



STAFF REPORT

TOWN COUNCIL MEETING OF OCTOBER 14, 2014

To: Town Council

From: Town Manager

Subject: Town of Loomis Rezone of APNs 043-080-015 & -044 to Comply with the 2013-2021 Housing Element

Date: September 12, 2014

RECOMMENDATION:

The Town Council should consider the staff report, the proposed amendments, and any written or oral public comment. The Town Council should then read by title only Ordinance No. ___ approving the amendments to the Zoning Ordinance in order to complete the tasks identified in the 2013-2021 Housing Element Update.

PLANNING COMMISSION ACTION:

The Planning Commission unanimously recommended approval of the rezone at their meeting of August 26, 2014. The Planning Commission expressed a preference not to have High Density Residential next to existing residences and that the 7 acres to be rezoned be located adjacent to Raley's.

DISCUSSION/BACKGROUND:

The 2013-2021 Housing Element Update was adopted by the Council on February 28, 2014 in compliance with state law.

The Housing Element Update identified in Program 10 that the Town had to provide adequate sites for a minimum of 129 very low and low-income units at a minimum of 20 units per acre "by right" (without conditional use permit or other discretionary action).

The Town proposes to meet this state requirement by the creation of a Residential High Density – 20-25 du/acre Overlay designation in the General Plan and a RH-20 (High Density Residential – 20 units per acre minimum) overlay zone district in the Zoning Ordinance. Once these two ordinances have been adopted by the Town Council, the overlay designation and district can be applied to specific parcels to meet the state requirement.

No actual construction is occurring or proposed. This is a policy change to meet state requirements.

The overlay district would be applied to two parcels totaling approximately 54 acres within “The Village at Loomis” project site. Both parcels are owned by The Village at Loomis LLC. The parcels are located north of the Raley’s Center between Horseshoe Bar Road and I-80. The overlay district allows up to 7 acres within “The Village at Loomis” project site to be designated as Residential – High Density Overlay 20-25 du/acre with a zoning district of RH-20 – High Density Residential Overlay (20 du/acre minimum). The exact location of the 7 acres has not been determined and potential development locations straddle the two APNs. Therefore the overlay would cover both parcels to allow for flexibility in site development.

See Exhibit A Rezone RH-20 Overlay District and Exhibit B Rezone RH-20 Overlay District.

CEQA/ENVIRONMENTAL REVIEW: Pursuant to CEQA, a Negative Declaration was approved by the Town Council for the Housing Element Update. The Update identified areas within the Town that would be rezoned for compliance with State housing law and to implement the Housing Element. The Rezone is a technical change to implement the document. There is no actual physical construction occurring or proposed. Any physical change in the environment shall be subject to environmental review. Since there are no specific project(s) proposed or otherwise associated with this action, there is no direct or reasonably foreseeable indirect physical change to the environment. As such, no further environmental documentation is required pursuant to Section 15060(c)(2) of the California Environmental Quality Act (CEQA) Guidelines.

Town of Loomis

ORDINANCE NO. ____

AN ORDINANCE REZONING APNs 043-080-015 AND 043-080-044 TO APPLY A RH-20 HIGH DENSITY RESIDENTIAL – 20 UNITS PER ACRE MINIMUM OVERLAY ZONE DISTRICT TO BE CONSISTENT WITH THE ADOPTED 2013-2021 HOUSING ELEMENT

NOW, THEREFORE, the Loomis Town Council does ordain as follows:

Section 1. Two parcels, APNs 043-080-015 and -044, totaling 54 acres, a portion of “The Village at Loomis” project site, owned by The Village at Loomis LLC, are hereby rezoned to apply the RH-20 High Density Residential – 20 units per acre minimum Overlay zone district in order to be consistent with the adopted 2013-2021 Housing Element;

Exhibit A Rezone RH-20 Overlay District and Exhibit B Rezone RH-20 Overlay District are hereby adopted and incorporated by reference.

Section 2. The adoption of this ordinance is proposed for approval under a previously approved Negative Declaration for the 2013-2031 Housing Element Update prepared by staff and circulated as required by CEQA statute.

The Town Clerk shall cause this Ordinance to be published as required by law in the Loomis News, a newspaper of general circulation and posted at three (3) locations within (15) days of the certification to be entered in the Book of Ordinances of the Town.

