



Staff Report

TO: Town of Loomis Honorable Mayor and Council Members
FROM: Anders Hauge, Town Consulting Planner
DATE: October 8, 2019
RE: Referendum Properties Status

Recommendation

Receive the report on the status of the Referendum Properties (The Village at Loomis).

Issue Statement and Discussion

The Town of Loomis on January 8, 2019 certified The Village at Loomis Environmental Impact Report, approved the Mitigation Monitoring Program, adopted the General Plan Land Use Diagram modifications, General Plan modification of Table 3-1, Planned Development (PD) Zoning Code, Tentative Map and Development Agreement. In a special election held on June 18, 2019 the referendum invalidated the Villages Development Agreement and the PD Zoning for the project. The prior certification of the Environmental Impact Report, adoption of the Mitigation Monitoring Program and adoption of the General Plan Land Use Diagram modifications, and modification of General Plan Table 3-1 remain as adopted.

The Town Council requested a description of the status of the various properties within the Referendum Area. The staff has prepared a table that identifies the parcel number, site number (parcels with different Land Use Designations within a parcel), the site acreage, the General Plan Designation, the existing zoning, a determination if the Land Use Designation and Zoning are consistent, the required process to develop the site and zoning designations that are compatible with the Land Use Designation.

In summary:

Of the 23 sites totaling 68.29 acres, there are 15 sites totaling 45.75 acres, that have General Plan Land Use Designations and Zoning that are consistent. This means an application could be submitted for development on these parcels. Any application would be processed with a site plan review, a Minor Use Permit (MUP) or a Use Permit (UP), depending on the specific parcel.

Of the 23 sites totaling 68.29 acres, there are 8 sites totaling 22.54 acres that have an inconsistency between the General Plan Land Use Designation and Zoning. This means these parcels would require a Zoning Code Map amendment to bring the zoning designations into consistency with the General Plan Land Use Designations before an application could be considered.

Note that the General Plan Designation density and coverage define the limits of the allowable uses.

Note that the General Plan anticipated that Site 10b implement the Overlay Area Site 2, however, depending on applications submitted, sites 9a, 9b, 9c, 10b, 10c, 10d, 10e may be considered for the Overlay Area Site 2 uses. The total number of units allowed on one of the sites or a combination of sites is 170 units, dependent on project review, with a minimum requirement of at least 129 units.

CEQA Requirements

None, this is an informational item.

Financial and/or Policy Implications

None, this is an informational item.

