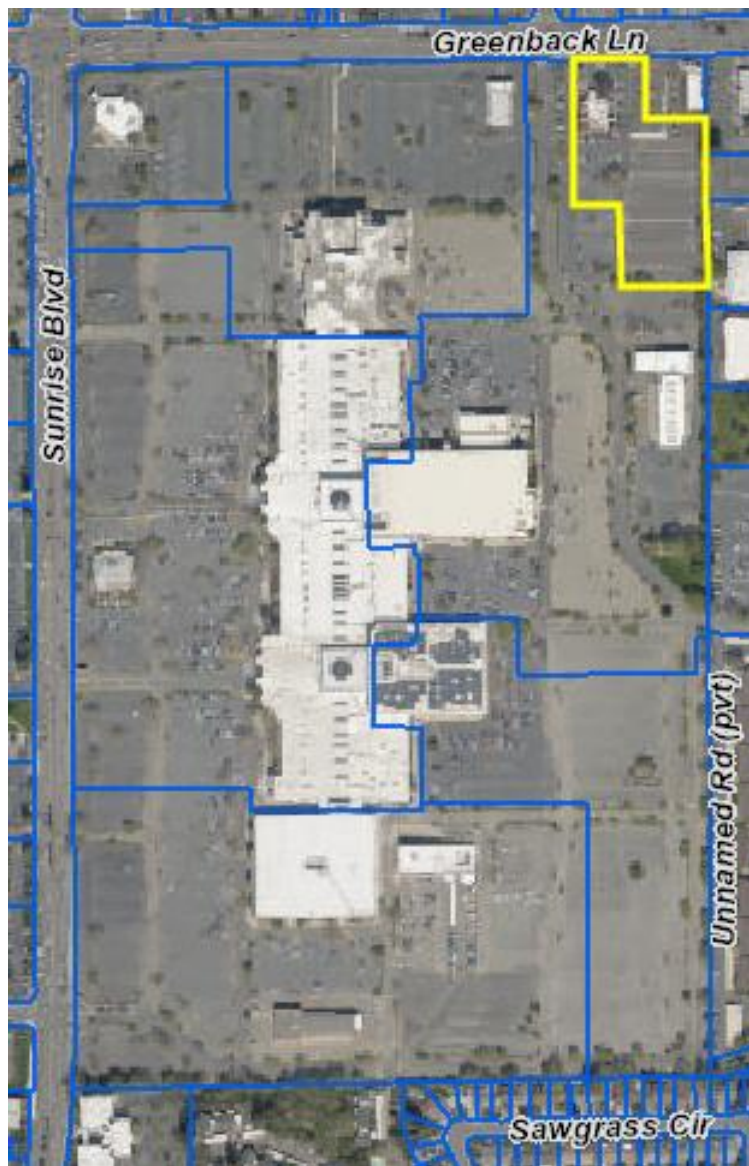
Site ID	4
Assessor's Parcel Number(s)	243-0192-013
Planning Area/Project Name	Sunrise Mall
Address	5900 Sunrise Boulevard
Zoning	SC – Shopping Center
General Plan Designation	General Commercial
Size	21.27 Acres
Potential Density	145 Units
Assumptions	Allowable density of 40 du/ac; assumes 1/3 of allowable density on 11 net buildable acres
Comments	See Sunrise Mall Analysis – pg. 14



Site ID	5
Assessor's Parcel Number(s)	243-0192-012
Planning Area/Project Name	Sunrise Mall
Address	6000 Sunrise Boulevard
Zoning	SC – Shopping Center
General Plan Designation	General Commercial
Size	12.71 Acres
Potential Density	110 Units
Assumptions	Allowable density of 40 du/ac; assumes 1/3 of allowable density on 8.3 net buildable acres
Comments	See Sunrise Mall Analysis – pg. 14



Site ID	6
Assessor's Parcel Number(s)	243-0192-014
Planning Area/Project Name	Sunrise Mall
Address	6100 Sunrise Boulevard
Zoning	SC – Shopping Center
General Plan Designation	General Commercial
Size	18.1 Acres
Potential Density	69 Units
Assumptions	Allowable density of 40 du/ac; assumes 1/3 of allowable density on 5.2 net buildable acres
Comments	See Sunrise Mall Analysis – pg. 14



