



# Auburn Boulevard Objective Design + Development Standards Project Overview + FAQ

February 2023

## Key Facts

This project provides Citrus Heights with **objective design and development standards** to promote mixed-use and multi-family residential development. These streamlined development standards will further the City's goals of implementing the Auburn Boulevard Specific Plan and **increasing housing choice and affordability**.

## What are Objective Design and Development Standards (ODDS)?

Objective design standards are “**standards that involve no personal or subjective judgment by a public official**” (SB 35). For example, building heights expressed with dimensional standards (such as "30 feet") are objective, while building heights expressed language that is left up to a reviewer's interpretation (such as "compatible with surrounding development") are not objective.

## Are ODDS required by State legislation?

Objective design standards were originally required by California's Housing Accountability Act (first enacted in 1982) as a streamlined process for qualifying projects with a minimum residential affordability component. Since then, new legislation has been passed which also requires objective design standards for different types of projects (e.g. SB 35, SB 6, and AB 2011). **In many cases, Objective Design Standards may be one of the most important ways for local jurisdictions to influence the design of multi-family and mixed-use buildings.**

## How can ODDS benefit Auburn Boulevard?

Until now, Auburn Boulevard has remained a primarily commercial corridor despite the Boulevard Plan's vision for a mixed-use environment. Now, new state laws will make it easier for developers to **add new residential and mixed-use development to this corridor**. ODDS can help Citrus Heights achieve predictable built outcomes for new development along Auburn Boulevard, ensure **high quality design** for new multi-family and mixed-use buildings, **streamline development proposals**, and spur economic investment.

## Where and when will ODDS apply on Auburn Boulevard?

ODDS will apply to all new development along Auburn Boulevard that includes a residential component, which is subject to state streamlining requirements.

## What are the next steps?

The Auburn Boulevard ODDS is scheduled for a public hearing at the **Planning Commission** and then will go to **City Council** for approval.

**More Questions? Contact:**  
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