



STAFF REPORT

TO: Planning Commission
FROM: Marianne Nockles-Lockwood, Planner
DATE: August 26, 2014
SUBJECT: Town of Loomis Rezone of APNs 043-080-015 & -044 to Comply with the 2013-2021 Housing Element

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.

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.

REQUESTED ACTION: The Planning Commission should consider the staff report, the proposed amendments, and any written or oral public comment. The Planning Commission should then approve Resolution 14-04 recommending that the Town Council approve the rezone of APNs 043-080-015 and 043-080-044 to apply a zoning overlay district in order to complete a task identified in the 2013-2021 Housing Element Update.

RESOLUTION NO. 14-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS RECOMMENDING APPROVAL OF A REZONE OF APNs 043-080-015 AND 043-080-044 TO APPLY AN RH-20 (HIGH DENSITY RESIDENTIAL – 20 UNITS PER ACRE MINIMUM) OVERLAY ZONE DISTRICT TO BE CONSISTENT WITH THE ADOPTED 2013-2021 HOUSING ELEMENT

WHEREAS, the Town of Loomis, the applicant, has proposed a rezone of 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, to apply an RH-20 (High Density Residential – 20 units per acre minimum) overlay zone district to be consistent with the adopted 2013-2021 Housing Element; and

WHEREAS, the property owner has agreed to the rezone; and

WHEREAS, on January 28, 2014, a public hearing was held to review the draft 2013-2021 Housing Element Update and to discuss the changes in the goals, policies, and programs from the previous elements, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, at that public hearing, the Planning Commission was informed that it would be necessary to rezone property for consistency with the Housing Element and “The Village at Loomis” was identified as a rezone site; and

WHEREAS, the Planning Commission recommended approval of the Housing Element to the Town Council and the Council subsequently adopted the Housing Element on February 11, 2014; and

WHEREAS, on August 26, 2014, the Planning Commission conducted a public hearing of the application, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff reports relating to said rezone, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

NOW THEREFORE, the Planning Commission of the Town of Loomis, at its meeting of August 26, 2014, did find and resolve as follows:

1. 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.

2. The proposed Project is consistent with the goals and policies of the Town of Loomis and is recommended for approval by the Town Council.

ADOPTED this 26th day of August, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Michael Hogan, Chairman

Marianne Nockles-Lockwood, Planner

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 _____ 2014 and was approved and enacted at a duly held regular meeting or adjourned meeting of the Council held on the _____ by the following roll call vote:

- AYES:
- NOES:
- ABSENT:

