

# Status Report

*Referendum Properties (The Villages at Loomis)*



# The Village at Loomis Approval

- ✿ *January 8, 2019 Town Council Actions*
  - ✿ *Certified the Village at Loomis EIR*
  - ✿ *Adopted the Mitigation Monitoring Program*
  - ✿ *Adopted Land Use Diagram modifications*
  - ✿ *Adopted Zoning Map modifications*
  - ✿ *Adopted Planned Development for the site*
  - ✿ *Approved Development Agreement*



# The Referendum Actions

- ✿ *June 18, 2019 Special Election*
  - ✿ *Invalidated Planned Development approval*
  - ✿ *Invalidated Zoning Map amendments*
  - ✿ *Invalidated the Villages at Loomis Development Agreement*



# Town Approvals Not Changed with the Referendum

- *Certification of the Villages at Loomis EIR*
- *General Plan Land Use Designation modifications*
- *General Plan Table 3-1 modification*

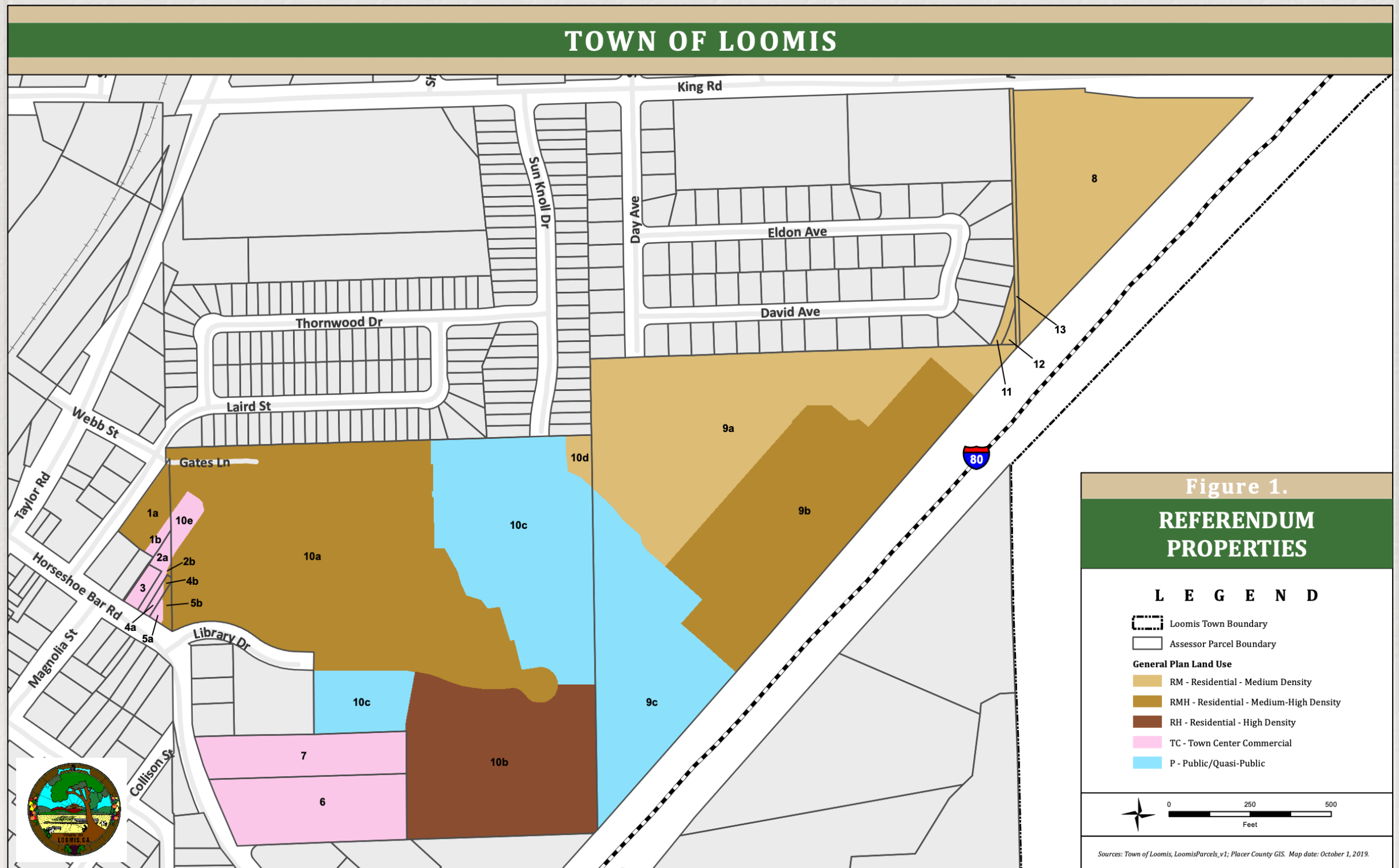


# Description of Referendum Properties

- ✿ *Total Acreage - 68.29 acres*
- ✿ *Total sites - 23 sites (identified by parcel and sub parcel)*