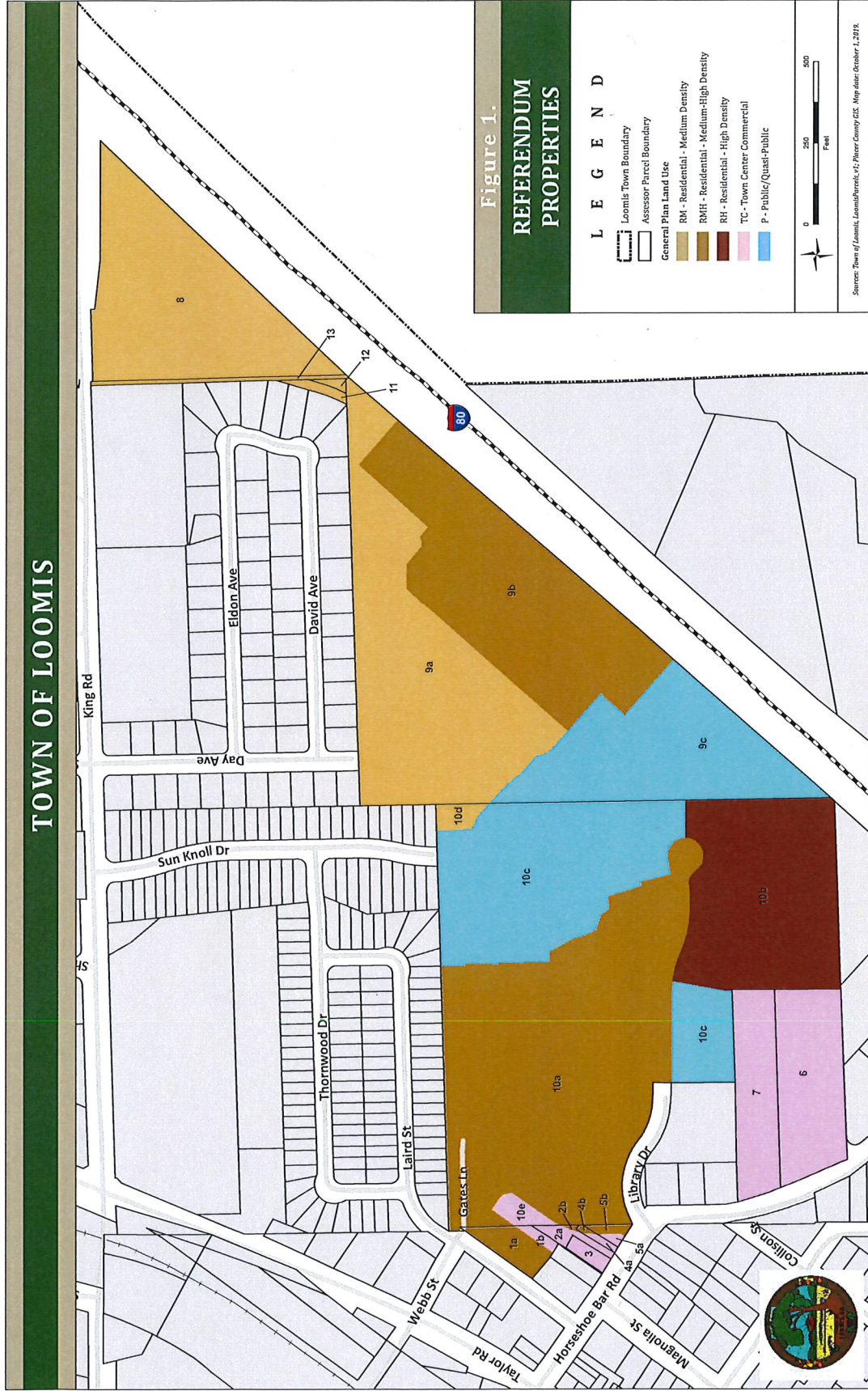
Attachments

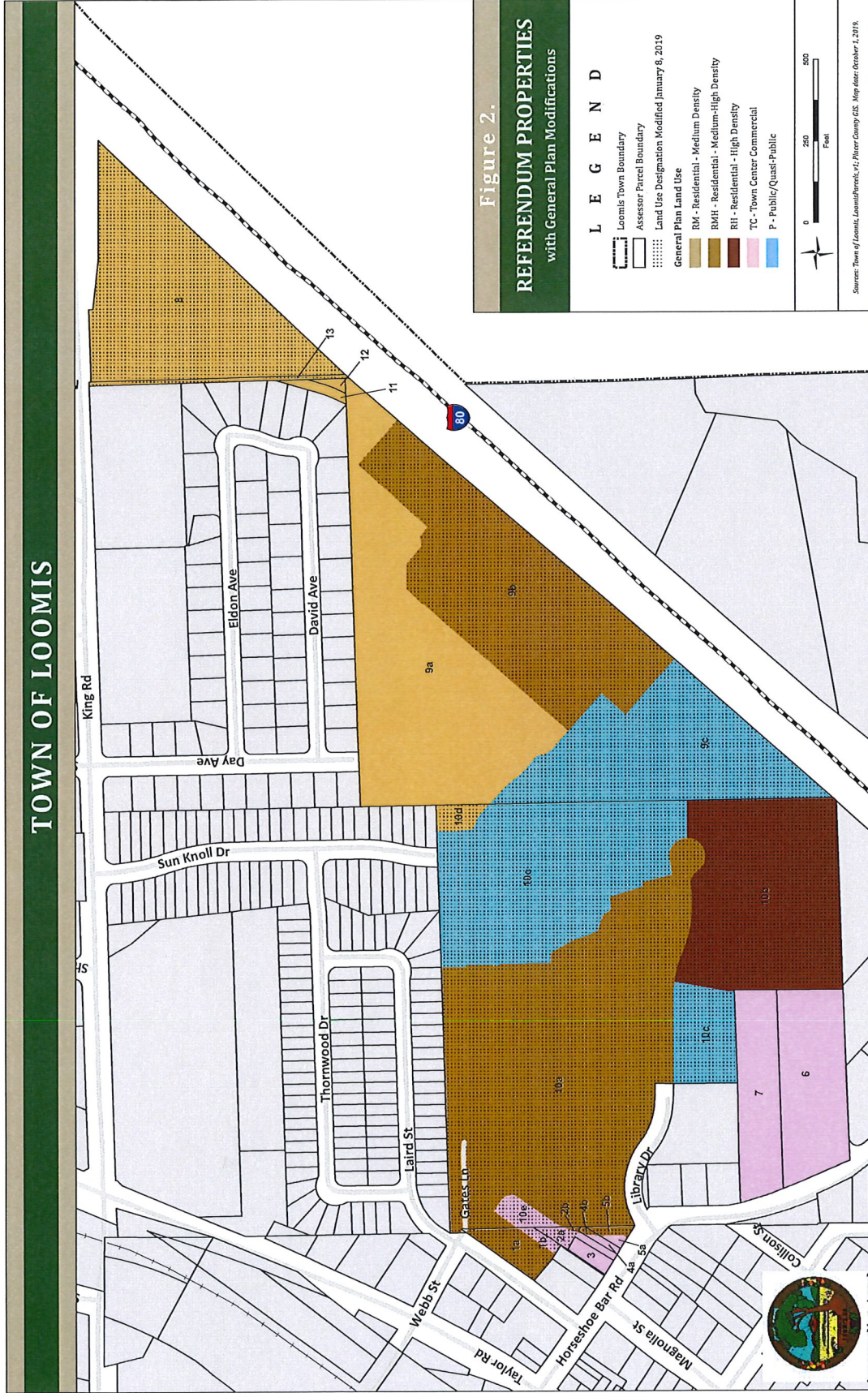
