

Sunrise Tomorrow Specific Plan

Notice of Postponement: Sunrise Tomorrow Specific Plan owner-initiated Proposed Amendment Presentation

The City of Citrus Heights announces that the public meeting agenda item originally scheduled for November 13, 2024, at 6:00 p.m. to review a proposed amendment to the Sunrise Tomorrow Specific Plan has been postponed at the request of the property owner, Ethan Conrad Properties.

The meeting was intended to discuss potential adjustments to the Sunrise Tomorrow Specific Plan, including allowances for quick-service restaurants with drive-thrus, building and landscape materials sales, light industrial and storage uses, and automotive uses. The City Council will reschedule this agenda item to a future date to be determined.

[Click here to review the property-owner-initiated amendment to the Sunrise Tomorrow Specific Plan.](#)

[Click here to leave your feedback on the proposed amendment.](#)

Sunrise Tomorrow Specific Plan Background

City staff worked with redevelopment experts, mall owners, stakeholders, the community, and elected officials to create a Specific Plan that allows mixed use development at the 100-acre Sunrise Mall site

On November 10, 2021, Citrus Heights City Council unanimously voted in favor of adopting [the Sunrise Tomorrow Specific Plan](#) and its associated Environmental Impact Report, rezoning, and General Plan amendment.

WHAT IS THE SUNRISE TOMORROW SPECIFIC PLAN?



GUIDELINES & REGULATIONS to streamline and provide certainty for long-term future development



PROACTIVE PLAN to mitigate the changing retail environment, and more recently, the economic effects of COVID



FLEXIBLE FRAMEWORK to ensure the best possible outcome for the city, community, and mall owners

The Sunrise Tomorrow Specific Plan:

- **Introduces new uses to the Sunrise Mall site**, like zoning for a variety of residential options, entertainment, and more.
- **Triples the development allowed on the site**, creating an opportunity for the community to diversify its economy, attract quality industry sectors like medical and tech, and more.
- **Streamlines future development review**, so that projects aligned with the Sunrise Tomorrow vision can be expedited, saving developers time and money.
- **Allows flexibility for redevelopment**, empowering responsiveness to changes in the market.
- **Fulfills CEQA requirements** and mitigates development risk, which is one of the most impactful ways local government can stimulate redevelopment.
- **Aligns market demand with community vision**, building grassroots, local support in favor of re-imagining the Sunrise Mall site.