# Site Identification Numbers & Land Use Designations



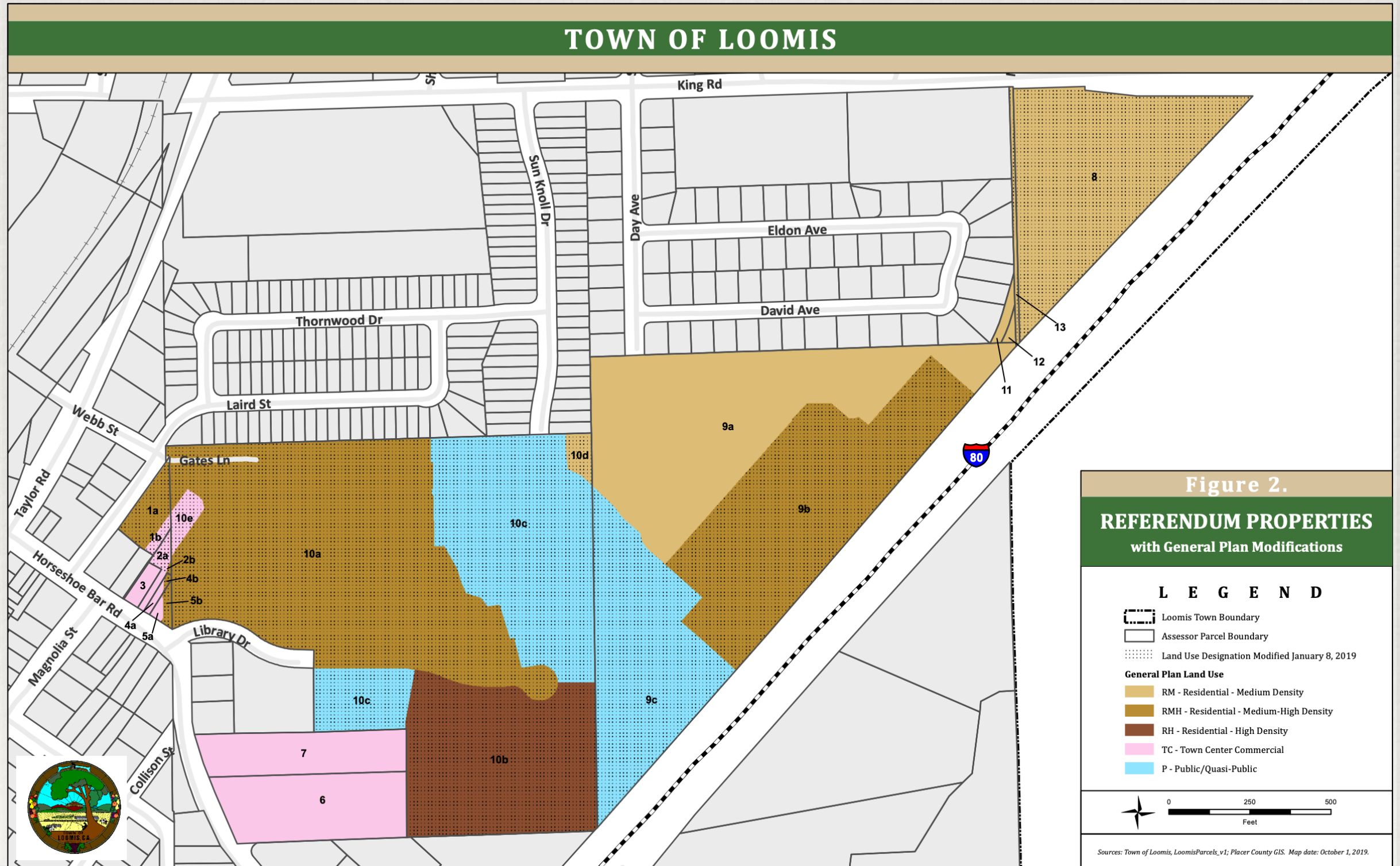


# Sites Retaining Historic Land Use Designations

- *The following sites retained the historic General Plan Land Use Designations*
- *Site 3 - 0.15 acres Town Center Commercial*
- *Site 4a - 0.05 acres Town Center Commercial*
- *Site 5a - 0.06 acres Town Center Commercial*
- *Site 7 - 2 acres Town Center Commercial*
- *Site 9a - 8.7 acres Residential Medium Density (2-6)*
- *Site 11 - 0.12 acres Residential Medium Density (2-6)*
- *Site 12 - 0.06 acres Residential Medium Density (2-6)*



# January 2019 General Plan Modifications





# Zoning Consistent with the Land Use Designations

- *45.75 of the 68.29 acres have Zoning Consistent with the General Plan Land Use Designations*
- *Approvals Required:*
  - *Zoning Clearance - Design Review*
  - *Minor Use Permit*
  - *Use Permit*
- *Development may tier from the Certified “The Villages at Loomis” EIR*