A: Figure 1 - Site Numbering

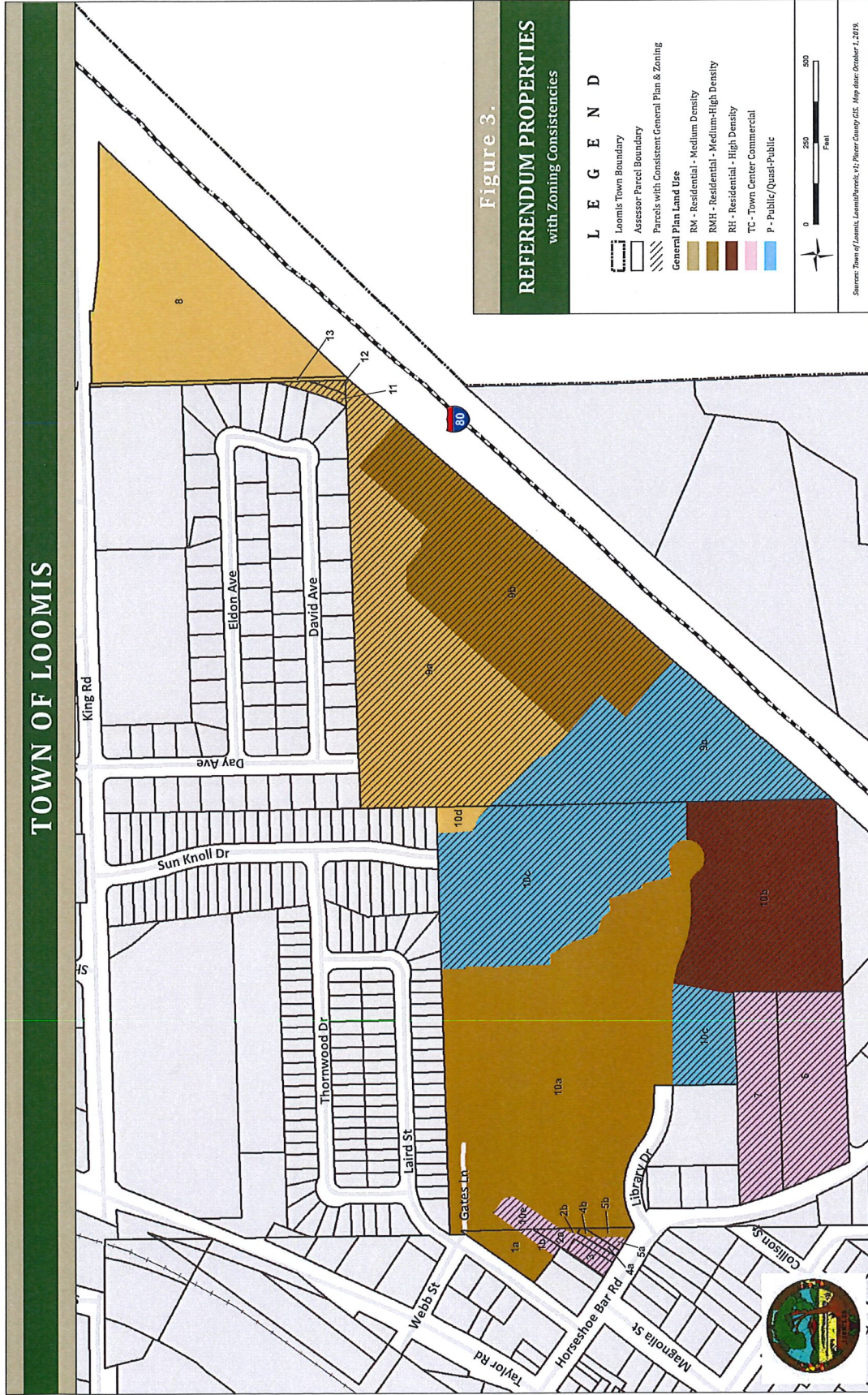
B: Figure 2 - Sites that retained their General Plan Land Use Designation