Site ID	7
Assessor's Parcel Number(s)	243-0192-018
Planning Area/Project Name	Sunrise Mall
Address	6198 Sunrise Boulevard
Zoning	SC – Shopping Center
General Plan Designation	General Commercial
Size	3.21 Acres
Potential Density	25 Units
Assumptions	Allowable density of 40 du/ac; assumes 1/3 of allowable density on 1.9 net buildable acres
Comments	See Sunrise Mall Analysis – pg. 14

Underutilized Site: Sunrise Mall

The 95-acre Sunrise Mall site is highly underutilized and ripe for redevelopment. Of the 95 acres, approximately 75 acres is used for parking. However, for the purpose of its RHNA estimates the city has taken a conservative approach to unit calculation on the site, focusing on four parcels around the east and south side of the mall property with the highest likelihood of development during the 6th cycle. These four parcels total approximately 55 acres in size, with 26.4 acres considered currently buildable as they are comprised of parking lots.

The underlying General Plan Designation of General Commercial and zoning of Shopping Center (SC) allows for 40 dwelling units per acre. Collectively, these four parcels would allow over 1,000 units if built to the maximum density absent of site constraints.

To be conservative, the city is assuming only 1/3 of the total allowable dwelling units would be built due to the lack of any required demolition of existing structures. This estimate is also conservative because it only utilizes the parking areas of the site; whereas, it is more likely that portions (if not all) existing structures would be removed from these parcels. Of the 26.4 buildable acres, the city estimates a minimum of 349 units could be built on site.

The City has a successful track record of delivering affordable residential projects in commercially zoned land. For example, Sunrise Pointe is pending construction on a commercially zoned property that will result in 46 deed restricted units. As described in Appendix A, 20 units per acre can result in affordable housing in Citrus Heights. The City has a track record of delivering affordable housing in this density range on underutilized sites – The Sunrise Pointe Project as well as the Fair Oaks Senior Affordable Apartments (108 deed restricted units) are slated for construction this year. Both of these projects were developed on underutilized properties zoned for 20-units per acre. Coupled with the City's density bonus, these projects will result in over 150 deed restricted affordable units in the City.

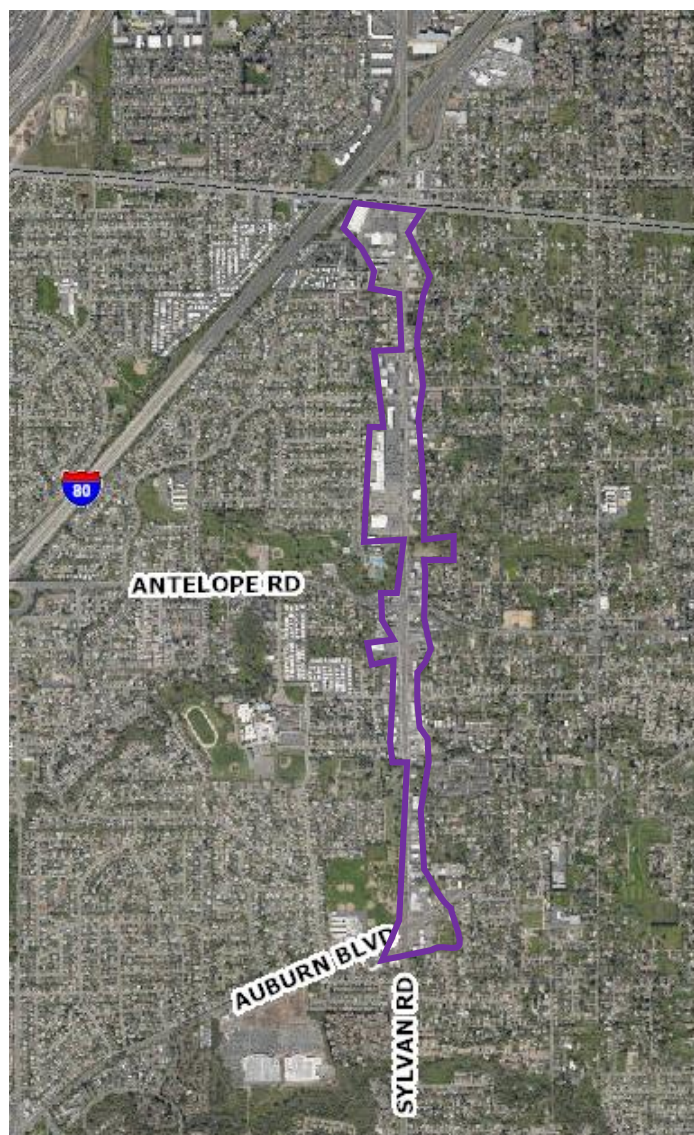
APN	Zoning	Density	Net Acreage	Units
243-0192-013	Shopping Center	40 du/ac	11	145
243-0192-012	Shopping Center	40 du/ac	8.3	110
243-0192-014	Shopping Center	40 du/ac	5.2	69
243-0192-018	Shopping Center	40 du/ac	1.9	25
Total			26.4	349



