TOWN OF LOOMIS

RESOLUTION NO: 18-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS, CALIFORNIA, RECOMMENDING THE TOWN COUNCIL'S DENIAL OF PLANNING APPLICATION NO. 14-05 AND RELATED PROJECT ENTITLEMENTS

WHEREAS, the Planning Department has received an application for the development of an approximately 66-acre site to a predominately residential project with approximately five acres of commercial (Planning Application 14-05), requiring a General Plan Amendment, planned development, development agreement, tentative map, and related entitlements;

WHEREAS, the Planning Commission of the Town of Loomis, California, has the authority to review the proposed Village at Loomis General Plan Amendment No. 14-05 as proposed in accordance with the California Government Code, Section 6535 and the Town of Loomis Municipal Code, Section 14.20.090.C.1; and

WHEREAS, the Planning Commission held over ten duly-noticed public hearings on the subject application, and considered evidence presented by Town staff, the Applicant, and the public; and

WHEREAS, at its public hearing of April 25th the Planning Commission was provided a staff report summarizing the concerns expressed by the Planning Commission, and listing the project modifications requested by the Planning Commission that had been rejected by project applicant in its letter to the Town dated April 5, 2018; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) Guidelines section 15270 and *Las Lomas Land Co., LLC v. City of Los Angeles*, projects which are disapproved or rejected by a lead agency are not subject to environmental analysis.

NOW THEREFORE, the Planning Commission of the Town of Loomis hereby finds, determines and resolves as follows:

Section 1: The recitals set forth above are found to be true and correct and are incorporated herein by reference.

Section 2: The Planning Commission has duly considered the full record before it, which including but is not limited to the Town's staff reports and supporting materials, testimony by staff the public and the applicant, and other materials and evidence submitted or provided to it by the public and the applicant.

Section 3: General Plan Consistency Findings:

1. The proposed amendment is internally inconsistent with those portions of the General

Plan which are not proposed to be amended and the applicant has rejected the Planning Commission's recommendations for project modifications to align the project with the goals and policies of the General Plan. The project does not comply with the General Plan land use guiding and implementing principles, and the proposed elimination of substantial amounts of commercial development does not create revenue generating opportunities and does not further the Town's economic development goals. More specifically, the Planning Commission recommends denial of the application based on:

a. Insufficient minimum lot sizes;
b. Too small of setbacks;
c. Aesthetic defects from situating two-story homes along David Avenue;
d. Inadequate active park space;
e. Inadequate general commercial zoning.

Section 4: Major Tentative Map Findings:

The Planning Commissions makes the following finding based on the evidence in the public record to deny the Tentative Map:

a. The tentative subdivision map is inconsistent with the Loomis General Plan. As explained above, the proposed Project is inconsistent with the General Plan as the principles and policies of the General Plan will not be met with the proposed development.

Section 5: Planned Development Findings:

The proposed Planned Development (rezoning) is inconsistent with the Loomis General Plan. As explained above, the proposed Project is inconsistent with the General Plan as the principles and policies of the General Plan will not be met with the proposed development. Furthermore, for the reasons stated above, the proposed project does not represent a superior design over that which could be achieved under current general plan designations and zoning.

The Planning Commission hereby adopts PC Resolution No. 18-__ recommending Town Council deny General Plan Amendment No. 14-05 to amend the existing general plan land use designation according to the land use designations and all related approvals requested in Application 14-05.

PASSED, APPROVED, AND ADOPTED this 25th day of April 2018, by the following roll call vote:

AYES Hogan, Obranovich, Wilson, Clark-Crets
NOES:
ABSENT: Kelly
ABSTAINED:

Robert King, Town Planner

Michael Hogan, Planning Commission Chairman