C: Figure 3 – Sites that have consistent General Plan and Zoning Designations

D: General Plan and Zoning Evaluation Matrix







Attachment D

Referendum Properties General Plan / Zoning Evaluation

Site Number	APN	Acres	SF	General Plan	Units/acre	Max Coverage	Existing Zoning	Are General Plan and Zoning Consistent?	Required Process	Compatible Zoning	Units/Acre	Max Coverage	Min Lot Size	Notes:
1a	044-094-001 (0.57 ac)	0.48	20,909	Residential Medium High Density (6-10)	6-10	40-60%	CG General Commercial	No	Rezoning	RM-5	8 (1/4500 SF)	40%	5,000 SF	
1b		0.09	3,920.4	Town Center Commercial	15	35-60% (35-100% in GP text)	CG General Commercial	Yes (Where CC uses are allowed in the CG zone)	Site Plan Review with Possible UP or MUP based on use	CC Central Commercial	15	35-60%	5,000 SF	
2a	044-094-010 (0.18 ac)	0.17	7,405	Town Center Commercial	15	35-60% (35-100% in GP text)	CG General Commercial	Yes (Where CC uses are allowed in the CG zone)	Site Plan Review with Possible UP or MUP based on use	CC Central Commercial	15	35-60%	5,000 SF	
2b		0.1	4,356	Residential Medium High Density (6-10)	6-10	40-60%	CC Central Commercial	No	Rezoning	RM-5 RM-3.5	8 (1/4500 SF) 10 (1/3500 SF)	40% 50%	5,000 SF 3,500 SF	
3	044-094-006 (0.15 ac)	0.15	6,534	Town Center Commercial	15	35-60% (35-100% in GP text)	CC Central Commercial	Yes	Site Plan Review with Possible UP or MUP based on use	CC Central Commercial	15	35-60%	5,000 SF	MF must be part of mixed use structure or obtain a UP outside a mixed use structure. Zoning does not allow up to 100% coverage.
4a	044-094-005 (0.07 acre)	0.05	2,178	Town Center Commercial	15	35-60% (35-100% in GP text)	CC Central Commercial	Yes	Site Plan Review with Possible UP or MUP based on use	CC Central Commercial	15	35-60%	5,000 SF	MF must be part of mixed use structure or obtain a UP outside a mixed use structure. Zoning does not allow up to 100% coverage.
4b		0.02	871	Residential Medium High Density (6-10)	6-10	40% (60% in GP text)	CC Central Commercial	No	Rezoning	RM-5 RM-3.5	8 (1/4500 SF) 10 (1/3500 SF)	40% 50%	5,000 SF 3,500 SF	
5b	044-094-004 (0.14 ac)	0.08	3,484.80	Residential Medium High Density (6-10)	6-10	40% (60% in GP text)	CC Central Commercial	No	Rezoning	RS-5	7 (1/5,000 SF)	35%	5,000 SF	
5a		0.06	2,614	Town Center Commercial	15	35-60% (35-100% in GP text)	CC Central Commercial	Yes	Site Plan Review with Possible UP or MUP based on use	CC Central Commercial	15	35-60%	5,000 SF	MF must be part of a mixed use structure or obtain a UP outside a mixed use structure. Zoning does not allow up to 100% coverage.
6	043-100-025 (3.0 ac)	3.00	130,680	Town Center Commercial	15	35-60% (35-100% in GP text)	CC Central Commercial	Yes	Site Plan Review with Possible UP or MUP based on use	CC Central Commercial	15	35-60%	5,000 SF	MF must be part of a mixed use structure or obtain a UP outside a mixed use structure. Zoning does not allow up to 100% coverage.
7	043-100-027 (2.0 ac)	2.00	87,120	Town Center Commercial	15	35-60% (35-100% in GP text)	CC Central Commercial	Yes	Site Plan Review with Possible UP or MUP based on use	CC Central Commercial	15	35-60%	5,000 SF	MF must be part of a mixed use structure or obtain a UP outside a mixed use structure. Zoning does not allow up to 100% coverage.

Referendum Properties
General Plan / Zoning Evaluation

Site Number	APN	Acres	SF	General Plan	Units/acre	Max Coverage	Existing Zoning	Are General Plan and Zoning Consistent?	Required Process	Compatible Zoning	Units/Acre	Max Coverage	Min Lot Size	Notes:
8	043-080-008 (7.71)	7.71	335,848	Residential Medium Density (2-6)	2-6	35% (50% in GP text)	CO Office Commercial	No	Reszone	RS-10/10a	4 (1/10,000 SF)	30%	10,000 SF Avg.	<p>Special Land Use Policy Area 2:</p> <p>a) Protect riparian corridors.</p> <p>b) Provide a gradual transition of intensity from I-80 to the adjacent residential areas. If residential units, include shared driveways to minimize access points on Boylington Rd.</p> <p>Ordinances 254, 255, and 256 for the Residential High Density/RH-20 Overlay do not apply to this APN as it was not considered part of the "Village at Loomis" project in the Housing Element, even though it is Area 2.</p> <p>GC allows RS-7 uses in a mixed use structure, with use permit. Approved only on a corner parcel of at least 10,000 SF.</p>
										RS-7	6 (1/7,000 SF)	35%	7,000 SF	

