CITRUS HEIGHTS
CALIFORNIA
Solid roots. New growth.

Thomas Scheeler, *Chair*
Marcelle Flowers, *Vice Chair*
Scott Kinderwater, *Commissioner*
Al, Alrawi, *Commissioner*
Alan Utzig, *Commissioner*
Andrew Van Duker, *Commissioner*
Scott Kaufman, *Commissioner*

AGENDA
CITY OF CITRUS HEIGHTS
PLANNING COMMISSION MEETING
City Hall Council Chambers
6360 Fountain Square Drive
Tuesday, February 24, 2026, 6:00 p.m.

HOW TO PARTICIPATE:

The Commission may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on the agenda. The Commission established a procedure for addressing the Commission. Speaker Identification Sheets are provided on the table inside the Council Chambers. If you wish to address the Commission during the meeting, please complete a Speaker Identification Form and give it to the Commission Secretary. Those addressing the Commission are limited to three (3) minutes. The Chair may also reduce the time allowed if there is a lengthy Agenda or a large number of people wanting to address the Commission.

You may also submit your comment via email to planning@citrusheights.net. Each written comment will be read aloud by the Secretary.

PLANNING COMMISSION MEETING
6:00 PM

February 24, 2026, Planning Commission Meeting Agenda Packet pdf

CALL REGULAR MEETING TO ORDER

1. **FLAG SALUTE**

2. **ROLL CALL** Alrawi, Kaufman, Kinderwater, Utizg, Van Duker, Vice Chair Flowers, Chair Scheeler

3. **CONSENT CALENDAR**
   Approval of minutes for December 9, 2025

4. **PUBLIC COMMENT**
   Under Government Code Section 54954.3, members of the audience may address the Commission on any item within the jurisdiction of the Commission or on any agenda item. Those wishing to speak on non-agenda items will be called upon at the beginning of the meeting. Those wishing to speak for or against an agenda item will be called upon after the presentation by the City Planning Division and the Applicant for that agenda item.

5. PUBLIC HEARING

a. **6941 Sylvan Road APN# 211-0160-022-0000:** The project consists of a lot split of a single 0.42-acre parcel into two parcels. The application includes conceptual pans for future development (one duplex on each lot); however no development is proposed or submitted as part of this project. The project is categorically exempt from the requirements of the California Environmental Quality Act per Section 15315 of the CEQA Guidelines. **Project Planner: Associate Planner Steffane Lui**

b. **Amendment to Section 106.42.015 of the Citrus Heights Zoning Code:** The proposed project would amend Section 106.42.015 of the Citrus Heights Zoning Code related to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). The amendments update local regulations to ensure consistency with current California State ADU law, clarify allowable unit types and quantities, remove subjective design standards, and incorporate required State law provisions. The project does not change zoning or land use designations and is intended to maintain compliance with State housing requirements. The Planning Commission will review the amendments and forward a recommendation to the City Council. CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) **Project Planner: Associate Planner Steffane Lui**

6. REGULAR CALENDAR

a. **General Plan Annual Report**

7. GENERAL CORRESPONDENCE, PRESENTATIONS AND REPORTS FROM CITY STAFF

a. Refresher on the California Environmental Quality Act (CEQA) and applicability to projects within the purview of the Planning Commission

b. Selection of Chair and Vice Chair

8. ADJOURNMENT

The agenda for this meeting of the Planning Commission for the City of Citrus Heights was posted at the sites listed below on or before the close of business at 5:00 p.m. on the Friday preceding the meeting.

- City of Citrus Heights 6360 Fountain Square Drive, Citrus Heights, CA
- Rusch Park Community Center, 7801 Auburn Boulevard, Citrus Heights, CA
- Sacramento County Library, Sylvan Oaks Branch, 6700 Auburn Blvd., Citrus Heights, CA

Any writings or documents provided to a majority of the City of Citrus Heights Planning Commission regarding any item on this agenda will be made available for public inspection at City Hall located 6360 Fountain Square Drive, Citrus Heights, CA.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Stacy Hildebrand at (916) 727-4707. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting. TTY/TDD users with questions or comments can call the California Relay Service by dialing 7-1-1.

Pursuant to Sections 65009 (b) (2), of the State Government Code “If you challenge any of the above projects in court, you may be limited to raising only those issues you or someone else raised in the public hearing (s) described in this notice, or in written correspondence delivered to the city Planning Commission at, or prior to, this public hearing.”

City of Citrus Heights
Planning Commission
Meeting Minutes
December 9, 2025
Draft

MEETING CALLED TO ORDER
Chair Price called meeting to order at 6:00 pm

1. **FLAG SALUTE** Commissioner Van Duker led the flag salute.

2. **ROLL CALL** Commission Present: Kaufman, Kinderwater, AlRawi, Utzig, Van Duker, Vice Chair Flowers, Chair Scheeler
ABSENT: (0)
STAFF PRESENT: Bermudez, Hildebrand, Kehrer, Kempenaar, Lui

3. **CONSENT CALENDAR**
Approval of minutes for September 9, 2025
MOTION 1: Approval of minutes for September 9, 2025
M/S: Van Duker/Flowers
AYES: (7) AlRawi, Kaufman, Kinderwater, Utzig, Van Duker, Vice Chair Flowers, Chair Scheeler
NOES: (0)
Abstain: (0)
ABSENT: (0)

4. **PUBLIC COMMENT**
There was no public comment.

5. **REGULAR CALENDAR**

   a. **7859 Casa Bella:** City of Citrus Heights Planning Division requested Commission to find that the disposition of one vacant single-family home located at 7859 Casa Bella Way is consistent with the city's General Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act per Section 15061 of the CEQA Guidelines. **Project Planner: Associate Planner Steffane Lui**

Associate planner Steffane Lui made a presentation to the Commission; Commission had no questions.

Chair Scheeler opened public hearing.

Chair Scheeler closed public hearing.

MOTION 1: Adopt Resolution No. 2025-04, A Resolution of the Planning Commission of the City of Citrus Heights, California, Adopting its Report and Certain Findings Required Under California Government Code Section 65402 for the Disposition of Existing Single Family Residential Property on Casa Bella Way.

M/S: Van Duker/Flowers

AYES: (7) AlRawi, Kaufman, Kinderwater, Utzig, Van Duker, Vice Chair Flowers, Chair Scheeler
NOES: (0)
ABSENT: (0)
RECUSE: (0)

b. City staff will provided an overview of the Local Hazard Mitigation Plan, with a presentation by **Principal Civil Engineer Daniel Kehrer**.

6. **GENERAL CORRESPONDENCE, PRESENTATIONS AND REPORTS FROM CITY STAFF**
None

7. **ADJOURNMENT**
Meeting adjourned at 6:18 pm

Respectfully Submitted,

Stacy Hildebrand
Planning Commission Secretary

STAFF REPORT

Community Development Department
Planning Division
6360 Fountain Square Dr.
Citrus Heights, CA 95621
www.citrusheights.net
(916) 727-4740

Hearing Date: February 24, 2026

File Number: PLN-26-02

Application Type: Tentative Parcel Map

Assessor's Parcel Number: 211-0160-022-0000

Prepared by: Steffane Lui, Associate Planner

Project Name: Sylvan Parcel Map

Project Address: 6941 Sylvan Road, Citrus Heights, CA 95610

Gross Acreage: 0.42	**Net Acreage:** 0.42	**Maximum FAR:** N/A **Provided FAR:** N/A
Current Zoning: RD-20	**Proposed Zoning:** RD-20	**Neighborhood Area:** 4- Arcade Creek

Surrounding Zoning:		**Surrounding Land Use Designation**	**Actual Use:**
On-site:	RD-20	Medium-Density Residential	Vacant
North:	RD-20	Medium-Density Residential	Church
South:	RD-20	Medium-Density Residential	Veteran's Center
West:	RD-10	Medium-Density Residential	Duplex Dwelling Unit
East:	RD-5	Low-Density Residential	Single Family Dwelling

Environmental Status:

(X) Exempt 15315 (Minor Land Division)
( ) Negative Declaration
( ) Mitigated Negative Declaration
( ) Previous Negative Declaration
( ) Environmental Impact Report
( ) Previous Environmental Impact Report

Planning Department Recommendations:

( ) Approve
(X) Approve with conditions (Exhibit 1-A)
( ) Denial

Applicant:	Serhii Shutiak TDE 4075 Delmar Ave Rocklin CA 95677	**Property Owner:**	Yuriy Honchar 6941 Sylvan Rd Citrus Heights CA 95610

SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission make the following motions:

1. Adopt Resolution 26-01 determining the project is Categorically Exempt from CEQA per Section 15315 (Minor Land Divisions) of the California Environmental Quality Act; and
2. Approve a Tentative Parcel Map to allow the subdivision of one existing residential parcel into two lots at 6941 Sylvan Road, subject to the findings and the conditions of approval provided as Exhibit 1-A.

BACKGROUND

The project site is located on the west side of Sylvan Road within an established residential neighborhood. The subject property is currently vacant and undeveloped and is designated Medium Density Residential under the City's General Plan and zoned RD-20. The site has been used by the Citrus Heights Veterans Center for a number of years as auxiliary parking through an agreement between the Veterans Center and the property owner.

The applicant is requesting approval of a Tentative Parcel Map to subdivide the existing vacant parcel into two residential lots. This application is limited to the review of the lot split only. While conceptual plans illustrating potential future residential development have been submitted for informational purposes, no development approvals are being requested or evaluated as part of this action. Any future construction on either parcel will require separate review and must comply with all applicable zoning, building, and environmental regulations in effect at the time of application.

SURROUNDINGS

The project site is located on the west side of Sylvan Road. Surrounding properties are developed with a mix of single-family and small-scale multi-family residential uses consistent with the RD-20 (Medium Density Residential) zoning designation.