The foregoing Ordinance was introduced at a regular meeting of the Council of the Town of Loomis duly held on the 14th of October, 2014 and was approved and enacted at a duly held regular meeting or adjourned meeting of the Council held on the ____th of November, 2014 by the following roll call vote:

AYES:

NOES:

ABSENT:

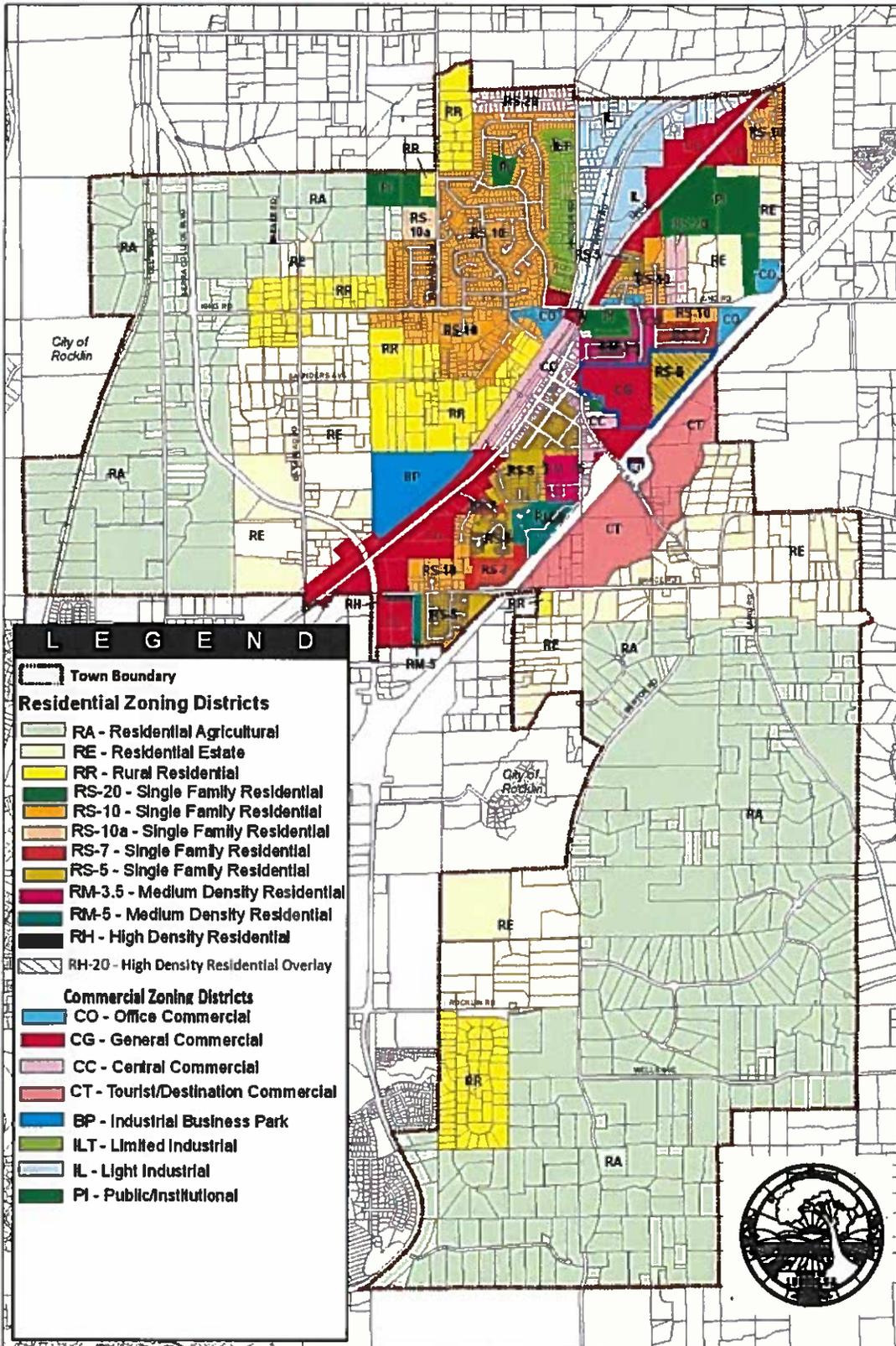
Mayor

ATTEST:

APPROVED AS TO FORM:

Town Clerk

Town Attorney



LEGEND

- Town Boundary
- Residential Zoning Districts**
- RA - Residential Agricultural
- RE - Residential Estate
- RR - Rural Residential
- RS-20 - Single Family Residential
- RS-10 - Single Family Residential
- RS-10a - Single Family Residential
- RS-7 - Single Family Residential
- RS-5 - Single Family Residential
- RM-3.5 - Medium Density Residential
- RM-5 - Medium Density Residential
- RH - High Density Residential
- RH-20 - High Density Residential Overlay
- Commercial Zoning Districts**
- CO - Office Commercial
- CG - General Commercial
- CC - Central Commercial
- CT - Tourist/Destination Commercial
- BP - Industrial Business Park
- ILT - Limited Industrial
- IL - Light Industrial
- PI - Public/Institutional