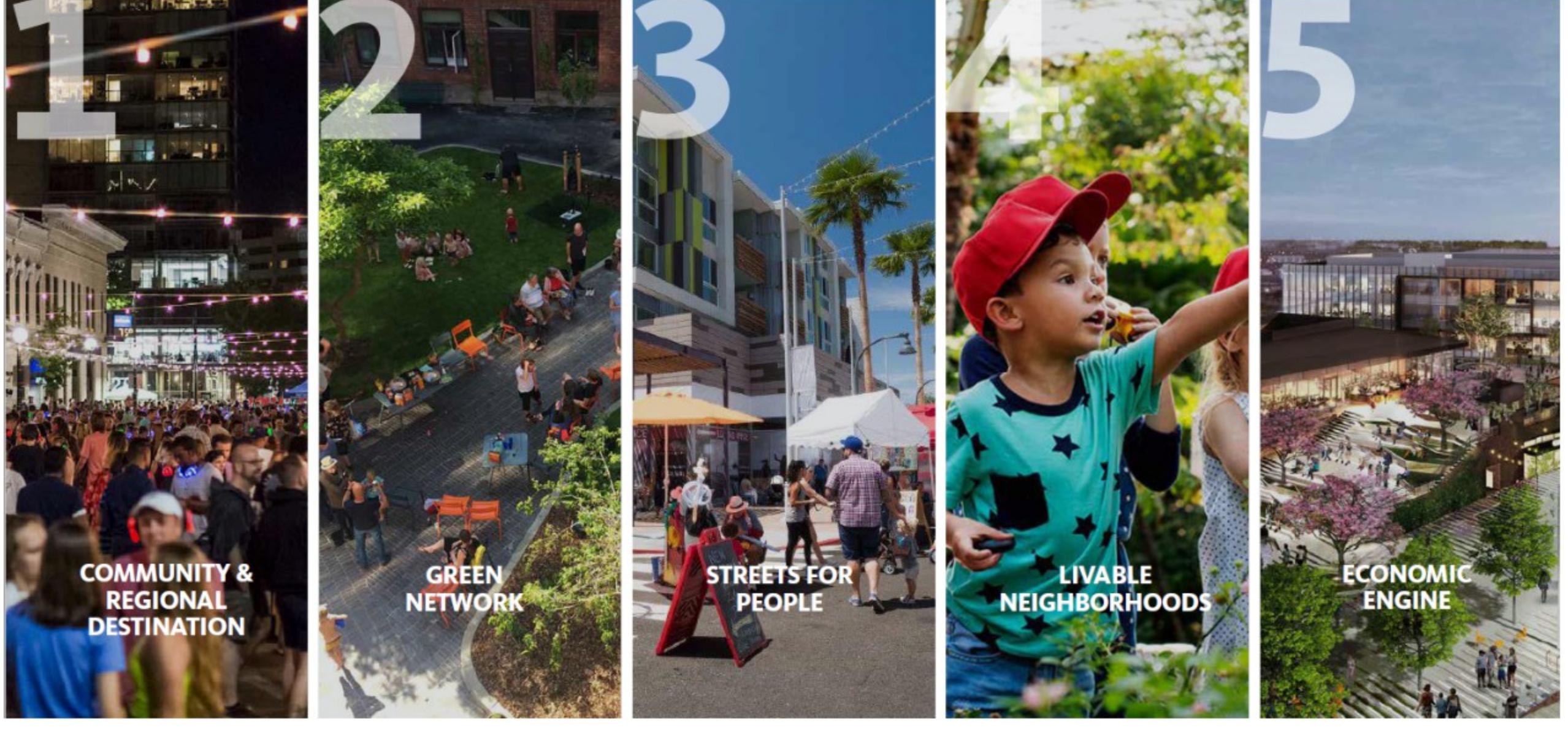
Existing uses Proposed

Residential	Zero	2,220 Units
Office	Zero	960,000 SF
Hotel	Zero	480 Hotel Rooms
Community/Institutional	Zero	450,000 SF
Retail	1,089,000 SF	320,000 SF

Note: The units of housing, office, hotel, community/institutional, and retail proposed in the Sunrise Tomorrow Specific Plan reflect maximum units permitted. Actual development at the site will vary.

What will the Sunrise Mall site look like in the future?

Now that the Sunrise Tomorrow Specific Plan has been adopted, mall owners may begin redeveloping their properties in alignment with the plan's new uses and zoning. The Specific Plan was guided by "Five Big Ideas," that reflect feedback from the community and stakeholders: Community & Regional Destination, Green Network, Streets for People, Livable Neighborhoods, and Economic Engine.



When paired with in depth research and data around the types of development that are realistic for the Citrus Heights market, the Five Big Ideas evolved into a site plan, which staff refer to as a "21st Century Main Street" concept. The concept includes:

1. **A walkable "main street"** through the center of the property featuring dining, retail, and entertainment.
2. **New employment anchors**, solidifying the site as an employment hub for the region.
3. **A new town square for Citrus Heights**, nick-named "Sunrise Commons," with space for community events year round.
4. **Entertainment anchors** to create a community and regional destination with family oriented entertainment options.
5. **Hotels** providing full-service, boutique, and extended-stay hotels to serve a range of travelers.
6. **Housing** with connected neighborhoods that provide a variety of choices and amenities for high quality of life.
7. **Open space** featuring a network of parks, plazas, and streets that are safe, connected, green, and healthy.
8. **A transit center** designed to minimize car use, with streets and paths that make it easy to get around by bike or on foot.

The illustrative plan below exemplifies how the Specific Plan can be implemented.



While the plan incentivizes redevelopment, the city does not own the mall site. The redevelopment will ultimately be driven by the property owners bringing forward projects consistent with the plan vision.

To learn more about Sunrise Tomorrow...

- [Watch the presentation](#) of the November 10, 2021 Council
- Download the [November 10, 2021 presentation slides](#)
- Review the [Specific Plan](#) and [EIR](#)