Properties to the north, south, east, and west are zoned RD-20 and are developed with residential uses. The northern adjacent property consists of an established church, and the southern adjacent property is established with the Veterans Community Center. The area is generally urbanized, with improved roadways, sidewalks, utilities, and other public services in place. The site is relatively flat and similar in character to surrounding residential parcels. The property has been graded and used for parking, no habitat for protected species have been identified.

The proposed subdivision is consistent with the existing neighborhood pattern of residential lots and does not introduce a new land use or zoning classification.

PROJECT DESCRIPTION

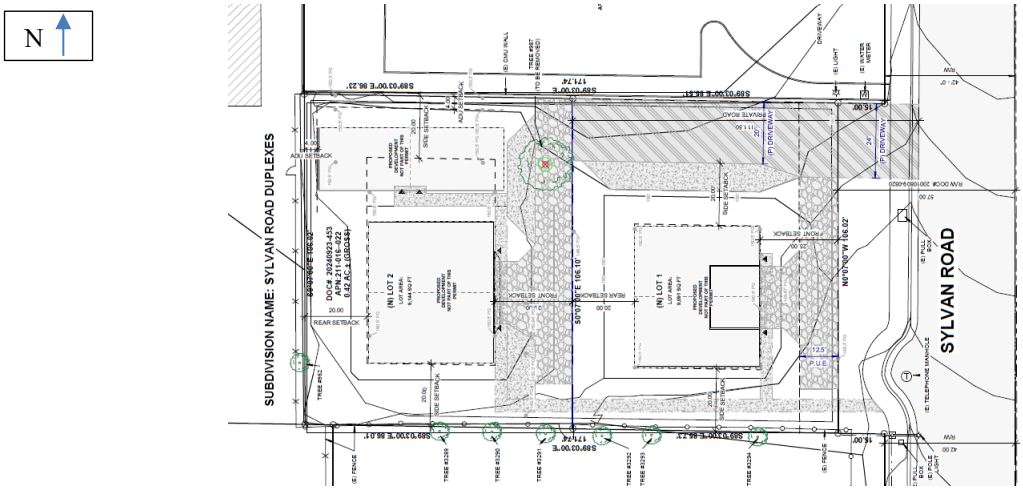
The proposed Tentative Parcel Map would subdivide an existing ±18,235.6 square-foot vacant parcel into two lots:

Lot 1: Approximately 9,091 square feet Lot 2: Approximately 9,144 square feet

Both proposed lots meet or exceed the minimum lot size and width requirements of the RD-20 zoning district (3,500 minimum parcel size) The Tentative Parcel Map identifies parcel boundaries, access, and utility connections consistent with City standards. Although the map set includes references to potential

future residential structures, those plans are conceptual only and are not part of this application. Approval of the Tentative Parcel Map does not approve or vest any future development.

Figure 1: Proposed Tentative Map



TENTATIVE PARCEL MAP (FILE #PLN-26-02)

Tentative Parcel Map – Description of Request

The Tentative Parcel Map proposes to create two (2) lots from one existing parcel. No construction proposals have been received with the application; however, the RD-20 zoning would allow for the future development of residential uses and accessory uses on each of the proposed new parcels.

Table I

RD-20 Zone Development Standards		
Parcel	**3,500 SF Min. Parcel Size**	**40 ft. Min. Parcel Width**
1	9,091	106 Ft
2	9,144	106 Ft

Tentative Parcel Map – Analysis

Title 22 of the Citrus Heights Municipal Code and the California Subdivision Map Act require that findings be made to approve a Tentative Parcel Map. The required findings are listed below in italicized bold print and are followed by an evaluation of the tentative parcel map in relation to each finding.

1. ***The proposed tentative parcel map is consistent with the General Plan and the design or improvement of the proposed subdivision is consistent with the General Plan.***

The site has a General Plan designation of medium density residential reserved primarily for multi-family residences and compatible uses. The allowed density allowed in this General Plan designation ranges from one (1) to twenty (20) dwelling units per net acre. The project area consists of 0.42-acres subdivided into two lots, providing an overall density of eight (8) units per acre, meeting the standards of both the General Plan and the Zoning Designation.

In addition to meeting the density requirements of the General Plan, staff also believes that the proposal is consistent with the following General Plan goals and objectives:

- Goal 24: Increase homeownership opportunities to ensure a balance of housing and household types.

- Goal 26: Develop, conserve, and improve the housing stock to ensure decent accommodations for all segments of the community.

- Goal 28: Ensure housing opportunities for all segments of the community.

The current application shows opportunity for future development. Though no development is being reviewed with this Tentative Parcel Map submittal. The site provides opportunity for development to increase housing opportunity within the City. Based on the reasons stated above, staff believe that the project is consistent with the housing goals and objectives of the General Plan.

Housing Element Compliance

As part of the City's General Plan Housing Element, the City maintains a Vacant Land Inventory for the 2021–2029 planning period. The inventory is required to demonstrate the City's capacity to accommodate the Regional Housing Needs Allocation (RHNA) assigned to the jurisdiction. Consistent with State Housing Element law, all local jurisdictions must identify and analyze vacant land resources, under-utilized sites along with pipeline projects, to ensure adequate sites are available to support anticipated residential growth.

As sites included in the inventory develop, the City monitors proposed densities to ensure consistency with the density assumptions relied upon in the Housing Element. As a parcel under one-acre in size, the property was not included in the current Vacant Land Inventory; therefore, development of the site is not subject to a minimum density requirement under the Housing Element.

The site is physically suited for the type and proposed density of development.

The site is relatively flat, previously developed, and served by existing public utilities and roadway access from Sylvan Road. The proposed parcels are of sufficient size and configuration to accommodate development consistent with RD-20 standards. Physical constraints such as topography, access, and availability of services do not preclude the proposed subdivision.

2. The design of the parcel map or the proposed improvements are not likely to cause substantial environmental damage and the type of improvements is not likely to cause serious public health problems.

The project involves only a minor land division with no grading or construction proposed. As such, the subdivision itself will not result in environmental impacts or public health concerns. Future development will be reviewed separately for compliance with CEQA and all applicable City standards.

Access

Lot 1 will take access from Sylvan Road, and Lot 2 will take access through a private easement through Lot 1. property is located within an urbanized area and is served by existing public infrastructure, including water, sewer, drainage, fire protection, and other utilities. The Engineering Division has reviewed the proposed parcel layout for consistency with City standards related to access, utilities, and potential frontage or on-site improvements. While no development is being approved at this time, the proposed layout meets applicable standards.

Trees and Site Features

The Tentative Parcel Map identifies existing trees and site features on the vacant site. Any future impacts to trees or other site features will be reviewed through the issuance of a Tree Permit which will require the applicant to meet the City's Tree Preservation and Protection requirements as well as comply with all the recommendations listed in the Arborist Report.

Tentative Parcel Map – Conclusion

Based on the analysis above, staff finds that the proposed Tentative Parcel Map complies with the Subdivision Map Act, the Citrus Heights Municipal Code, and the General Plan. The project is limited to a lot split only and does not include approval of any future development. Staff recommends approval of the Tentative Parcel Map subject to conditions of approval.

ENVIRONMENTAL DETERMINATION

The project qualifies for a Class 15 CEQA Exemption (Minor Land Divisions) pursuant to CEQA Guidelines Section 15315, as it involves the division of property into fewer than four parcels and does not result in construction or environmental disturbance. The proposed division meets all requirements for this Class 15 exemption under CEQA in that:

- The proposal is in conformance with the General Plan and zoning;
- The project is not requesting any variances or exceptions;
- The site has adequate access to all utilities;
- The parcels are able to provide the required access;
- The parcel was not involved in a division of a larger parcel within the previous two years;
- The parcel does not have an average slope greater than 20 percent; and
- The parcel has not been identified to be within the 100-year flood zone.

PUBLIC OUTREACH

Public hearing notices were mailed to property owners within 500 feet of the site. A Planning Commission Public Hearing notice was also published in the Citrus Heights Messenger. As noted earlier, the site is within the Arcade Creek Neighborhood Association, Area 4, which had no comments on the proposed land division.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt Resolution 26-01 determining the project is Categorically Exempt from CEQA per Section 15315 (Minor Land Divisions) of the California Environmental Quality Act; and
2. Approve a Tentative Parcel Map to allow the subdivision of one existing residential parcel into two lots at 6941 Sylvan Road, subject to the findings and the conditions of approval provided as Exhibit 1-A.

Attachments

1. Resolution 26-01
   A. Conditions of Approval
2. Tentative Parcel Map

RESOLUTION NO. 2026-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, FINDING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA PER SECTION 15315 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, RELATING TO MINOR LAND DIVISIONS AND APPROVING THE SYLVAN PARCEL MAP PROJECT LOCATED AT 6941 SYLVAN ROAD

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA") (Pub. Resources Code, ' 21000 et seq.), the project is categorically exempt from CEQA per Section 15315, related to Minor Land Divisions;

WHEREAS, the project is within the city limits on a project site of less than one acre substantially surrounded by urban uses, does not result in substantial environmental effects, is consistent with the existing General Plan and Zoning regulations, and is adequately served by utilities and public services;

WHEREAS, the Planning Commission of the City of Citrus Heights finds that the Categorical Exemption is applicable to the proposed subdivision map, and no further review is required;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The matters set forth in the preceding clauses of this Resolution are hereby adopted and incorporated.

2. The Planning Commission does hereby approves the Parcel Map application (PLN-26-02) with the referenced conditions of approval for 6941 Sylvan Road.