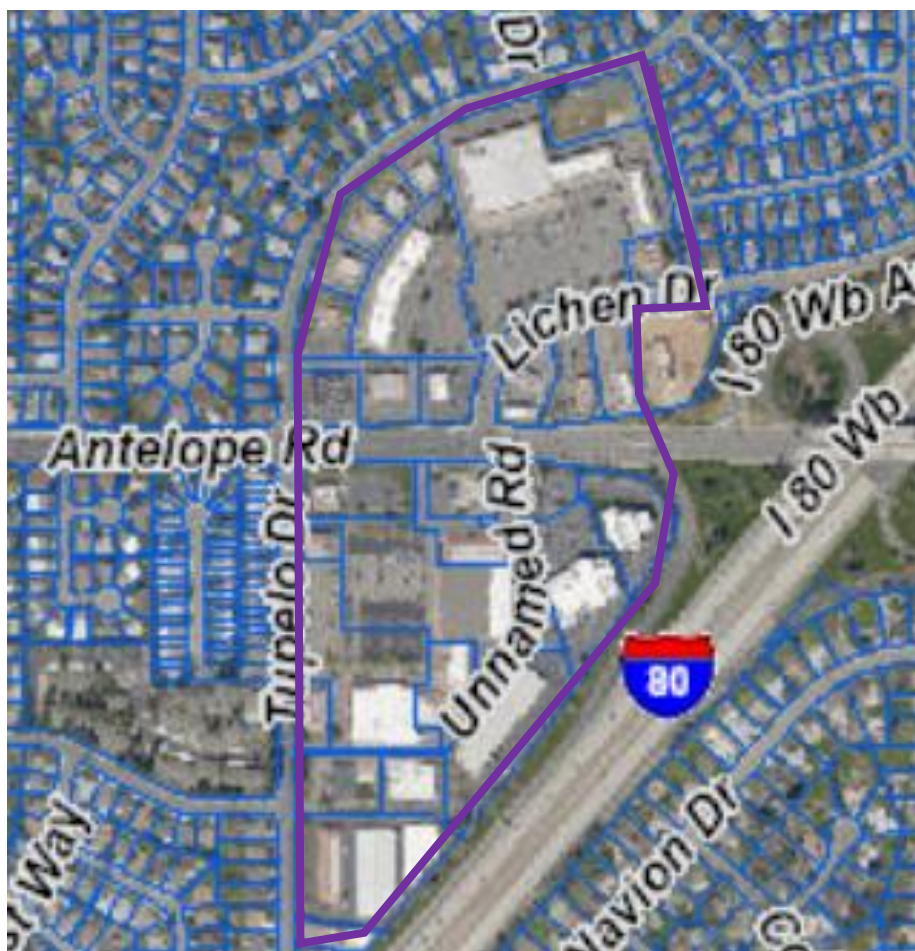
Images courtesy of PrefabADU and HCD

City-Wide Accessory Dwelling Units

Assessor's Parcel Number(s)	Varies
Planning Area	City-Wide Accessory Dwelling Units
Address	Varies
Zoning	Varies – Residential Zoning Districts
General Plan Designation	Varies – Residential Designations
Size	N/A
Potential Density	100 units
Assumptions	100 units is based on the City's projected average of 12-13 units per year.
Comments	<p>The City considers the following factors when determining projected ADU production:</p> <ul style="list-style-type: none"> • The City will have pre-approved ADU plans by the end of 2021 • The City will conduct additional outreach in the coming years to promote ADUs • Changes in state law are assumed to increase demand for ADUs



Banked Site ID	A
Assessor's Parcel Number(s)	Auburn Boulevard SPA Parcels
Planning Area/Project Name	Auburn Boulevard Specific Plan
Address	Varies
Zoning	SPA – Special Planning Area
General Plan Designation	GC – General Commercial
Size	Varies
Potential Density	135 Units
Assumptions	541 units expected in Special Planning Area; assumes 25% of Plan capacity
Comments	The Boulevard Plan calls for a variety of housing types



