

ORDINANCE 2022-\_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS  
ADDING NEW SECTION 106.28.050 OF CHAPTER 106 OF THE CITRUS HEIGHTS  
MUNICIPAL CODE (ZONING CODE SECTION) AND AMENDING THE ZONING MAP  
TO INCLUDE THE SUNRISE MARKETPLACE OVERLAY ZONE

THE CITY OF CITRUS HEIGHTS DOES ORDAIN AS FOLLOWS:

Section 1: Purpose and Authority

The purpose of this Ordinance is to amend the Citrus Heights Zoning Code to include new Section 106.28.050 and amend the Zoning Map to include the Sunrise MarketPlace Overlay Zone.

Section 2: Findings

- The proposed amendment to create an overlay zoning district is consistent with the provisions of the purpose of overlay zoning districts as stated in Section 106.28.020 of the Zoning Code.
- The proposed overlay zoning district supports the vision of the Sunrise Tomorrow Specific Plan adopted in November 2021.
- The Sunrise MarketPlace Overlay Zone will restrict certain land uses within the overlay boundary, including auto-centric uses and storage facilities (mini-storage).
- The proposed overlay zone is consistent with the several General Plan Goals including Goals 8, 9, 10, 11, 12, 13, 15, 18 and 25.
- The proposed overlay zone is consistent with many General Plan Policies including Policies 9.1, 9.2, 10.1, 10.2, 10.8, 11.1, 11.3, 12.1, 12.2, 13.1, 13.4, 13.5, 15.1, 25.1, 25.4, and 25.2C.
- The overlay zone will support comprehensive planning efforts for the protection of key locations in support of the City's economic development efforts.
- The proposed amendments will not be detrimental to the public, interest, health, safety, convenience, or welfare of the City.
- The proposed amendments are exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) and 15305 of the Guidelines

Section 3: Action

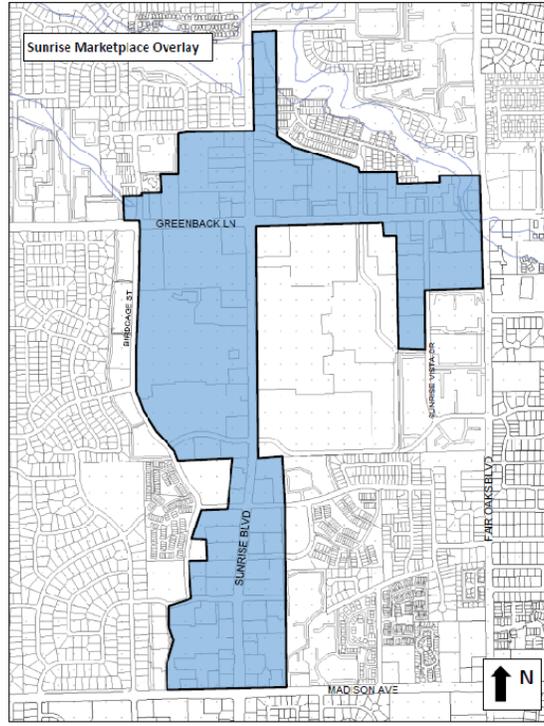
The City Council hereby amends the City of Citrus Heights Municipal Code to add Section 106.28.050 as shown herein and amend the Zoning Map as shown in Exhibit 1A as discussed within the Staff Report, which is incorporated by reference.

## 106.28.050 – Sunrise MarketPlace (SMP) Overlay Zoning District

- A. Purpose.** The Sunrise MarketPlace is home to the majority of the City's shopping, dining, and entertainment facilities. The Sunrise Boulevard and Greenback Lane thoroughfares bisect this important district. These roadways serve significant cut-through traffic detracting from the General Plan goals to create an inviting and distinctive identity for the Sunrise MarketPlace to promote its image as the City's premier destination to shop, work, live and play.

Certain land uses support cut-through traffic, but are contrary to broader quality of life, redevelopment, circulation, air quality, and economic development objectives.