The Planning Commission Secretary shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the Planning Commission of the City of Citrus Heights, California, this 24th day of February 2026, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED

Thomas Scheeler, Chairperson

ATTESTED

Stacy Hildebrand,
Planning Commission Secretary

Exhibit A: Conditions of Approval

CONDITIONS OF APPROVAL FOR PLN-26-02 6941 SYLVAN ROAD TENTATIVE PARCEL MAP

General Conditions

1. The Tentative Parcel Map shall be exercised within a three (3) year period from the date of the approval. Extensions in time shall be subject to 106.64.070 of the Zoning Code and in compliance with the Subdivision Map Act. [Planning]
2. An application for Final Map shall be submitted to the Engineering Division. Information on Final Map processing and fees, visit the City's website www.citrusheights.net/485. [Engineering]
3. Any development on the site as a result of the approved action described herein shall comply with all applicable provisions of the Citrus Heights Municipal Code (Zoning Ordinance, Subdivision, Building Codes, Grading/Erosion Control, Sewer, etc.'), Citrus Heights General Plan and any applicable policy or specific plan. [Planning]

Prior to Recordation of Final Map

4. (If storm drain systems and pipes remain for this project) The private on-site storm-drain system will need private drainage easements on each parcel for maintenance purposes. The private drainage easements shall be dedicated on final map and/or by separate instruments to be recorded concurrently with the map. [Engineering]
5. Dedicate a Public Utilities Easement (PUE) along Sylvan Road as shown on the Tentative Map. [Engineering]
6. All private utilities located on-site will require private easements benefiting Lot 1 and 2. Private easements shall be dedicated on final map and/or by separate instruments to be recorded concurrently with the map (this can be a combined Private Utility and Roadway Easement). [Engineering]
7. Include acknowledgement in the Owner's Statement on the Parcel Map that the proposed 20' Private Road and Utility Easement shall be recorded upon sale of either Parcel 2 or APN 216-0110-008. Note: Private Owner's cannot dedicate an easement to themselves. [Engineering]
8. Parcel Map shall have the following note:

IMPROVEMENT REQUIREMENTS

The following improvements shall be constructed in accordance with the City of Citrus Heights requirements within a reasonable time following approval of the

Parcel Map and prior to issuance of any permit or other grant of approval for the development hereon created parcels.

STREET: Class A Required

SEWERS: Required

DRAINAGE: Required

WATER/HYDRANTS: As Required by Water and/or Fire Districts

STREET LIGHTS: As Needed [Engineering]

9. Applicant must provide proof of payment for the full fiscal year of any applicable County Taxes ((https://eproptax.saccounty.net/#secured). [Engineering]

10. The legal description of the newly created parcels must include dedication of a private sewer easement. A note must be placed upon the plans stating, "A private sewer easement for the installation and or maintenance of a private sanitary sewer line across any of the parcels to serve another parcel shall be dedicated upon the close of escrow.[SASD]

11. SMUD has existing overhead 12kV facilities in the project vicinity that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.. [SMUD]

12. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained. [SMUD]

13. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. New landscaping improvements shall be restricted to a maximum height of 15-feet tall at full maturity. [SMUD]

14. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15-feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to

remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. [SMUD]

15. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. [SMUD]

16. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.). [SMUD]

17. In the event the County requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the County's IOD. Landscaping improvements placed within the IOD or 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines and SMUD's regular vegetation management practices including but not limited to restriction of 15-feet high at maturity and spacing as well as tree pruning, removal, or other standard vegetation management activities. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. [SMUD]

18. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services. [SMUD]

19. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD. [SMUD]

20. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD. [SMUD]

21. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. The 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines

within the easement area and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, and weed abatement and a height limit of fifteen feet at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. [SMUD]

22. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface. [SMUD]

23. Development phases submitted for new service should include all lots fronting streets. [SMUD]

Prior to Approval of Improvement Plans

24. Applicant shall submit an improvement plan application for on-site and off-site improvements. The application can be found at https://www.citrusheights.net/485/Development-Application-Fees. [Engineering]

25. Improvements shall be designed and constructed in accordance with the City of Citrus Heights and County of Sacramento Improvement Standards. https://www.citrusheights.net/Document Center/View/18694 & https://www.citrusheights.net/1118/Construction-Specifications. [Engineering]

26. Commercial and multi-family projects are required to develop a full trash capture trash management plan that complies with the State Water Resource Control Board requirements. This is to capture trash debris and litter from the parking areas before it enters the public storm-water system. Storm drain design shall incorporate trash/litter collection devices or acceptable maintenance procedures to meet this requirement. https://www.waterboards.ca.gov/water_issues/programs/stormwater/trash_implementation.html [Engineering]

27. Site shall meet the pre and post construction Best Management Practices (BMP's) for Stormwater Mitigation per State of California requirements. The City is a member of the Sacramento Stormwater Quality Partnership and uses their guidelines and requirements. https://www.beriverfriendly.net/stormwater-quality-design-manual/ [Engineering]

28. Plans shall comply with the requirements of all servicing agencies of the City of Citrus Heights, including but not limited to Sacramento Metropolitan Fire District (SMFD), Citrus Heights Water District (CHWD) and Sacramento Area Sewer District (SASD). [Engineering]

29. The applicant shall provide frontage improvements, such as (Type 2) vertical curb and gutter, sidewalk, driveway details, streetlight relocation (if needed), and drainage improvements (if needed). [Engineering]
30. Any work to be performed in the public ROW requires a separate Encroachment Permit from the City's General Services Department. https://www.citrusheights.net/456/Encroachment-Permits. [Engineering]
31. The project's post-development (proposed) stormwater runoff cannot exceed the pre-development (existing) runoff. Calculations must be provided to demonstrate compliance with this requirement. [Engineering]
32. The applicant shall ensure that each parcel drains (storm and irrigation water) toward Sylvan Road and not onto adjacent Parcels. [Engineering]
33. Provide a note on the plans that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project." [SMFD]
34. Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction (including foundations). The minimum required fire flow for the protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. [SMFD]
35. Provide Fire Access Agreement between all parcels connected to and served by fire access. Fire Access Agreement shall be recorded with the Public Recorders Office having jurisdiction. [SMFD]
36. Provide Fire Access Roadway Maintenance Agreement (RMA) between all parcels connected to and served by the fire access roadway. The Fire Access Roadway Maintenance Agreement shall be recorded with the Public Recorders Office having jurisdiction. The roadway maintenance agreement shall include the following:
    a. Provisions for the necessary repair and maintenance of the roadway surface
    b. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13' 6") or width of twenty feet (20')

c. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping

d. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems [SMFD]

37. Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans. [SASD]

38. To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed. [SASD]

39. SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system or to a private sewer main line. If a private sewer main line is proposed, the private main line must connect at a manhole with a public lower lateral sized at a minimum of 8 inches in diameter. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line upstream of any connection to the SacSewer sewer. These improvements must be shown on the plans. [SASD]

40. All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval. [SASD]

41. The District's Engineering Standards and general requirements/checklist for improvement plans are available on the DISTRICT website at: https://chwd.org/engineering-resources/ [CHWD]

Prior to Building Permit Issuance

42. The preliminary development plans indicate the construction of the following structures

    a. Lot 1: One Duplex Dwelling-Unit

    b. Lot 2: One Duplex Dwelling-Unit, and Two (2) Detached ADUs

43. At time of development, any removal of trees is subject to the City's Tree Preservation and Protection Regulations (CHZC Section 106.32.100) and are subject to approval through Tree Permit review. [Planning]

44. Street Trees are required as prescribed in the Zoning Code. [Planning]

45. Future improvements on the resultant parcels shall be designed and constructed in accordance with the City of Citrus Heights and County of Sacramento Improvement

Standards https://www.citrusheights.net/DocumentCenter/View/18694 & https://www.citrusheights.net/1118/Construction-Specifications. [Engineering]

46. This project shall meet all federal, state, and local solid waste disposal requirements; including, but not limited to, California SB1383, California AB341, and the City's Municipal Code requirements. [Engineering]
47. Roof drains for the building shall not directly connect into the storm drain system. Downspouts shall flow to landscaped areas or other approved water quality methods before entering the City's storm drain system. [Engineering]
48. All development impact fees Multi-Modal Fees, Transit Fees, County Drainage Fees, and all outside agency impact fees shall be paid by the applicant prior to issuance of the building permit(s). [Engineering]
49. The existing curb, gutter and sidewalk will need to be reconstructed to include Type 2 (vertical) curbs along arterial roadways per Countywide standards, meet ADA requirements, and include a Type A driveway per Sacramento County Standard Detail 4-35.

    a. Applicant will be requested to attempt to relocate/modify the telephone manhole located within the roadway to provide a straight sidewalk alignment. City will accept existing alignment if deemed infeasible after coordination with the utility operator. [Engineering]

50. On-site storm drains show a connection to public utilities on Sylvan Road. The nearest point of connection within the existing public right of way is located approximately 200 feet south of the parcel on the east side of Sylvan Road (manhole at Community Drive). The applicant should evaluate the need for this drainage system and possibly update the site elevations to avoid the need for this system.

    a. Minimum storm drain pipe size shall be 12" diameter per countywide standards.
    b. Stormwater drainage for this parcel shall be toward Sylvan Road and not release onto adjacent parcels. This may require a shallow ditch along the southern property border (similar to existing conditions).
    c. This development will result in less than one acre of disturbance; therefore, water quality improvements will not be conditioned for this permit.
    d. The net increase of stormwater peak flow can be mitigated on-site in a shallow ditch/basin and may not require an underground structure with drainage pipes for discharge.
    e. State Water Board trash capture provisions will be exempted if there is no underground storm drain system for the provision to be implemented. [Engineering]

51. Future improvements on the resultant parcels shall be designed and constructed in accordance with the City of Citrus Heights and County of Sacramento Improvement

Standards https://www.citrusheights.net/DocumentCenter/View/18694 & https://www.citrusheights.net/1118/Construction-Specifications [Engineering]