Referendum Properties
General Plan / Zoning Evaluation

Site Number	APN	Acres	SF	General Plan	Units/acre	Max Coverage	Existing Zoning	Are General Plan and Zoning Consistent?	Required Process	Compatible Zoning	Units/Acre	Max Coverage	Min Lot Size	Notes:
9a	043-080-015 (25.3)	8.7	378,972	Residential Medium Density (2-6)	2-6	35% (50% in GP text)	RS-5 with RH-20 Overlay (Ordinance 255 and 256)	Yes	Site Plan Review	RS-10/10a	4 (1/10,000 SF)	30%	10,000 SF Avg.	<p>Added to Special Land Use Policy Area 2 per Ordinance 254 (11/12/14):</p> <p>a) protect riparian corridors.</p> <p>b) provide gradual transition of use intensity.</p> <p>c) Residential High Density Overlay.</p> <p>Minimum of 129 very-low and low income units at a minimum of 20 units/acre or maximum of 25 units/acre on up to 7 acres. Alternative development standards can be considered to meet 129+ unit goal.</p>
							RS-5	6 (1/7,000 SF)	35%	7,000 SF				
							RM-5	7 (1/5,000 SF)	35%	5,000 SF				
9b	043-080-015 (25.3)	9.8	426,888	Residential Medium High Density (6-10)	6-10	40% (60% in GP text)	RS-5 with RH-20 Overlay (Ordinance 255 and 256)	Yes	Site Plan Review with Possible UP or MUP based on use	RS-5	7 (1/5,000 SF)	35%	5,000 SF	
							RS-5 with RH-20 Overlay (Ordinance 255 and 256)	Yes	Site Plan Review	PI Public/Institutional	1 caretaker/parcel	35-50%	5,000 SF	
9c	043-080-015 (25.3)	6.8	296,208	Public/Quasi-Public	0	35-50%	RS-5 with RH-20 Overlay (Ordinance 255 and 256)	Yes	Site Plan Review	PI Public/Institutional	1 caretaker/parcel	35-50%	5,000 SF	<p>Applies to 7 acres to be determined based on use permit.</p>
							RS-5 with RH-20 Overlay (Ordinance 255 and 256)	Yes		RH-20 Residential High Density Overlay (Ordinance 255)	20 (min)	generally 40% but alternative can be applied	generally 10,000 SF, but alternative can be applied	
10a	043-080-044 (25.7)	13.7	596,772	Residential Medium High Density (6-10)	6-10	40% (60% in GP text)	CG General Commercial with RH-20 Overlay (Ordinance 255 and 256)	No	Resone	RM-3.5	9 (1/3,500 SF)	35%	3,500 SF	<p>Special Land Use Policy Area 2:</p> <p>a) Protect riparian corridors.</p> <p>b) Provide a gradual transition of intensity from I-80 to the adjacent residential areas. 3 tiers of development intensity should occur with general commercial or offices adjacent to the Riley's complex, then low profile offices next to that, and finally medium to high-density residential between the offices and existing residential.</p> <p>c) Ordinance 254 adds Residential High Density Overlay to parcels labeled Area 2 within the Villages.</p> <p>Minimum of 129 very-low and low income units at a minimum of 20 units/acre or maximum of 25 units/acre on up to 7 acres. Alternative development standards can be considered to meet 129+ unit goal.</p> <p>GC allows RS-7 uses in a mixed use structure, with use permit. Approved only on a corner parcel of at</p>
							CG General Commercial with RH-20 Overlay (Ordinance 255 and 256)	Yes		RM-5	7 (1/5,000 SF)	35%	5,000 SF	
10b	043-080-044 (25.7)	6.6	287,496	Residential High Density 20-25 (Applies Overlay)	20-25		CG General Commercial with RH-20 Overlay (Ordinance 255 and 256)	Yes	By-right, site plan review, assigns 6.6 of total 7 acres to RH-20 Overlay in Area 2	RH-20 Residential High Density Overlay (Ordinance 255)	20-25	generally 40% but alternative can be applied	generally 10,000 SF, but alternative can be applied	
							CG General Commercial with RH-20 Overlay (Ordinance 255 and 256)	Yes		PI Public/Institutional	1 caretaker/parcel	35-50%	5,000 SF	
10c	043-080-044 (25.7)	7.9	344,124	Public/Quasi-Public	0	35-50%	CG General Commercial with RH-20 Overlay (Ordinance 255 and 256)	Yes	Site Plan Review	RS-10/10a	4 (1/10,000 SF)	30%	10,000 SF Avg.	
							CG General Commercial with RH-20 Overlay (Ordinance 255 and 256)	Yes		CG General Commercial				