1. The SMP Overlay zone is to be applied in conjunction with existing zoning districts to restrict certain uses within the Overlay Zone. The purpose of the overlay is to allow existing uses to continue, but also to ensure redevelopment of key locations within the district are supportive of City goals related to redevelopment of the Sunrise MarketPlace, walkability/bikeability goals, and transit use.
2. The SMP Overlay zone is intended to accomplish the following:
  - a. Allow compatible use conversions that extend the economic life of the existing structures;
  - b. Allow owners to pursue redevelopment opportunities that are supportive of broader City goals;
  - c. Create an environment that discourages cut-through traffic and encourages walking, biking, and transit;
  - d. Allow for the conversion of existing structures, creating economic advantages for new users;
  - e. Control vehicular access onto major streets;
  - f. Allow properties to take advantage of visibility from major streets; and
  - g. Develop well designed and aesthetically pleasing mixed uses.



**A. Allowable land uses and permit requirements.**

1. **Permitted and Conditionally Permitted uses.** All uses listed by Article 2 (Zoning Districts and Allowable Land Uses) as permitted in the underlying applicable commercial zone, with the exception that the following uses are prohibited:
  - a. Service Stations
  - b. Vehicle Services- Major
  - c. Vehicle Service - Minor
  - d. Storage- Personal Storage Facility (mini-storage)
  - e. Ambulance, taxi, and specialized transportation and dispatch facility
2. **Existing Uses.** Existing uses legally in existence on or before December 1, 2022 which are prohibited by 106.28.050.B.1 may continue to operate, including transfers of ownership, provided the their continuation shall comply with the requirements of Section 106.70.020 and Section 106.28.050.C

**B. Development and operating standards for prohibited use expansion.** Each Prohibited Use within the SMP Overlay that seeks to expand or enlarge shall obtain a Use Permit and Design Review Permit Modification and comply with the underlying zoning requirements. Any addition any expansion or enlargement of a prohibited use shall comply with each of the following standards.

1. **Driveway consolidation.** Wherever possible, new uses shall provide for consolidation of driveway access through parcel consolidation or reciprocal easements. New driveways onto Greenback Lane or Sunrise Boulevard are strongly

discouraged.

2. **Active Transportation.** Site design and layout shall prioritize circulation of active transportation modes (transit, bicycle, and pedestrian) above vehicular circulation.
3. **Health Risk Assessment.** Uses that result in the generation of operational air quality emissions shall complete an Air Quality Health Risk Assessment.
4. **Design Standards.** Any expanded use shall adhere to the applicable Design Guidelines within the Zoning Code. Any expansion shall include a comprehensive façade and site improvement for the entire impacted parcel and structure, not just the expanded area.

**C. Required findings for approval.** The approval of an expansion of a prohibited use allowed by Subsection B. shall require that the review authority first make all of the following findings:

1. The use is consistent with the General Plan and Zoning Code;
2. The use is compatible with adjacent land uses;
3. The proposed site layout and building designs are compatible with adjacent land uses;
4. The site is of an appropriate size and configuration for the new use, and is efficiently and aesthetically designed for the proposed operations;
5. The use complies with the development standards in Subsection C., and all applicable design guidelines; and
6. The site design emphasizes safety, minimizes traffic congestion, avoids aesthetic impacts, and does not negatively impact circulation for active transportation modes.

#### Section 4: Severability

If any section of this Ordinance is determined to be unenforceable, invalid, or unlawful, such determination shall not affect the enforceability of the remaining provisions of this Ordinance.

#### Section 5: Effective Date and Publication

This Ordinance shall take effect thirty (30) days after its adoption, provided it is published in full or in summary within fifteen (15) days after its passage, in a newspaper of general circulation published and circulated in the City of Citrus Heights.

**PASSED AND ADOPTED** by the City Council of the City of Citrus Heights this \_\_\_\_ day of \_\_\_\_, 2022 by the following vote:

<b>AYES:</b>	<b>Councilmembers:</b>
<b>NOES:</b>	<b>Councilmembers:</b>
<b>ABSENT:</b>	<b>Councilmembers:</b>

**ABSTAIN:**

**Councilmembers:**

\_\_\_\_\_  
Porsche Middleton, Mayor

**ATTEST:**

\_\_\_\_\_  
Amy Van, City Clerk

CODIFY \_\_\_\_\_

UNCODIFY \_\_\_\_\_

Exhibit:

A. Zoning Map Amendment