52. This project shall meet all federal, state, and local solid waste disposal requirements; including, but not limited to, California SB1383, California AB341, and the City's Municipal Code requirements. [Engineering]
53. Roof drains for the building shall not directly connect into the storm drain system. Downspouts shall flow to landscaped areas or other approved water quality methods before entering the City's storm drain system. [Engineering]
54. All development impact fees Multi-Modal Fees, Transit Fees, County Drainage Fees, and all outside agency impact fees shall be paid by the applicant prior to issuance of the building permit(s). [Engineering]
55. Certificate of Release (COR) plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for the following structures:
    a. If the new dwelling exceeds 3,599 square feet or an ADU exceeds 1,200 sq. ft.
    b. Constructed where no public water is available
    c. Have the furthest point of the habitable structure more than 150 feet from a public paved road
    d. Undergo an alteration/addition that results in an increase of 50 percent or more, and the final total area is over 3,599 square feet. [SMFD]
56. Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings in accordance with the California Residential Code. [SMFD]
57. The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits.[SASD]
58. A dedicated water service is required for each individual lot. The new water services (minimum ¾-inch) will be installed within the Sylvan Road right-of-way limits or within the proposed 12.5-feet-wide public utility easement, along the frontage of the properties they will serve. [CHWD]
59. If the proposed improvements conflict with the existing public water facilities, the District will require the Project to relocate and upgrade the impacted water facilities in accordance with the District's standards. [CHWD]

Prior to Granting Final Occupancy

60. Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum

size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. [SMFD]

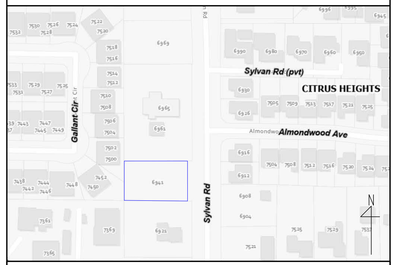
61. Residential roof coverings shall consist of materials having a minimum Class C rating. [SMFD]

Ongoing

62. Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements [SASD]

63. Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person not a party to this Tentative Parcel Map challenging the validity of the Tentative Parcel Map or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Tentative Parcel Map. Developer may select its own legal counsel to represent Developer's interests at Developer's sole cost and expense. The parties shall cooperate in defending such action or proceeding. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent in regard to defense of the action or proceeding. The parties shall use best efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel and Developer agrees to pay directly or timely reimburse on a monthly basis City for all such court costs, attorney fees, and time referenced herein.

VICINITY MAP/ N.T.S.



PROJECT INFORMATION:

DEVELOPER:	OWNERS:	ZONING:
IGOR KOLOTYUK	YURIY HONCHAR	RD20 - MEDIUM DENSITY RESIDENTIAL
PROPERTY DESCRIPTION: APN: 211-0160-022-0000 6941 SYLVAN ROAD, CITRUS HEIGHTS, CA 95610	**PROJECT AREA:** 18,235.6 SQ-FT ±	

PUBLIC SERVICES & UTILITY PROVIDERS:		SCOPE OF WORK:
IMPROVEMENTS	CITY OF CITRUS	SPLITED LOT ON 2 SEPRATE LOTS. PROPOSED DUPLEX STRUCTURE ON EACH LOT.
DRAINAGE	CITY OF CITRUS	
WATER	CITRUS HEIGHTS WATER	
SEWER	SRCSD	
ELECTRIC	S.M.U.D.	

STREETS:	PARKS & RECREATION:	FIRE DISTRICT:
PUBLIC	SUNRISE	SACRAMENTO METROPOLITAN FIRE
SCHOOL DISTRICT:		**PRESENT USE:**
SAN JUAN UNIFIED		-

PROPOSED NUMBER OF LOTS: 2 RESIDENTIAL LOTS

LOT 1:	LOT: 9,091 SQ.FT	LOT 2:	LOT: 9,144 SQ.FT

DEVELOPMENT STANDARDS (RD-20):

SETBACKS:

FRONT	25 FT.
INTERIOR	20 FT.
REAR	20 FT.
LOT COVERAGE	60 %
FAR	0.50
MAXIMUM HEIGHT	50 FT.

20 FT FROM A GARAGE DOOR TO THE BACK OF THE NEAREST SIDEWALK, OR THE FRONT PROPERTY LINE WHERE THERE IS NO SIDEWALK.

MIN. LOT SIZE (SQUARE FEET):

2,500 SQ. FT.

MIN. LOT WIDTH: 40 FT.

PARKING REQUIREMENTS BY LAND USE (RD-20):

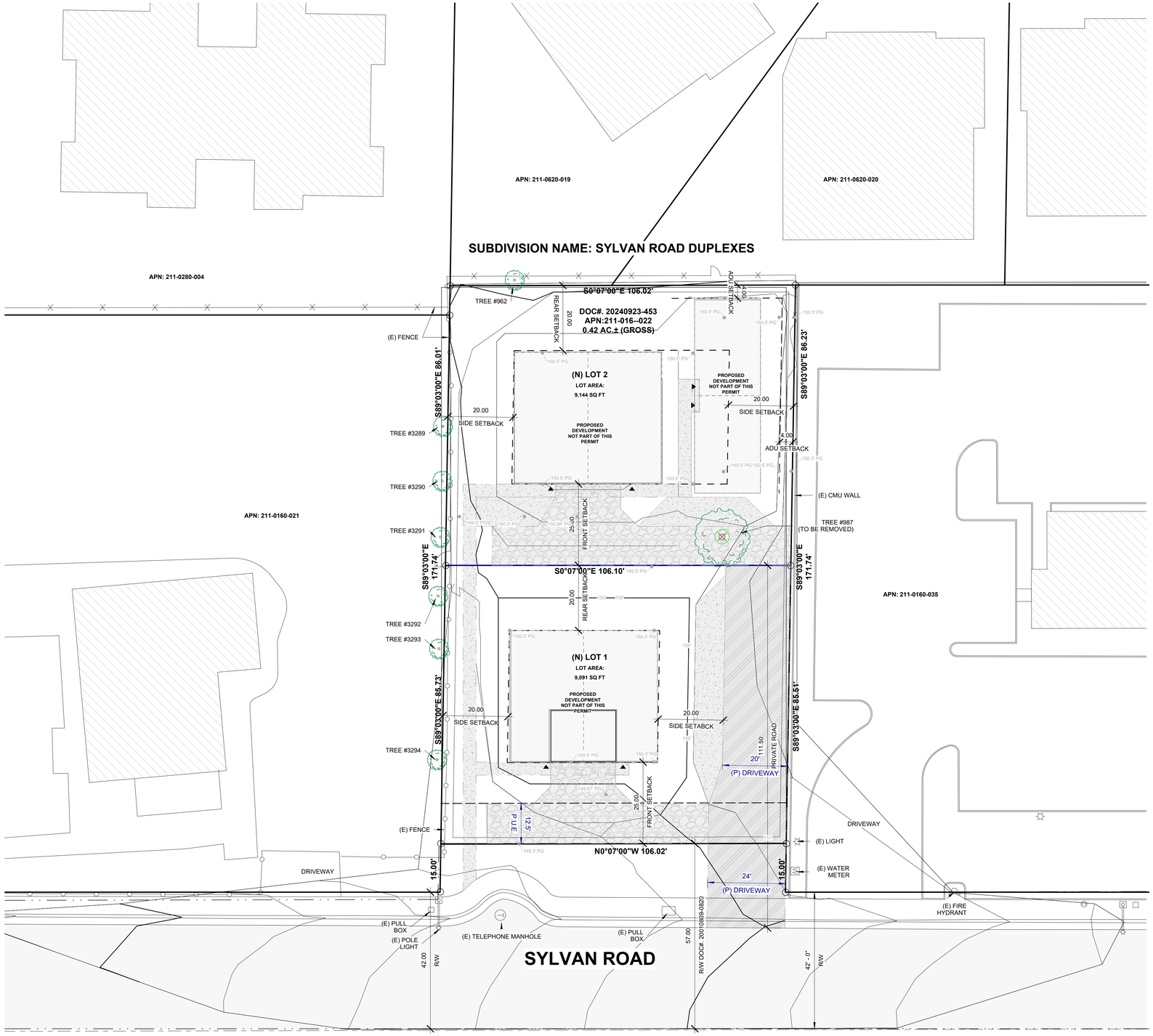
STUDIO UNITS AND ONE-BEDROOM UNITS
1 COVERED SPACE WITHIN A GARAGE/CARPORT FOR EACH UNIT.

TWO- AND THREE-BEDROOM UNITS
2 SPACES FOR EACH UNIT; AT LEAST 1 WITHIN A GARAGE/CARPORT.

ADUS AND JUNIOR ADUS DON'T REQUIRE ANY PARKING.

LEGEND

DESCRIPTION	PROPOSED (P)	EXISTING (E)
PROPERTY LINE		
SETBACK LINE		
RIGHT OF WAY EDGE		
RIGHT OF WAY CENTER LINE		
BENCHMARK		
STRUCTURE		
ROADWAY CONCRETE		
ROADWAY GRAVEL		
ROADWAY ASPHALT CONCRETE		
SIDEWALK CONCRETE		
PRIVATE ROAD		
FENCE		
SAWCUT LINE		
TRENCH		
TREE PROTECTION ZONE		
TREE TO BE REMOVED		
WATER LINE		
SEWER LINE		
ELECTRICAL LINE		
GAS LINE		
MAJOR CONTOUR	990'	990'
MINOR CONTOUR	990'	990'
SURFACE SLOPE DIRECTION		



1 TENTATIVE MAP
1/16" = 1'-0"

TDE

TANGENT
DESIGN & ENGINEERING
4095 DEL MAR AVE, STE. 10,
ROCKLIN, CA 95677
info@tangentde.com
PHONE: (530) 537-2288

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NAME: 6941 SYLVAN RD, CITRUS HEIGHTS, CA 95610

SHEET TITLE: TENTATIVE MAP

OWNER CONTACT:
Yuriy Honchar
916-663-7090

PROJECT:	1-1352
DESIGNED: P.Zarik	RM
DRAWN:	RM
DATE:	2/10/2026 9:38:45 AM

DATE:	DESCRIPTION:	REV. #

SHEET:

A2

STAFF REPORT

Community Development Department
Planning Division
6360 Fountain Square Dr.
Citrus Heights, CA 95621
www.citrusheights.net
(916) 727-4740

Hearing Date: February 24, 2026

File Number: PLN-26-04

Application Type: Ordinance Text Amendment (Zoning Code)

Assessor's Parcel Number(s): Citywide

Prepared by: Steffane Lui, Associate Planner slui@citrusheights.net

Project Name: Accessory Dwelling Unit Ordinance Text Amendment (Zoning Code)

Project Address: N/A

Gross Acreage: N/A	**Net Acreage:** N/A	**Net Density:** N/A
Current Zoning: N/A	**Proposed Zoning:** N/A	
Surrounding Zoning:	**Surrounding Land Use Designation**	**Actual Use:**

On-site:	Not Applicable Citywide
North:	
South:	
West:	
East:	

Environmental Status:

(X) Exempt Section 15061(b)(3)
() Negative Declaration
() Mitigated Negative Declaration
() Previous Negative Declaration
() Environmental Impact Report
() Previous Environmental Impact Report

Planning Department Recommendations:

(X)Recommend approval and forward to the City Council for final action
( )Approve with conditions
( )Denial

Applicant:	City of Citrus Heights Planning Division	**Property Owner:**	Citywide Ordinance

REQUEST

The Planning Division requests that the Planning Commission review and recommend adoption of amendments to Section 106.42.015 of the Citrus Heights Municipal Code (Accessory Dwelling Units and Junior Accessory Dwelling Units).

