



## **Staff Report**

### **October 11, 2017**

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**TO:** Chairman Hogan and Planning Commission Members  
**FROM:** Robert King, Town Planner  
**DATE:** October 11, 2017  
**RE:** Village at Loomis

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#### **Recommendation**

Allow staff to provide a report on the continued Village at Loomis project (#14-05); questions from the Planning Commission of staff; open the public hearing and accept public comment; and Planning Commission deliberation.

#### **Issue Statement and Discussion**

This is the third meeting of the Planning Commission in regards to the Village at Loomis Project. The first was the Joint Workshop with the Town Council on September 12, 2017, with the second meeting on September 26, 2017.

Staff proposes the following format for this evening's meeting:

1. **Staff Presentation** (7:30 to 8:00 PM)
  - A. Clarification and explanation of issues from the last meeting.
  - B. Traffic, Circulation and Parking.
2. **OPEN THE PUBLIC HEARING (Public Comment)** (8:00 to 8:30 PM)
3. **Commission Deliberation** (8:30 to 10:00 PM)
4. **ADJOURN AND CONTINUE PUBLIC HEARING TO:  
OCTOBER 24, 2017 at 7:30 pm**

#### **CEQA Requirements**

A Final Environmental Impact Report (FEIR) has been prepared for the Village at Loomis Project. The Planning Commission will recommend to the Town Council whether it be certified and the Findings of

Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Report Program (MMRP) be adopted.

### **Attachments**

**These attachments have been distributed at the previous Commission Meetings. Copies are available either on the Town's Website or at Town Hall during regular business hours**

1. Village at Loomis FEIR
2. Village Preliminary Development Plan (PDP)
  - a. Land Use Map
  - b. Village Development Standards
  - c. Village Design Guidelines
3. Village Specific Development Plan (SDP) for PD Areas 1, 2, and 3.
4. Village Tentative Subdivision Map (Sheets 1-10)
5. Village Development Agreement
6. Village Staff Report Exhibits 11x17