

# TOWN OF LOOMIS

## PLANNING COMMISSION

### NOTICE OF PUBLIC HEARING

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NOTICE IS HEREBY GIVEN that a Public Hearing will be held on **September 24, 2024**, beginning at 7:00 p.m., or as soon thereafter as the matter can be heard, at the Loomis Train Depot, 5775 Horseshoe Bar Road, Loomis, California at which the Planning Commission will consider a resolution recommending the Town Council introduce and adopt amendments revising Title 13 – Zoning Ordinance of the Town of Loomis Municipal Code (“LMC”) to update the zoning ordinance and zoning map to reflect changes to the General Plan and the required modifications as established in the Housing Element Programs adopted on August 17, 2021.

The current General Plan Housing Element includes programs that require the implementation of Zoning Ordinance amendments, including an update of the Zoning Map, to comply with current State housing policy and to provide for adequate opportunity to meet the 6<sup>th</sup> cycle Regional Housing Needs Allocation for the town. Specifically, Housing Element Programs 2, 5, 6, 11, and 15 require amendment of the Zoning Ordinance. To maintain a Housing Element that the State Department of Housing and Community Development deems compliant, the amendments must be implemented in a timely manner, within one to two years of adoption. Since the town was updating the entire General Plan at the time, including updates to the Land Use Diagram and land use designations that affect the Zoning Ordinance, the town did not yet adopt the Zoning Ordinance Amendments so that the amendments could capture those General Plan changes and maintain consistency between the two documents. The Environmental Impact Report prepared for the General Plan and certified by the Town Council in April 2024 addresses the amendments to the Zoning Ordinance.

Copies of the proposed ordinance amendments may be inspected at:

- Town Hall - 3665 Taylor Road, Loomis
- Loomis Library - 6050 Library Drive, Loomis, and
- Town Planning Website - <https://loomis.ca.gov/zoning-ordinance-amendment/>.

Should the Planning Commission recommend the Town Council adopt the Zoning Ordinance amendments, the Town Council will consider adopting a resolution approving the ordinance amendments at its regular meeting scheduled for October 8, 2024.

#### **Ordinance Summary**

The proposed ordinance, if passed, will amend Title 13 - Zoning of the LMC in accordance with the Housing Element of the General Plan and current state law as follows:

- **Chapter 13.20 Zoning Map.** Amend the zoning map as indicated in the table below to implement Housing Element Program 11 and for consistency with the General Plan Land Use Diagram.
- **Chapter 13.24 Residential Zoning Districts.** Add a section on residential incentives in relation to state law; update the RH-20 description; amend the land uses in Table 2-2, specifically, the addition of employee/farmworker housing, supportive/transitional housing, and single room occupancy, and the naming for accessory dwelling units; amend Table 2-4 RS, RM, and RH District Development Standards in regard to height and coverage limits; amend the RE District

standards and clustered residential development requirements.

- **Chapter 13.26 Commercial Zoning Districts.** amend the land uses in Table 2-6 in regard to single-room occupancy, supportive/transitional housing, low-barrier navigation centers, and special needs housing densities; update the development standards in Tables 2-7 and 2-8 in relation to coverage in all commercial districts, setback limits in the Central Commercial and Tourist Commercial Districts, and the density in the Central Commercial District.
- **Chapter 13.28 Industrial and Public Zoning Districts.** Amend Table 2-9 to include employee/farmworker housing.
- **13.30 General Property Development and Use Standards.** Clarify screening requirements and confirm design review process if alternative setbacks are proposed.
- **Chapter 13.32 Housing – Incentives.** Amend to clarify affordable and senior housing projects are eligible for density bonus.
- **Chapter 13.36 Parking and Loading.** Add a section for exceptions to off-street parking requirements for qualified housing projects and state law and amend Table 3-7 Parking Requirements by Land Use.
- **Chapter 13.42 Standards for Specific Land Uses.** Replace the standards for second units and carriage units with standards for accessory dwelling units in compliance with state law; add standards for single-room occupancy; amend the standards for residential care facilities for the elderly, emergency shelters, multi-family housing, residential accessory structures, and second stories.
- **Chapter 13.62 Permit Approval or Disapproval.** Amend to include mixed-use projects; correct references to other sections of the ordinance; and add exception for design review for urban lot splits.
- **Chapter 13.80 Definitions.** Replace the definition of carriage house and second dwelling unit with a definition for accessory dwelling unit; include definitions for assisted living facility, employee/farmworker housing, family, independent living center/senior apartment, senior housing, single-room occupancy, special needs groups, urban lot splits, and low-barrier navigation center; revise the definition of residential care facility for the elderly and supportive and transitional housing.