The proposed amendments update the City's ADU regulations to ensure full consistency with current California State ADU Law (Government Code Sections 66310–66342), as amended by recent legislation.

The Planning Commission's recommendation will be forwarded to the City Council for final approval.

SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission make the following motions:

> Motion 1: Recommend the City Council adopt a Resolution finding the proposed amendments exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.
>
> Motion 2: Recommend the City Council adopt an Ordinance amending Section 106.42.015 of Chapter 106 of the Citrus Heights Municipal Code (Zoning Code) as shown in Exhibit A.

BACKGROUND

California State law has undergone several recent amendments affecting the regulation of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). These legislative changes have clarified allowable unit combinations, modified development standards, reorganized statutory provisions, and further limited local discretion regarding ADU approval processes.

To ensure the City's Municipal Code remains current and consistent with State law, staff conducted a comprehensive review of Section 106.42.015 and prepared amendments reflecting the most recent statutory updates. The updates include, but are not limited to, compliance with AB 130 (effective June 30, 2025), AB 462 (effective October 10, 2025), AB 1154 (effective January 1, 2026), SB 9 (effective January 1, 2026), SB 543 (effective January 1, 2026), and guidance issued by the California Department of Housing and Community Development (HCD) in its ADU Handbook dated January 2025, including the 2026 Addendum. The update will also incorporate statutory renumbering enacted by SB 477, effective March 25, 2024.

It should be noted that until such time as the Zoning Code Section 106.42.015 is formally amended, the City of Citrus Heights continues to offer its current local ADU/JADU program. In addition, the City allows applicants to apply under the state ADU/JADU provisions as authorized by Government Code Title 7, Division 1, Chapter 13 — Accessory Dwelling Units and Junior Accessory Dwelling Units (Government Code §§ 66310–66342).

These updates are administrative and regulatory in nature and do not approve or authorize any specific development project.

PROJECT DESCRIPTION

The project consists of a citywide amendment to Section 106.42.015 (Accessory Dwelling Units and Junior Accessory Dwelling Units) of the Zoning Code. Due to the extent of recent legislative changes, Section 106.42.015 has been comprehensively revised and restructured. As a result, the proposed ordinance replaces the existing section in its entirety rather than presenting a red-lined version.

The proposed amendments include:

1. Local and State Development Pathways

- The revised ordinance introduces two compliance pathways consistent with State law:
  - A local development option, which applies objective local standards for the City of Citrus Heights where permitted, provided those standards do not conflict with or preclude development
  - A State law option, under which qualifying ADUs must be approved ministerially if they meet statutory criteria.

This structure ensures the City preserves allowable local development standards while maintaining compliance with mandatory State ADU entitlements.

Table 1 below provides an overview of the two pathways for the development of ADUs and/or JADUs

Table 1

Lots with Existing or Proposed Single Family Dwelling	Proposed Local ADU Ordinance	State ADU Standards
Number of ADUs Allowed	2 ADUs total: One ADU* and One JADU *ADU can be attached or detached	3 ADUs total: -One Attached Conversion -One JADU -One Detached ADU
Max Heights	Attached: Determined by Zoning. Detached: 18 ft plus 2 ft for pitch	Detached: 18 ft plus 2 ft for pitch
Max Floor Area	Attached: 60% of existing primary dwelling, or 850 sf for a studio/1 bedroom, or 1000 sf for a 2 bedroom, whichever is greater. Detached: 1200 sf JADU: 500 sf	Attached Conversion: Expansion of not more than 150 sf. Detached: 800 sf JADU: 500 sf

Lots with a Multi Family Dwelling	**Multifamily ADU standards are the SAME under both the City and State options. The City follows State law for multifamily properties.**	
	Proposed Multi-Family Dwelling	**Existing Multi-Family Dwelling**
Number of ADUs Allowed	Up to two (2) detached ADUs	Interior conversion ADUs: At least one (1) – Up to 25% of existing units *Example: An 8-unit complex s may convert existing non-livable space into no more than 2 ADUs. A 100-unit complex may convert non-livable space into no more than 25 units* Detached ADUs: Up to eight (8) Cannot exceed the number of existing units on the lot *Example: An 8-unit complex may construct up to 8 detached ADUs. A 100-unit complex may construct up to 8 detached ADUs.*
Max Heights	Attached: Determined by Zoning Detached: 18 ft plus 2 ft for pitch	Attached: Determined by Zoning Detached: 18 ft plus 2 ft for pitch
Max Floor Area	Detached ADUS : No maximum size limit Interior conversions: must meet building code standards	

The list below provides an overview of other amendments included in the proposed 106.42.015 Section of the Zoning Code in regards to the development of ADUs/JADUs.

2. Unit Allowance Clarifications
- Clarifies the allowable combination of ADUs and JADUs on lots with single-family dwellings, consistent with Government Code Section 66323.
- Updates the maximum number of detached ADUs permitted on lots with existing or proposed multifamily dwellings in accordance with State law.
- Clarifies that JADUs are permitted only on lots zoned for single-family residential use with a single-family dwelling.

3. Development Standards Updates
- Revises height standards for attached ADUs to reflect the current statutory maximum.
- Removes local floor area limitations for multifamily ADUs where State law does not authorize size caps.
- Corrects internal references and resolves inconsistencies within the ordinance.

4. Objective Standards Requirement
- Removes subjective design language and clarifies that ADU approvals must be ministerial and based on objective criteria.

5. Required State Law Provisions
- Incorporates language addressing nonconforming zoning conditions.
- Clarifies fire sprinkler requirements consistent with State law.

- Confirms that replacement parking is not required when garages are converted or demolished for ADU construction.

6. Statutory Updates

- Updates references to reflect the Legislature's reorganization of ADU statutes into Government Code Sections 66314–66342.

The proposed ordinance does not change zoning classifications, density limits, or land use designations. It updates development standards and procedures to ensure legal consistency and clarity.

GENERAL PLAN CONSISTENCY

The proposed amendments are consistent with the City's General Plan Housing Element policies supporting housing production, regulatory clarity, and compliance with State housing laws.
The amendments do not modify land use designations, permitted densities, or zoning district boundaries.

CONCLUSION

The proposed amendments update the City's ADU regulations to reflect recent legislative changes and ensure consistency with current State law. The revisions clarify development standards, remove outdated or inconsistent provisions, and incorporate required statutory language. The amendments are consistent with the General Plan and will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. Staff recommends approval.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the California Environmental Quality Act (CEQA Guidelines Section 15061(b)(3) in that adoption of the proposed Ordinance will not result in any impacts on the physical environment; and under the general rule that the proposed amendments to the Municipal Code (Zoning Code Section) do not have the potential to have a significant effect on the environment.

RECOMMENDATION

The Planning Division recommends the Planning Commission make the following motions:

> Motion 1: Recommend the City Council adopt a Resolution finding the proposed amendments exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.
>
> Motion 2: Recommend the City Council adopt an Ordinance amending Section 106.42.015 of Chapter 106 of the Citrus Heights Municipal Code (Zoning Code) as shown in Exhibit A.

Attachments:

Exhibit A: Amended Section 106.42.015 (Accessory Dwelling Units and Junior Accessory Dwelling Units)

Sec. 106.42.015. Accessory Dwelling Units

This Section establishes standards for accessory dwelling units and junior accessory dwelling units.

An applicant may choose to proceed under subsection B, which sets forth the city's local development option or the applicant may choose to proceed under subsection C below, which sets forth an alternative development option, consistent with California Government Code section 66323. The two options may not be combined. Nothing in this Chapter shall provide an exception to the requirements of the Building Code.

A. *Applicability.* The lot on which an accessory dwelling unit is located must have an existing single-unit, duplex, or multi-unit dwelling, or such a dwelling may be constructed concurrently with the accessory dwelling unit. Both options are pursuant to the common development standards set forth in Section 106.42.015(E).

B. *City's local development option.*

1. *Number of units*

a. A lot developed with a single-unit dwelling may have a maximum of one accessory dwelling unit and one junior accessory dwelling unit pursuant to Section 106.42.015 (D). Accessory dwelling units are not included when calculating the density of a parcel.

b. A lot developed with a multi-unit dwelling will follow California Government Code Section 66323 as listed in subsection C.

2. *Location*

a. Accessory dwelling units are prohibited within the front yard, except as permitted under Section 106.42.015(E)(1)(c).

(1) *Front Yard.* An area extending across the full width of the lot between the front property line and the primary structure, and includes the front setback required by the applicable zoning district.