Banked Site ID	B
Assessor's Parcel Number(s)	209-0080-049, -050, -054, 209-0240-025, -026, -027, 209-0311-006, -027, -028, -030, -031, -032, -036, -037, -038, -041, -043, -045, 209-0321-023, -025, -026, 209-0680-001, -002, -003, -004, -006, -010, -012, -014, -015, -016
Planning Area/Project Name	Antelope Crossing Special Planning Area
Address	Varies
Zoning	SPA – Special Planning Area
General Plan Designation	GC – General Commercial
Size	46 Acres
Potential Density	67 Units
Assumptions	135 units expected under Antelope Crossing Transformation Plan; assumes 50%
Comments	25-unit apartment application received in 2019, withdrawn due to construction cost issues

Banked Site: Antelope Crossing

The 46-acre Antelope Crossing site is highly underutilized. The maximum FAR for the site is 0.60. There is approximately 471,000 square feet of existing development within the site resulting in a FAR of 0.24. The existing development represents less than half of the allowable FAR.

The site is largely comprised of retail or service uses and has seen a decline in occupancy over the last several years. The economic blight condition stems from an abnormally high vacancy rate as evidenced by multiple and long-term vacancies. The age of the buildings and outdated land use pattern no longer meet current retail demand and there is a general understanding of the need for redevelopment within the area. Although the area is comprised of multiple property owners, the area has teamed together to identify solutions to revitalize the area.

The City has worked with the property owners for the site and prepared the Antelope Crossing Transformation Plan (Plan) to revitalize the shopping centers in the short-term, while developing a vision for the long-term that fulfills the Project Area's infill and Transit-Oriented Development (TOD) potential. The Plan identified increasing the mix of land uses (including housing) on the site as a key to improving the success of the area.

During the 5th cycle, the City updated the Zoning Code and General Plan to allow for residential development of 40 units per acre on the site. The Plan identified capacity for a mixture of townhomes and senior housing for the site.

APN	General Plan	Zoning	Acreage	APN	General Plan	Zoning	Acreage
209-0680-006	GC	SPA	0.92	209-0311-028	GC	SPA	0.82
209-0680-007	GC	SPA	6.69	209-0311-043	GC	SPA	1.14
209-0680-005	GC	SPA	0.41	209-0311-042	GC	SPA	0.03
209-0680-004	GC	SPA	0.45	209-0240-026	GC	SPA	1.33
209-0680-009	GC	SPA	3.05	209-0311-027	GC	SPA	4.53
209-0680-003	GC	SPA	0.47	209-0240-025	GC	SPA	1.78
209-0680-008	GC	SPA	0.53	209-0311-032	GC	SPA	0.31
209-0680-002	GC	SPA	0.53	209-0311-030	GC	SPA	3.07
209-0680-001	GC	SPA	0.70	209-0311-041	GC	SPA	1.10
209-0080-056	GC	SPA	0.91	209-0311-038	GC	SPA	2.19
209-0080-054	GC	SPA	0.75	209-0311-031	GC	SPA	0.44
209-0080-050	GC	SPA	0.87	209-0311-037	GC	SPA	0.70
209-0080-049	GC	SPA	0.76	209-0311-036	GC	SPA	0.92
209-0680-012	GC	SPA	0.66	209-0311-006	GC	SPA	2.78
209-0680-010	GC	SPA	0.83	209-0321-026	GC	SPA	0.40
209-0080-015	GC	SPA	0.71	209-0321-025	GC	SPA	0.27
209-0240-027	GC	SPA	0.56	209-0321-024	GC	SPA	0.18
209-0311-044	GC	SPA	0.00	209-0321-023	GC	SPA	0.09
209-0311-045	GC	SPA	0.70	209-0321-022	GC	SPA	0.04



Banked Site ID	C
Assessor's Parcel Number(s)	211-0210-042
Planning Area/Project Name	Bear Paw Townhomes
Address	7534 Old Auburn Road
Zoning	SPA – Special Planning Area
General Plan Designation	GC – General Commercial
Size	2.5 Acres
Potential Density	25 Units
Assumptions	46 units approved as part of entitlement; assumes 25
Comments	46-unit townhome project approved in 2018