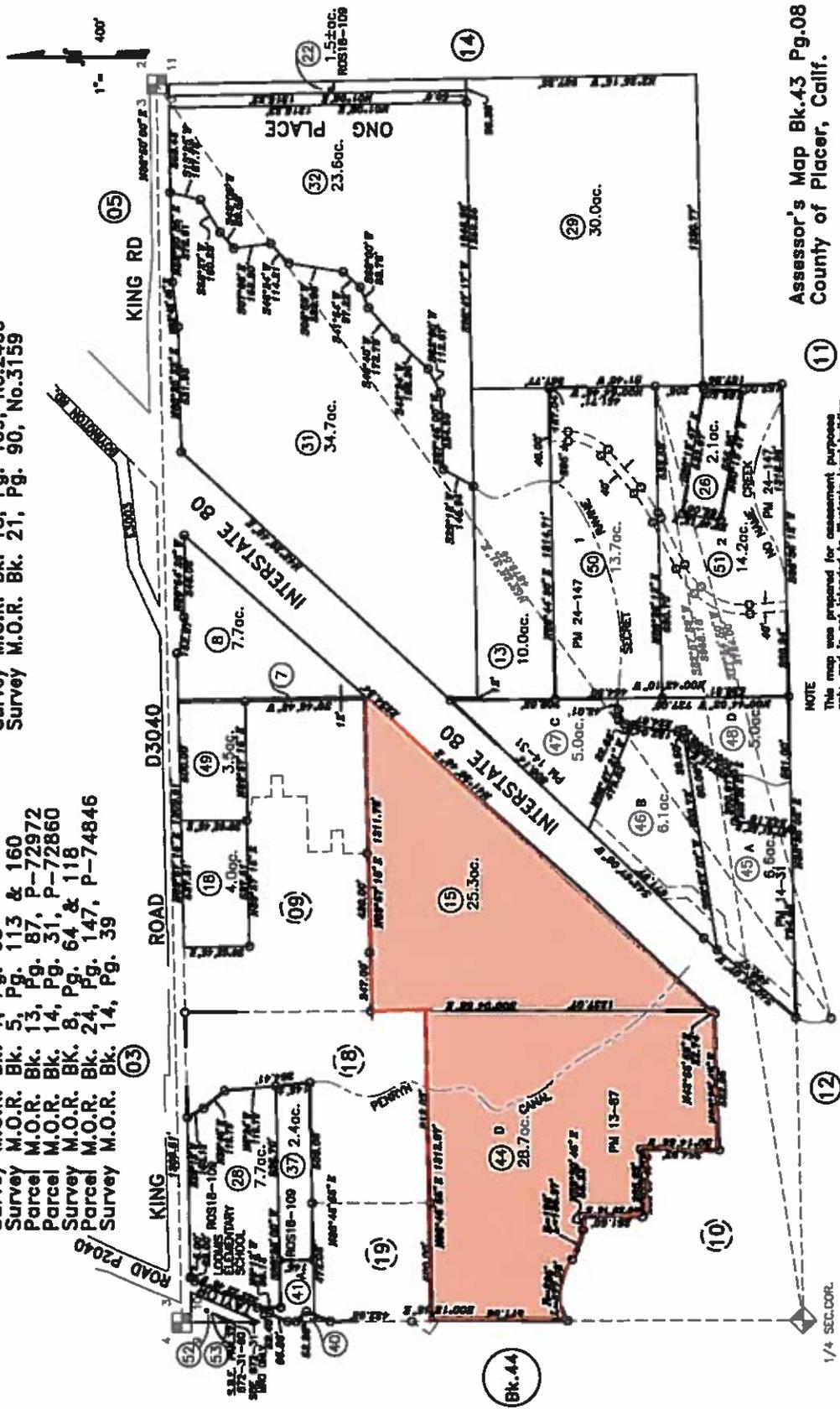
Town of Loomis

Zoning Map

Exhibit "B" Rezone RH-20 Overlay District

43-08

POR. N. 1/2 SEC. 10, T.11N., R.7E., M.D.B.&M.
 Survey M.O.R. Bk. 18, Pg. 109, No.2466
 Survey M.O.R. Bk. 21, Pg. 90, No.3159
 Survey M.O.R. Bk. 1, Pg. 65
 Survey M.O.R. Bk. 5, Pg. 113 & 160
 Parcel M.O.R. Bk. 13, Pg. 87, P-72972
 Parcel M.O.R. Bk. 14, Pg. 31, P-72860
 Survey M.O.R. Bk. 8, Pg. 64 & 118
 Survey M.O.R. Bk. 24, Pg. 147, P-74846
 Survey M.O.R. Bk. 14, Pg. 39



**Assessor's Map Bk.43 Pg.08
 County of Placer, Calif.**

(11)

NOTE
 This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedents over local ordinances. Critical information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

NOTE
 Assessor's Block Numbers Shown in Ellipse.
 Assessor's Parcel Numbers Shown in Circles.

NOTE
 All distances on curved lines are chord measurements.

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02-19-2009 GMA
 14-2-2009
 Page Drawn For Basemap Information

1/4 SEC.COR.

Bk.44