3. *Allowed floor area*

a. The floor area of an attached accessory dwelling unit shall not exceed the following; 60 percent of the floor area of the primary dwelling or 1,200 square feet, whichever is less. Regardless of the size of the primary dwelling, an attached accessory dwelling unit shall be allowed the minimum size as follows:

(1) 850 square feet for an accessory dwelling with zero to one bedrooms; or

(2) 1,000 square feet for an accessory dwelling with 2 or more bedrooms, whichever is less.

b. The floor area of a detached accessory dwelling unit shall not exceed 1,200 square feet, regardless of the size of the primary dwelling.

c. Floor area is calculated pursuant to Section 106.42.015(E)(4).

C. *State of California Government Code Section 66323 ADU option.*

1. *Number of units*

a. For lots with single-family dwelling, each of the following:

(1) One interior accessory dwelling unit per lot constructed within an existing or proposed single-family dwelling or accessory structure. Interior accessory dwelling units converted from accessory structures may include the construction of up to a 150 square foot expansion beyond the same physical dimensions as the existing accessory dwelling structure to accommodate ingress and egress

only. An interior accessory dwelling unit must have exterior access and side and rear setbacks sufficient for fire safety.

(2) One junior accessory dwelling unit per lot pursuant to Section 106.42.015 (D)

(3) One new construction detached accessory dwelling unit with a minimum four-foot side and rear setbacks. The accessory dwelling unit may not exceed a floor area of up to 800 square feet and shall not exceed a maximum height of 18 feet, plus an additional two feet to accommodate roof pitch to align with roof pitch of the primary dwelling unit.

b. For lots with a multi-family dwelling: For the purpose of this subsection, a structure with two or more attached dwellings on a single lot is considered a multi-family dwelling structure. Multiple detached single-unit dwelling on the same lot are not considered multi-family.

(1) Existing multi-family units: Accessory dwelling units may be constructed in areas that are not used as livable space within an existing multi-family dwelling structure (i.e., storage rooms, boiler rooms, passageways, attics, basements, or garages), provided the spaces meet state building standards for dwellings. The number of accessory dwelling units shall not exceed one or 25% of the existing multi-unit dwellings, whichever is greater.

(2) Existing multi-family units: Up to eight (8) detached accessory dwelling units may be constructed, provided that the number of accessory dwelling units does not exceed the number of existing units on the lot.

(3) Proposed multi-family units: Up to two detached accessory dwelling units may be constructed.

(4) All detached accessory dwelling units must meet the height requirements of Section 106.42.015(B)(2)(b).

(5) No maximum floor area limitation shall apply to detached accessory dwelling units constructed on a lot with a multifamily dwelling pursuant to Government Code Section 66323, subdivision (a)(4). Lot coverage requirements pursuant to Section 106.42.015(E)(3) are applicable.

D. *Junior accessory dwelling unit.* A junior accessory dwelling unit is allowed on any lot zoned for single-family dwellings where the primary dwelling is a single-family dwelling on the lot.

a. A unit is considered a junior accessory dwelling unit provided each of the following standards are met:

(1) The unit is created within the walls of the proposed or existing single-family residence, including attached garages.

(2) The unit does not exceed 500 square feet of interior livable space as defined in Section 106.42.015 (E)(4)(a).

(3) The unit has at least an efficiency kitchen. The efficiency kitchen shall be removed if the junior accessory unit ceases.

(4) The unit has bathroom facilities that are either separate from or shared with the residence in which the unit is contained.

(5) The unit has exterior access separate from the entrance to the dwelling in which it is contained.

b. *Owner Occupancy*: Owner-occupancy is not required for a junior accessory dwelling unit if the owner is a governmental agency, land trust, or housing organization or if the accessory

dwelling unit has separate sanitation facilities from the primary dwelling. However, if the junior accessory dwelling unit shares sanitation facilities with the primary dwelling, either the junior accessory dwelling unit or the primary dwelling shall be occupied by the owner.

c. *Deed Restriction Required*: Prior to the issuance of the building permit, the owner shall show proof of a recorded deed restriction. The deed restriction, which shall run with the land including the transfer of ownership, will prohibit the following:

(1) The junior accessory dwelling unit shall not be sold separately from the single dwelling.

(2) The junior accessory dwelling unit shall be restricted in size and attributes as describe in Government Code § 66310-66342.

E. *Common Development Standards*

The following development standards apply to all accessory dwelling units and junior accessory dwelling units, whether approved under Subsection C (City's local option) or Subsection D (State law), except where State law expressly precludes application of a local standard.

1. *Setback requirements.* An accessory dwelling unit shall comply with the setback requirements of the applicable zoning district except that the interior side and rear yard setbacks may be four feet.

a. Notwithstanding subsection B.1. above- No setback is required for the conversion of an existing living area or accessory structure to an accessory dwelling unit, including a structure reconstructed in the same location and to the same dimensions as the existing structure.

b. An accessory dwelling unit may not project or be constructed in any public or private easement.

c. Front yard setbacks shall not be applied to an attached or detached ADU if it would prohibit the construction of an ADU that does not exceed 800 square feet with four-foot side and rear yard setbacks.

2. *Height limit.*

a. An attached accessory dwelling unit shall comply with the height limits of the applicable zoning district except where State law allows greater height.

b. A detached accessory dwelling unit shall not exceed a maximum height of 18 feet, plus an additional two feet to accommodate roof pitch to align with roof pitch of the primary dwelling unit.

c. Where the accessory dwelling unit is above a detached residential accessory structure, it shall not exceed 25 feet in height.

3. *Lot Coverage.* An accessory dwelling unit shall comply with the lot coverage requirements of the applicable zoning district. Notwithstanding the foregoing, one accessory dwelling unit per lot that does not exceed 800 square feet in floor area shall be exempt from maximum lot coverage requirements.

a. In no case shall the application of lot coverage requirements preclude the construction of at least one accessory dwelling unit of up to 800 square feet with minimum four-foot side and rear yard setbacks, in compliance with Government Code section 66323.

4. *Floor Area Calculation.* For the purposes of this Chapter, the floor area of an accessory dwelling unit (ADU) shall be calculated based on the interior livable space of the unit.

a. Interior livable space is defined as the enclosed area within the ADU measured from the interior surfaces of the exterior walls and includes all areas intended for living, sleeping,

cooking, or sanitary purposes. Exterior walls, balconies, patios, garages, carports, and unfinished or non-habitable spaces shall not be included in the calculation of floor area.

5. *Fire sprinklers.* Fire sprinklers shall not be required for an accessory dwelling unit or junior accessory dwelling unit if they are not required for the primary dwelling unit. If fire sprinklers are required for the primary dwelling unit, they may be required for the accessory dwelling unit or junior accessory dwelling unit.

6. *Changes in occupancy.* Creation of an accessory dwelling unit or junior accessory dwelling unit within an existing structure shall not be considered a change of occupancy under the Building Code unless the Building Official determines that a change in occupancy is required to ensure public health and safety

7. *Off-street parking requirements.* Additional off-street parking is not required for an accessory dwelling unit. When a garage, carport, covered parking structure or uncovered parking space is demolished or converted in conjunction with the construction of an accessory dwelling unit or junior accessory dwelling unit, no replacement parking shall be required.

8. *Separate entrance required.* An attached accessory dwelling unit shall have an entrance separate from the entrance to the primary dwelling.

9. *Window/balcony placement.*

    a. An accessory dwelling unit that is 10 feet or less from a residential unit on an adjacent parcel shall not have second floor windows that directly face windows in the other unit.

    b. A detached accessory dwelling unit located closer than 10 feet to a side lot line or 20 feet from a rear lot line shall have no second floor windows facing the side or rear except obscured glass or clerestory windows, unless the review authority determines that other types of windows will not significantly interfere with the privacy of residents on adjacent parcels.

    c. Any balconies above the ground floor shall not be located within 10 feet to a side or rear lot line.

10. *Relationship to primary use.*

    a. *Timing of construction.* An accessory dwelling unit may be constructed simultaneously with or after the primary dwelling. In addition, an existing dwelling that complies with the development standards for accessory dwellings in in this chapter may be considered an accessory dwelling unit, and a new primary unit may be constructed which would then be considered the primary dwelling unit.

    b. *Term of rentals.* Accessory dwelling units or junior accessory dwelling units shall not be rented for periods of less than 30 days. This provision shall not apply to accessory dwelling units lawfully constructed prior to January 1, 2020.

F. *Processing*

1. Ministerial Review
    a. The City shall ministerially review all applications for accessory dwelling units and junior accessory dwelling units submitted under this section.

    b. The City shall approve or deny an application to create an accessory dwelling unit or junior accessory dwelling unit under this section within 60-day of receipt of a complete application if there is an existing residential use on the lot.

    c. If the application to create an accessory dwelling unit or junior accessory dwelling unit is submitted with a permit application to create a new residential development on the lot, the City may delay approving or denying the permit application for the accessory dwelling unit

or junior accessory dwelling unit until the permit application to create the residential development is approved. If the applicant requests a delay, the 60+ day time period shall be tolled for the period of the delay. If the City has not approved or denied the completed application within 60 days, the application shall be deemed approved.

2. *Legalization of Unpermitted Units (Amnesty)* Consistent with California Government Code Section 66333, the following provisions apply to the legalization of accessory dwelling units or junior accessory dwelling units constructed without required permits prior to January 1, 2020:

    a. *Ministerial Approval.* The City shall ministerially approve an application for a building permit to legalize an unpermitted accessory dwelling unit or junior accessory dwelling unit provided the unit meets the health and safety standards set forth in this subsection.

    b. *Health and Safety Standards.* a. The City shall not deny an application for a permit under this subsection unless the Building Official makes a written finding that the unit is a "substandard building" as defined in California Health and Safety Code Section 17920.3. b. The unit shall not be required to comply with current building or zoning code requirements that were not in effect at the time of construction, or that would require the unit to be demolished or significantly altered, unless such compliance is necessary to correct a condition that makes the unit a substandard building.

    c. *Application Process.* Prior to application submittal, an owner may request a confidential third-party inspection to identify potential health and safety violations. The City shall maintain a public "ADU Amnesty Checklist" outlining the specific substandard conditions that must be remedied for permit approval.

    d. *Enforcement Tolling***.** The City shall not initiate any enforcement action or impose fines for an unpermitted unit while a permit application is being processed in good faith under this section.

    e. *Termination.* In accordance with state law, this amnesty pathway shall remain available until January 1, 2030, or as otherwise amended by Government Code Section 66333.