Referendum Properties
General Plan / Zoning Evaluation

Site Number	APN	Acres	SF	General Plan	Units/acre	Max Coverage Existing Zoning	Ave General Plan and Zoning Consistent?	Required Process	Compatible Zoning	Units/Acre	Max Coverage	Min Lot Size	Notes:
10d		0.23	10,019	Residential Medium Density (2-6)	2-6	with RH-20 Overlay (Ordinance 255 and 256) 50% in GP text	No	Rezone	RS-7	6 (1/7,000 SF)	35%	7,000 SF	least 10,000 SF.
10e		0.25	10,880	Town Center Commercial	15	35-60% (95-100% in GP text)	Yes (Where CC uses are allowed in the CG zone)	Site Plan Review with Possible IUP or MUP based on use	CC Central Commercial	15	35-60%	5,000 SF	
10 overlay				Residential High Density Overlay (Ordinance 254)	20 (min)-25	TBD on project level			RH-20 Residential High Density Overlay (Ordinance 255) (Ordinance 256)	20 (min)	generally 40% but alternative can be applied	generally 10,000 SF, but alternative can be applied	The General Plan anticipated the high density multi-family would be located on site 10b; however, the final location may be within the overlay area. Pursuant to CA HCD this is a use by right.
11	043-092-036 (0.12 ac) (ROW - County Assessor indicates Street)	0.12	5,227	Residential Medium Density	2-6	35% (GP has 35% in Table 3-1 but 50% in description)	Yes		RS-7 Single Family Residential	6 (1/7,000 SF)	35%	7,000 SF	Parcel owned by Congregational Church of Loomis. Irrevocable Offer of Dedication (IOD) to Town of Loomis.
12	043-092-037 (0.06 ac) (ROW - County Assessor indicates Street)	0.06	2,614	Residential Medium Density	2-6	35% (GP has 35% in Table 3-1 but 50% in description)	Yes		RS-7 Single Family Residential	6 (1/7,000 SF)	35%	7,000 SF	Parcel owned by Congregational Church of Loomis. Irrevocable Offer of Dedication (IOD) to Town of Loomis.
13	043-080-007 (0.22 ac)	0.22	9,583	Residential Medium Density (2-6)	2-6	35% (50% in GP text)	No	Rezone	RS-10/10a RS-7 RS-5	4 (1/10,000 SF) 6 (1/7,000 SF) 7 (1/5,000 SF)	30% 35% 35%	10,000 SF Avg. 7,000 SF 5,000 SF	Special Land Use Policy Area 2: a) Protect riparian corridors. b) Provide a gradual transition of intensity from I-80 to the adjacent residential areas. If residential units, include shared driveways to minimize access points on Boyington Rd. Ordinances 254, 255, and 256 for the Residential High Density/RH-20 Overlay do not apply to this APN as it was not considered part of the "Village at Loomis" project in the Housing Element, even though it is Area 2.

Note: dwelling units in Office/Professional, Town Center Commercial, CC Central Commercial must be in mixed use projects and units in General Commercial, CO Office Commercial, and CG General Commercial are as allowed by specific area policies.
No minimum lot sizes listed in the GP - defers to zoning.
Note: The General Plan defines the land use. The Compatible zoning may be equal to or less than the General Plan Designation, it cannot be greater than the GP.