

TOWN OF LOOMIS
ORDINANCE NO. 275

AN ORDINANCE OF THE TOWN COUNCIL OF THE LOOMIS APPROVING THE REZONING AN APPROXIMATELY 66.5 ACRE SITE TO PLANNED DEVELOPMENT, ESTABLISHING PD-01, AND APPROVING A PRELIMINARY DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS FOR THE VILLAGE AT LOOMIS PROJECT

WHEREAS, the Village Project proposes the rezoning of the Project site to Planned Development (PD) and the adoption of a Preliminary Development Plan and Development Standards for the Project, all as authorized by Chapter 13.29 of the Loomis Municipal Code; and

WHEREAS, on April 25, 2018, the Loomis Planning Commission held duly noticed public hearings at which the Planning Commission received public testimony concerning the Village Project and voted to recommend denial of the Village Project; and

WHEREAS, concurrent with its consideration of this resolution, the Town Council adopted Resolution 19-01, certifying the Environmental Impact Report for the Village at Loomis Project (the "Village Project" or "Project") and adopting Findings of Fact, a Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Plan for the Project; and

WHEREAS, concurrent with its consideration of this resolution, the Town Council adopted Resolution 19-02, approving changes to the General Plan land use designations for portions of the Village Project and approving changes to certain applicable development standards; and

WHEREAS, in accordance with Government Code Section 65856 and the Loomis Zoning Ordinance, the Town Council conducted a duly noticed public hearing on the Village Project, at which time at which testimony from the public, staff, and the applicant was received; and

WHEREAS, the proposed rezoning of the Project site, the proposed Preliminary Development Plan, and the proposed Development Standards for the Village Project, as presented to the Town Council on this date, are hereby incorporated by reference.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF LOOMIS DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Record.

The Record of Proceedings ("Record") upon which the Town Council bases its decision regarding this Resolution includes, but is not limited to: (1) all staff report, Town files and records and other documents prepared for and/or submitted to the Planning Commission and Town Council relating to the Village at Loomis Project, (2) the Town General Plan; (3) the Final Environmental Impact Report (FEIR) for the Village at Loomis Project; (4) all documentary and oral evidence received at public hearings or submitted to the Town relating to the Village at Loomis Project; (5) all matters of common knowledge to the Town Council and the Town, including, but not limited to, Town, State, and federal laws, policies, rules and regulations, reports, records and projections related to development in the Town and surrounding areas.

The location of the custodian of the Record is the Planning Director of the Town of Loomis, 3665 Taylor Road, Loomis, CA 95650.

Section 2. Findings. In support of the actions set forth in Section 3 of this Resolution, the Town Council hereby makes the following findings based on the Record:

A. Rezoning of Village Project Site to Planned Development.

1. The proposed rezoning is consistent with the Loomis General Plan.
2. The proposed rezoning would not be detrimental to the public interest, health, safety, convenience, or welfare of the town.
3. The affected site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designation and proposed or anticipated uses and/or development.
4. The Village at Loomis Planned Development District is hereby established, to be identified as PD-01.

B. Adoption of Village Project Preliminary Development Plan and Development Standards.

1. The proposed Village at Loomis Project is consistent with the Loomis General Plan as revised by the Loomis Town Council Resolution 19-02.
2. The proposed Village at Loomis Project is consistent with the Loomis Zoning Ordinance except as modified within the Villages Preliminary Development Plan and its revised Development Standards.
3. The modifications of the development standards set forth in the Preliminary Development Plan and Development Standards are necessary and appropriate to accommodate the superior design of the Project, its compatibility with adjacent land uses, and mitigation of identified environmental impacts.
4. The design of the residences, neighborhoods, streets and parks within the Village at Loomis Project shall be consistent with the Village at Loomis Design Guidelines adopted by Town Council Resolution 19-03.
5. The proposed Village at Loomis Project can be adequately and reasonably served by public facilities, services and utilities.
6. The location, size, planning concepts, design features, and operating characteristics of the Village at Loomis Project are and will be compatible with the character of the site, and the land uses and development intended for the surrounding neighborhood by the General Plan.
7. The Village at Loomis Project site is adequate as to size, shape, topography and circumstances.
8. The establishment, maintenance, and operation of the Village at Loomis Project would not be detrimental to the health, safety, or general welfare of persons residing or working

in the neighborhood of the proposed use, or detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the Town of Loomis.

Section 3. Actions.

A. Rezoning to Planned Development. The Town Council hereby amends the Loomis Zoning Map from the existing zoning designations within the Village at Loomis Project Site to the Planned Development District (PD) Zone as presented to the Town Council on this date and on file with the Town Planning Department. The Village at Loomis Planned Development District is hereby established as PD-01.

B. Adoption of Village Preliminary Development Plan and Development Standards. The Town Council hereby approves the Village at Loomis Preliminary Development Plan and Development Standards as presented to the Town Council on this date and on file with the Town Planning Department.

Section 4. Severability.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of the ordinance. The Town Council hereby declares that it would have passed this and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more sections, subsections, phrases, or clauses be declared unconstitutional on their face or as applied.

Section 5. Effective Date and Publication.

This Ordinance shall take effect 30 days after its adoption, and within 15 days following its passage the Town Clerk shall cause this Ordinance to be published once in the Loomis News, a newspaper of general circulation.

PASSED AND ADOPTED this 8th day of January, 2019, by the following roll call vote:

AYES: Baker, Clark-Crets, Morillas, Onderko
NOES: Duncan
ABSENT: None
ABSTAINED: None



Tim Onderko, Mayor

ATTEST:



Charleen Stroock, Town Clerk