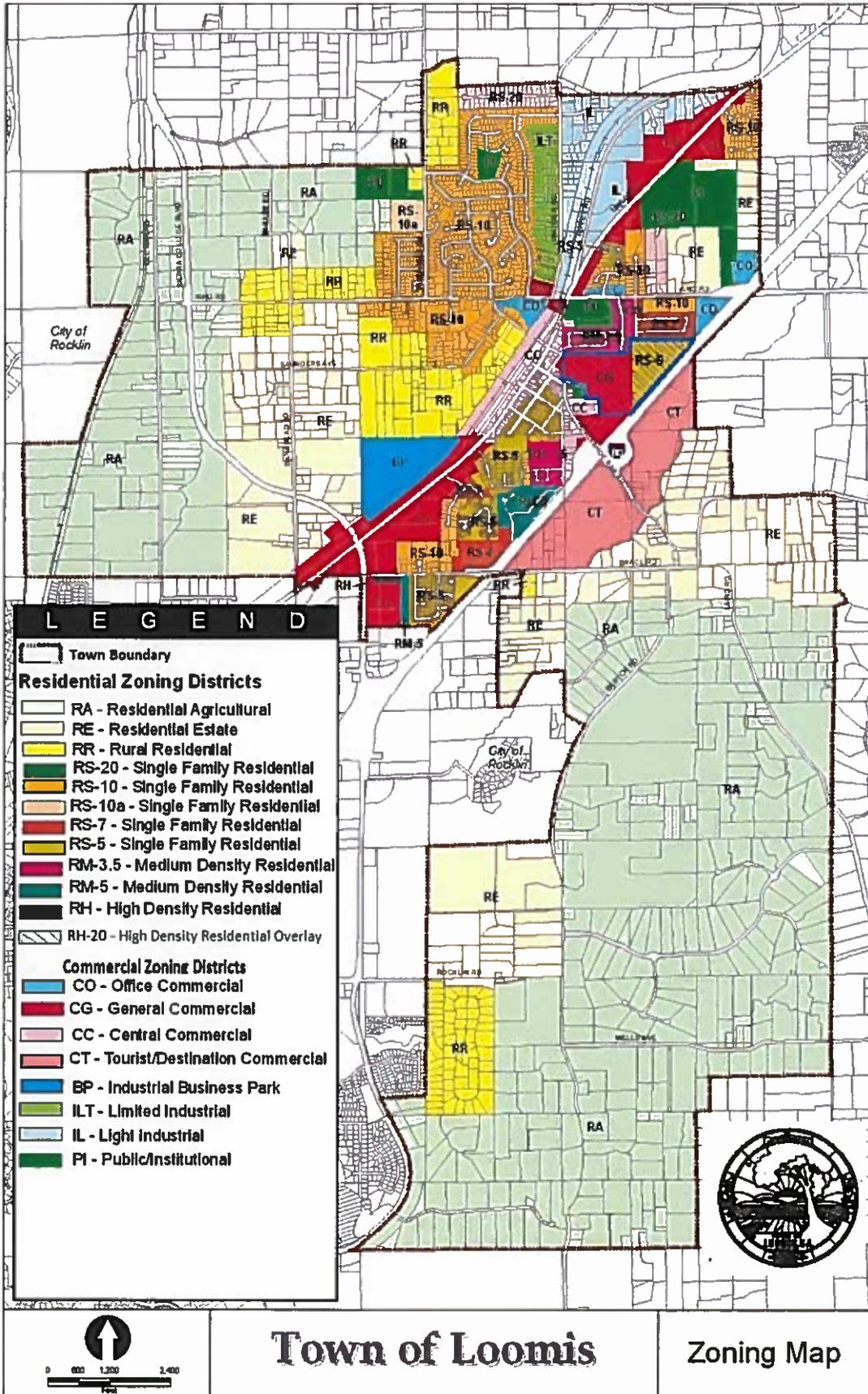
Mayor

ATTEST:

APPROVED AS TO FORM:

Town Clerk

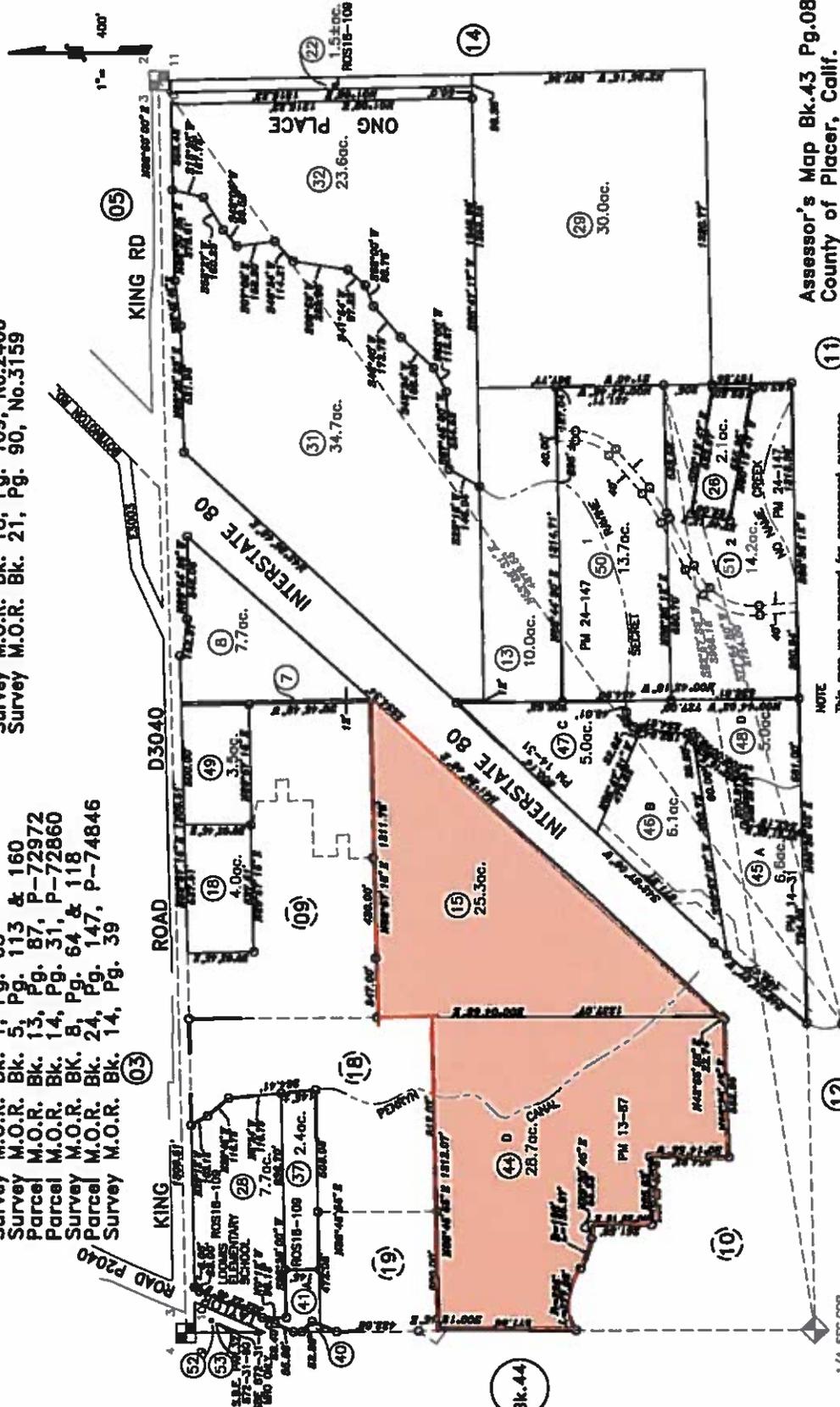
Town Attorney



**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
 Survey M.O.R. Bk. 13, Pg. 87, P-72972
 Survey 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 precedence over local ordinances. Official information concerning sites or use of any parcel should be obtained from recorded documents and local governing agencies.

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

NOTE
 All distances on curved lines are chord measurements.

NOTE
 See Drawn Per Base Map Information

02-18-2008
 04-22-2004 CHN
 Page Drawn Per Base Map Information