3. *Zoning clearance.* The Director shall issue the Zoning Clearance in compliance with Section 106.62.020.

(Ord. No. 2017-002, § 3(Exh. A-1), 7-13-2017; Ord. No. 2020-003, § 1(Exh. A), 6-11-2020; Ord. No. 2022-001, § 3(Exh. A), 3-10-2022; Ord. No. 2023-003, § 4(Exh. A), 5-11-2023; Ord. No. 2024-006, § 1(Exh. A), 9-25-2024)

CITY OF CITRUS HEIGHTS

PLANNING COMMISSION STAFF REPORT MEMORANDUM

DATE: February 24, 2026

TO: Planning Commission Members

FROM: Casey Kempenaar, Community Development Director
Alison Bermudez, Senior Planner
Steffane Lui, Associate Planner

SUBJECT: **2025 General Plan Annual Progress Report**

Summary and Recommendation

Staff recommends the Planning Commission move to accept the 2025 General Plan Annual Progress Report and direct staff to forward the report to City Council and the appropriate state agencies in accordance with Government Code Section 65400.

Background and Analysis

State law requires all cities and counties submit to their legislative bodies an annual progress report on the status of the General Plan and progress in its implementation. The City's General Plan contains 66 goals to guide overall city development. As a basis for local government decision-making, and to maintain the City's commitment to transparency and accountability, these goals and policies are analyzed and serve as the guiding action to achieve the overall vision for the community.

State law requires each jurisdiction submit a report to the Governor's Office of Planning and Research (OPR) to ensure the goals, polices, and action items of the General Plan are being implemented. Furthermore, a report on the progress made to implement the Housing Element of the General Plan must be provided to the Department of Housing and Community Development (HCD). Staff has combined the reporting elements of OPR and HCD into a single Annual Progress Report (Attachment 1). This report provides an analysis of those General Plan polices and action items that have made notable progress during calendar year 2025, including the annual Housing Element progress report for all action items.

Following the Planning Commission's review of the General Plan Progress Report, staff will present the report to City Council for review and approval. If approved, staff will forward the report to OPR and HCD as required by law.

Attachments

1. 2025 General Plan Annual Progress Report



City of Citrus Heights General Plan Annual Progress Report 2025

CITY OF CITRUS HEIGHTS
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
6360 FOUNTAIN SQUARE DRIVE
CITRUS HEIGHTS, CA 95621
(916) 727-4740

Purpose of this Document

Section 65400(b) of the State of California Government Code requires planning agencies to provide an annual report to their legislative body, the Governor's Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD) on the status of the General Plan and progress in its implementation. The four basic purposes of the annual report are as follows:

- To provide information to assess progress on implementation of the General Plan in accordance with the stated goals, policies and implementation measures.
- Provide information to identify necessary course adjustments or modifications to the General Plan as a means to improve implementation.
- To provide a clear correlation between land use decisions made during the reporting period, and the goals, policies and implementation measures in the General Plan.
- To provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing.

State law requires that the General Plan Annual Progress Report (APR) be completed and submitted to the state each year for the previous calendar year. This APR looks at the City of Citrus Heights's progress toward implementing its General Plan during the 2025 planning year.

General Plan Background

Upon incorporation in January 1997, the City adopted the Sacramento County General Plan. Soon thereafter, the City embarked on an intensive process of crafting the first General Plan. The resulting plan was adopted on November 15, 2000. Citizen participation played an important role in preparing the City's General Plan. Because a General Plan needs to reflect community goals and aspirations, citizens were involved with issue identification and goal formulation. The public as well as various civic and professional organizations were consulted during the General Plan preparation stage whenever possible. Numerous public meetings were held to discuss the General Plan. In 2011, a *focused* update to the General Plan was completed that addressed the areas of mobility/complete streets, water quality, climate change/sustainability. The Housing Element of the General Plan was updated in 2013 and again in 2021 to reflect the planning periods 2013-2021 and 2021-2029.

The General Plan addresses State General Plan requirements. California law requires that every city and county adopt a long-term General Plan that addresses seven specific topics or "elements," organized in any format or structure preferred by the community. The General Plan may also address other topics the community feels are relevant. Regardless of the format or issues addressed, the Plan must be internally consistent. The City's Plan is organized into three elements that meet the State requirements, as shown in Table 1: General Plan Content.

Table 1
General Plan Content

Citrus Heights Plan Elements	Required Plan Topics	Issues Covered
Community Development	Land Use Circulation Housing	Community character, neighborhoods, corridors, economic development, gateways, public spaces, housing, transportation and mobility, regional coordination
Resource Conservation	Conservation Open Space	Biological resources, open space, energy conservation, cultural resources
Community Health	Noise Safety	Flooding, seismic activity, hazardous materials, noise, air quality, climate change, services, parks and recreation, education, utilities

City's Responsibility

The effectiveness of the General Plan ultimately depends on how it is implemented and maintained over time. State law requires that most actions of local governments affecting the physical environment be consistent with the General Plan. The implementation of the Plan is the responsibility of numerous departments and divisions including:

- City Manager's Office (Includes City Clerk and Risk Management)
- Economic Development and Community Engagement Department
- City Attorney
- Community Development Department (Includes Planning, Building and Housing Divisions)
- Police Department (Includes Code Enforcement, Animal Control, and Rental Housing Inspection Divisions)
- General Services Department (Includes Public Works and Engineering, Community Services, Facilities, and Fleet Divisions)
- Administrative Services Department (Includes Finance, Information Technology, and Human Resources Divisions)

Additionally, several other governmental agencies provide services within the City's boundary. While these agencies are neither part of the City's operational structure nor directly responsible for implementation of the General Plan, the City does coordinate its activities with these other agencies and relies upon their assistance for full implementation of the General Plan. These agencies include, but are not limited to the following:

- Water Districts (3)
- Sacramento Metropolitan Fire District
- San Juan Unified School District
- Sunrise Recreation and Park District
- Sacramento Area Sewer District

Amendments to the General Plan

State law allows the City to amend its General Plan no more than four times per year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require public hearing by the City Council and evaluation of the environmental impacts as require by the California Environmental Quality Act.

In 2025, the City did not make any changes to the adopted General Plan.

Major Project Developments

Construction was approved, initiated or completed within Citrus Heights for the following major projects during the 2025 planning year:

7501 Sunrise Blvd – Auburn Oaks Project: Major rehabilitation work began at Auburn Oaks, a former assisted living facility that is being transformed into an affordable housing complex providing 88 permanent housing units for older adults at risk of homelessness. The property, located along Sunrise Boulevard in Citrus Heights, previously operated as an assisted living facility but had fallen into disrepair over time. During the COVID-19 pandemic, the site was repurposed to serve as temporary shelter for unhoused residents as part of the County's Project Roomkey program. The current rehabilitation project represents a significant investment in preserving and revitalizing existing housing resources, while expanding permanent supportive housing opportunities for vulnerable members of the community.

Other Major Milestones and Projects that Support the Goals of the General Plan

Creek Corridor Trail Project –The City's General Plan includes Goal 38, which seeks to create a connected system of creekside trails, passive open spaces, and parks for public use. In 2024, the first segment of the Creek Corridor Trail Project was completed with the 2.9-mile Arcade-Cripple Creek Trail (ACCT). This trail provides new connections for several neighborhoods to eight parks, multiple schools, and the Sunrise MarketPlace shopping area, offering residents enhanced opportunities for walking, biking, and outdoor recreation.

In 2025, design work began on three trail extensions aimed at expanding access to currently underserved areas. The Sylvan to Stock Ranch and Mariposa extensions will open new sections of the trail network, making areas previously inaccessible to the public available for recreation and active transportation. At the same time, the Gateway Activation Project entered the design and environmental review phase. This project will connect the ACCT with trails in the City of Roseville and includes infrastructure improvements along Old Auburn Road/Wachtel Way and Old Auburn Road/Oakwood Hills Circle, providing safe pedestrian crossings and improving overall trail accessibility.

Together, these projects advance the City's vision for a continuous and accessible trail system, promoting community health, connectivity, and enjoyment of the City's open spaces. Residents can look forward to a more connected trail network that links neighborhoods, schools, parks, and commercial areas while providing safe, inviting spaces for outdoor recreation.

Auburn Boulevard Complete Streets Phase 2 – In 2024, Phase 2 of the Auburn Boulevard Complete Streets Project began. Phase 2 extends the vision of a safer, updated roadway with enhanced amenities

for all users (pedestrians, bicyclists, and motorists) north to Orlando Avenue in Roseville. In 2025, significant progress on the road improvements were completed including the undergrounding of overhead utility lines, installation of new streetlights, new curbs, gutter and sidewalks. The project is expected to be completed in fall of 2026.

Citrus Heights Cares – The City continued its Citrus Heights Care program which created a comprehensive toolbox to achieve a new level of community cleanliness and pride through litter and weed abatement, illegal sign removal, minor graffiti removal, cleaning of debris along sidewalks and trails, among other things. This award winning pilot program is in its fourth year of success.

Status of General Plan Implementation Actions

The table below analyzes selected General Plan policies and action items that made notable progress in 2025. The table is not a comprehensive list of all policies and action items in the General Plan; many policies/actions are under ongoing implementation and may not be listed here. A majority of the General Plan policies and related action items have been implemented through the adoption of ordinances or resolutions, incorporated into the regular governmental activities, or considered during the review of development proposals. The policy implementations below provide a streamlined review to highlight the annual progress efficiently. A comprehensive list of all General Plan policies and action items with status and/or implementation can be viewed in prior General Plan APRs.