### **Zoning Map Amendments:**

Assessor's Parcel Number	Acres (+/-)	General Plan Land Use Designation	Zoning District <sup>1</sup>	
			Existing	Proposed
030-110-009	19.8	Residential Agriculture	RE	RA
030-110-008	0.6	Residential Agriculture	RE	RA
044-200-017	1.2	Limited Industrial	CG	ILT
045-161-029	5.1	Rural Residential	RA	RR
045-161-030	33.2	Rural Residential	RA	RR
044-121-002	30	Residential Estate	BP	RE
043-013-016	5.6	Residential Medium Density	CG	RS-10
044-350-046 <sup>2</sup>	0.06	Residential High Density	RM-5	RH-20
044-350-002 <sup>2</sup>	0.23	Residential High Density	RM-5	RH-20
044-350-003 <sup>2</sup>	0.19	Residential High Density	RM-5	RH-20
044-350-004 <sup>2</sup>	0.14	Residential High Density	RM-5	RH-20
044-350-005 <sup>2</sup>	0.14	Residential High Density	RM-5	RH-20
044-350-006 <sup>2</sup>	0.15	Residential High Density	RM-5	RH-20
044-350-007 <sup>2</sup>	0.15	Residential High Density	RM-5	RH-20
044-350-008 <sup>2</sup>	0.15	Residential High Density	RM-5	RH-20

Assessor's Parcel Number	Acres (+/-)	General Plan Land Use Designation	Zoning District <sup>1</sup>	
			Existing	Proposed
044-350-009 <sup>2</sup>	0.15	Residential High Density	RM-5	RH-20
044-350-010 <sup>2</sup>	0.15	Residential High Density	RM-5	RH-20
044-350-011 <sup>2</sup>	0.14	Residential High Density	RM-5	RH-20
044-350-012 <sup>2</sup>	0.15	Residential High Density	RM-5	RH-20
044-350-013 <sup>2</sup>	0.20	Residential High Density	RM-5	RH-20
044-350-014 <sup>2</sup>	0.16	Residential High Density	RM-5	RH-20
044-350-015 <sup>2</sup>	0.14	Residential High Density	RM-5	RH-20
044-350-016 <sup>2</sup>	0.15	Residential High Density	RM-5	RH-20
044-350-017 <sup>2</sup>	0.16	Residential High Density	RM-5	RH-20
043-080-044 <sup>3</sup>	7.0 <sup>3</sup>	Residential High Density <sup>3</sup>	CG	RH-20 <sup>3</sup>
044-150-039	2.8	Rural Residential	CT	RR
044-150-048	1.3	Rural Residential	CT	RR
044-150-037	2.02	Rural Residential	CT	RR
044-150-027	1.45	Rural Residential	CT	RR
044-150-035	1	Rural Residential	CT	RR
044-150-026	1	Rural Residential	CT	RR
044-150-036	1	Rural Residential	CT	RR
044-150-031	0.94	Rural Residential	CT	RR
044-150-033	1.25	Rural Residential	CT	RR
044-150-032	1	Rural Residential	CT	RR

1. RE = Residential Estate (4.6 acre minimum), RA = Residential Agricultural (2.3 acre minimum), RR = Rural Residential (1 acre minimum), RM-5 = Medium Density Residential –5,000 square foot minimum, RH-20 = Residential High Density 20 unit/acre minimum, CG = General Commercial, CT = Tourist/Destination Commercial, BP= Business Park, ILT = Limited Industrial.
2. Parcels rezoned within the Heritage Park site per Housing Element Program 11 to accommodate the affordable housing vacant land shortfall.
3. 7-acre portion of total 28.7 acre parcel zoned RH-20 per Housing Element Program 11. This parcel is split-zoned with the remainder zoned CG.

The proposed ordinance is intended to implement the adopted 6<sup>th</sup> Cycle Housing Element and Town of Loomis 2020 General Plan Land Use Element and Land Use Diagram in compliance with state law.

Dated this 13<sup>th</sup> day of September 2024

*Christy Consolini*

Christy Consolini, Planning Director