A review of the Housing Element implementation status for all action items, and progress toward meeting the City's Regional Housing Needs Assessment, is provided in the subsequent section, beginning on page 9.

Community Character and Identity

Goal 2: Preserve the unique character of Citrus Heights, and create a distinctive community identity
Policy 2.3: *Maintain a high level of services for all citizens, including high standards of public safety.*
Status/Implementation: The City continued its Citrus Heights Cares campaign throughout 2025. The Cares Campaign was part of the City Council's Focus Area Work Plan to meet city objectives for expeditious cleanup and response, active enforcement of encampments and nuisance situations that impede public right-of-ways and other public areas that are detrimental to public enjoyment and safety.

Housing

Goal 25: Provide adequate sites for a variety of housing opportunities to serve all residents
Policy 25.1: *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 25.1A: 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 **Status/Implementation:** In 2025, the City issued over 30 building permits for the construction of Accessory Dwelling Units (ADUs). Five of these permits were from the City's Permit-Ready Accessory Dwelling Unit

Program (PRADU), providing 18 different ADU plans to prospective applicants free of charge. This is all part of the City's efforts to create more housing opportunities within single-family zoned neighborhoods.
Policy 25.2: *Strive to meet the City's fair share housing allocation based on the Regional Housing Needs Assessment.*
Status/Implementation: The City remains committed to achieving our RHNA goal by 2029, with just 57 units left to meet the target.

Goal 26: Develop, conserve, and improve the housing stock to ensure decent accommodations for all segments of the community
Policy 26.1: *Encourage the conservation and improvement of existing housing.*
Action 26.1A: Promote the use of administrative remedies to remediate substandard rental units **Status/Implementation:** The City's Rental Housing Inspection Program officially launched in 2019. Since then, the team has been in the field conducting inspections and working with rental property owners and property managers to resolve code violations that are negatively impacting the quality of the City's housing stock. In 2025, the RHIP team identified 57 individual housing units with violations and identified a total of 278 total violations, of which 264 violations were cleared. In most cases, each one of these violations has the potential to cause a hazard that could result in great bodily harm or death. These impressive results highlight and underscore the need and importance of having a program dedicated to improving the city's rental housing.
Action 26.1F: Continue and expand the City's Owner-Occupied Rehabilitation Program where feasible. **Status/Implementation:** The City expanded its partnership with local organizations to provide health and safety repairs, accessibility improvements, and maintenance to several homeowners. A variety of funding sources have been used to fund Home Repair Programs: Community Development Block Grant (CDBG) funds, CalHome funds, loan repayment funds, and other funding sources.

Goal 28: Ensure housing opportunities for all segments of the community
Policy 28.1: *Pursue necessary resources for the development, maintenance and preservation of emergency housing, transitional housing, and housing to accommodate other special needs.*
Action 28.1A: Enforce Code requirements to ensure that housing is accessible to the disabled **Status/Implementation:** The City continues to seek funding on accessibility improvements for property owners as well as to public infrastructure, ADA-compliant sidewalks. The Building Division ensures compliance with ADA for all new construction and rehabilitation projects.
Policy 28.2: *Endeavor to meet the housing needs of homeless persons*
Action 28.2B: Continue to work with the Sacramento County Department of Housing Assistance to provide emergency shelters and other support services. **Status/Implementation:** The City continues to work with the Department of Homeless Services and Housing to provide unhoused individuals with supportive services and housing through the Community Health Works Program.
Policy 28.3: *Support and cooperate with regional and community-based organizations in the delivery of special needs housing resources.*

Action 28.3A: Support SHRA efforts to provide housing assistance within the community.

Status/Implementation: The City continues to have a great working relationship with our local housing authority, Sacramento Housing Redevelopment Agency (SHRA) and supports efforts to reduce the potential for displacement.

Resource Conservation

Goal 36: Preserve, protect and increase plantings of trees within the City
Policy 36.1: *Incorporate existing trees into development projects. Avoid adverse effects on health and longevity of native oaks or other significant trees through appropriate design measures and construction practices. When tree preservation is not possible, require appropriate tree replacement.*
Action 36.1B: Prepare a plan to systematically increase tree canopy in the City **Status/Implementation:** For the eighth year in a row, the City of Citrus Heights has been named a Tree City USA by the Arbor Day Foundation, in honor of the City's ongoing commitment to effective urban forest management. Citrus Heights achieved Tree City USA recognition by meeting four requirements set by the Arbor Day Foundation, including having a tree board or department, a tree care ordinance, an annual community forestry budget of at least $2 per capita, and an Arbor Day observance and proclamation

Open Space

Goal 38: Establish a system of creekside trails, passive open space and parks for public use
Policy 38.1: *Provide for recreational trail rights-of-way along local creek channels through development easements and agreements.*
Action 38.1A: Pursue development of recreational trails that respect privacy of adjoining properties, safety of users, and maintenance of natural areas. **Status/Implementation:** In 2024, the first segment of the Creek Corridor Trail Project was completed with the 2.9-mile Arcade-Cripple Creek Trail (ACCT). This trail provides new connections for several neighborhoods to eight parks, multiple schools, and the Sunrise MarketPlace shopping area, offering residents enhanced opportunities for walking, biking, and outdoor recreation. In 2025, design work began on three trail extensions aimed at expanding access to currently underserved areas. The Sylvan to Stock Ranch and Mariposa extensions will open new sections of the trail network, making areas previously inaccessible to the public available for recreation and active transportation. At the same time, the Gateway Activation Project entered the design and environmental review phase. This project will connect the ACCT with trails in the City of Roseville and includes infrastructure improvements along Old Auburn Road/Wachtel Way and Old Auburn Road/Oakwood Hills Circle, providing safe pedestrian crossings and improving overall trail accessibility.

Public Safety

Goal 58: Ensure excellent public safety services and rapid and effective emergency response
Policy 58.1: *Provide police staffing as necessary to meet community needs*
Status/Implementation: The IMPACT Unit and the Homeless Outreach Navigators proactively partnered with other City government departments and the City Attorney's Office to look for strategies and best practices to tackle issues concerning blight and chronic nuisances that have negatively affected the quality of life in Citrus Heights. This collaboration led to forming a Community Prosecutor position through the City Attorney's Office. A chronic nuisance offender (CNO) is any person who negatively affects the quality of life in our city through repeated violations of the City Municipal Codes and Ordinances and is a drain on City resources. This program aims to have an efficient way for the City of Citrus Heights and the Police Department to work with our Community Prosecutor to hold those accountable who are chronic nuisance offenders.

Housing Element Annual Progress Report

Overview

Preserving and enhancing the range and affordability of housing in an important goal of the General Plan. A goal of the Plan is to continue to address the housing needs for all, including move-up homeowners, low-income renters, seniors, disabled persons, and other with special needs. The Plan includes a variety of goals, policies and actions primality directed toward the following objective:

- Increase the level of home ownership in the community
- Preserve the existing housing supply and assure its continuing quality.

This annual report includes a review of the Plan's goals as they relate to housing. Table D, included within this report, provides the status/progress of the programs within the housing element section of the General Plan.

Regional Housing Needs Plan

In an effort to address statewide housing needs, the state of California requires regions to address housing issues and needs based on future growth projections for the area. Housing and Community Development (HCD) allocates regional housing needs to councils of government throughout the state. The Regional Housing Needs Plan (RHNP) then allocates to each city and unincorporated county their "fair share" of the region's projected housing needs by household income level. This distribution is commonly referred to as the Regional Housing Needs Allocation (RHNA).

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

For the City, the RHNP is developed by the Sacramento Area Council of Governments (SACOG). State law requires the City to identify its progress in meeting its share of the RHNA as well as local efforts to remove governmental constraints to housing. The City's General Plan Housing Element includes

programs and actions to be taken to meet these objectives, and reflects the RHNP and RHNA for the Sacramento region.

SACOG, along with the City and the other jurisdictions in the region, prepared the Regional Housing Needs Plan (RHNP) and the Regional Housing Needs Assessment (RHNA) for the 2021–2029 planning period. The RHNP identified a total of 697 dwelling units as the City's fair share of the regional needs total. Table 2 identifies the breakdown of this number for each of the income categories covered by the RHNP for the City.

Table 2
Regional Housing Needs Allocation (6th Cycle – May 15, 2021 to May 15, 2029)

Income Category	RHNA	Total Units to Date of Current Planning Cycle	Total Remaining RHNA by Income Level
Low Income (includes acutely low, extremely low, very low, and low income levels)	211	340	0
Moderate Income	144	10	134
Above Moderate	342	290	52
Total	**697**	**640**	**57**

**Numbers from Table B of the Annual Housing Element Report*

Summary of Units

The information below is a summary of housing unit activity of the City of Citrus Heights during 2025. This information is a summary of Tables A through K submitted to the State of California's Housing and Community Development Department.

Housing Element Program Implementation

The City adopted its 2021–2029 Housing Element on May 27, 2021. It was subsequently certified by the State's Housing and Community Development Department (HCD).

Jurisdiction	Citrus Heights	
Reporting Year	2025	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	90
	Non-Deed Restricted	
Low	Deed Restricted	24
	Non-Deed Restricted	35
Moderate	Deed Restricted	
	Non-Deed Restricted	1
Above Moderate		27
Total Units		**176**

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Number of Units Permits Issued	Completed 2025
Single-family Dwellings	26	4
Multi-family	119	2
Accessory Dwelling Units	31	19
Total	**176**	**25**

State law requires the City to complete a specific review of the implementation of the programs in the Housing Element. Table D lists each of the programs in the Housing Element and indicates the timeframe to complete the program and the City's efforts to date. As the table shows, the City is on track with implementation of its Housing Element.

CITY OF CITRUS HEIGHTS
6360 FOUNTAIN SQUARE DRIVE
CITRUS HEIGHTS, CA 95621
PHONE (916) 725-2448
FAX (916) 725-5799
WWW.CITRUSHEIGHTS.NET