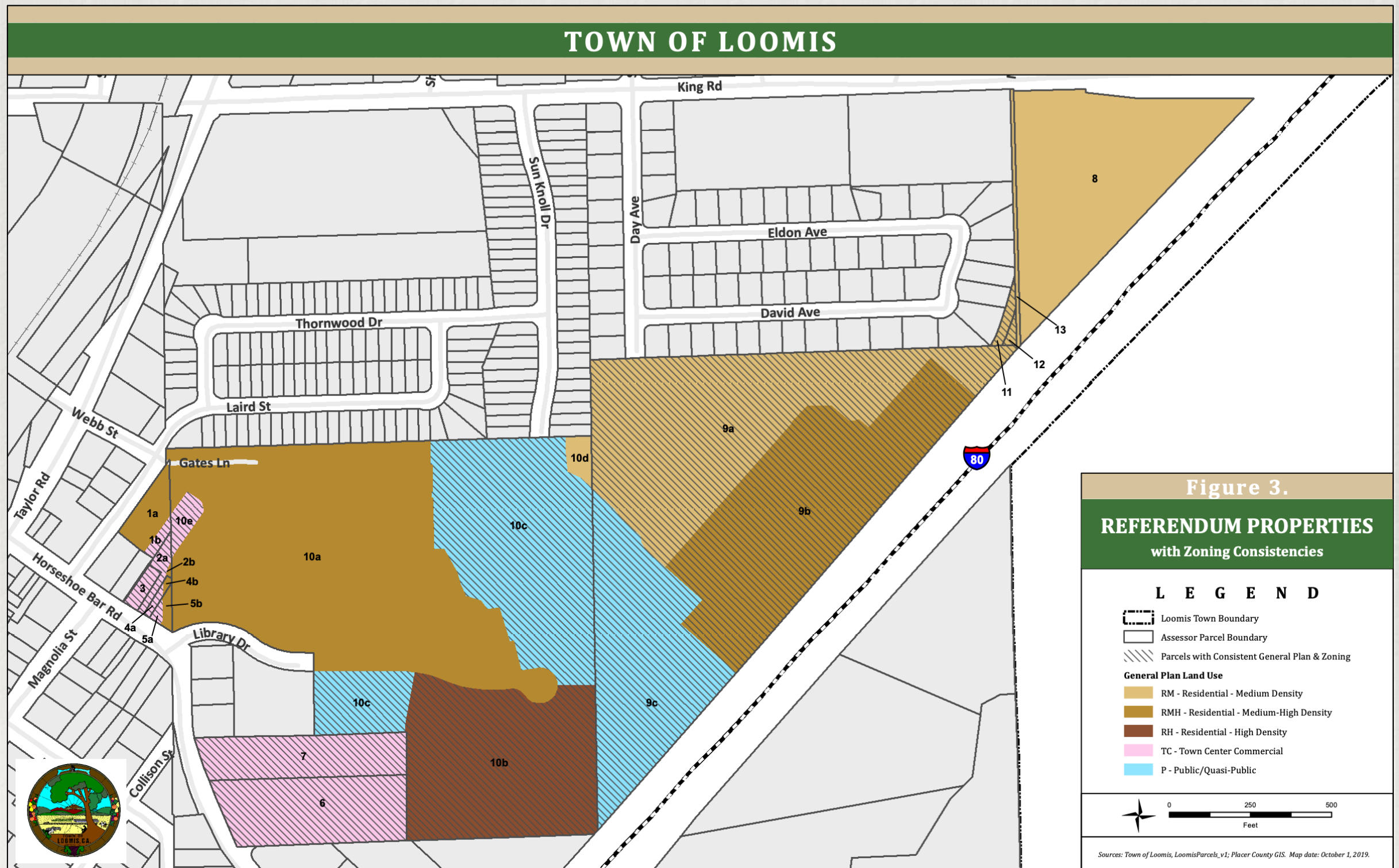


# Sites with Consistent Zoning

- ✦ Site 1b - 0.09 acres Town Center Commercial
- ✦ Site 2a - 0.17 acres Town Center Commercial
- ✦ Site 3 - 0.15 acres Town Center Commercial
- ✦ Site 4a - 0.05 acres Town Center Commercial
- ✦ Site 5a - 0.06 acres Town Center Commercial
- ✦ Site 6 - 3 acres Town Center Commercial
- ✦ Site 7 - 2 acres Town Center Commercial
- ✦ Site 9a - 8.7 acres Residential Medium Density (2-6)
- ✦ Site 9b - 9.8 acres Residential Medium High Density (6-10)
- ✦ Site 10b - 6.6 acres Residential High Density (20-25)
- ✦ Site 10c - 7.9 acres Public/Quasi-Public
- ✦ Site 10e - 0.25 acres Town Center Commercial
- ✦ Site 11 - 0.12 acres Residential Medium Density (2-6)
- ✦ Site 12 - 0.06 acres Residential Medium Density (2-6)



# Zoning Consistent with Land Use Designations





# Zoning Not Consistent with the Land Use Designations

- ✿ *8 Sites have Zoning that is NOT consistent with the General Plan Land Use Designations*
- ✿ *22.54 of the 68.29 acres have Zoning that is NOT Consistent with the General Plan Land Use Designations*
- ✿ *The 8 Sites Must be Rezoned to be consistent with the General Plan Land Use Designations*



# Sites with Zoning that is NOT Consistent

- ✿ *Site 1a - 0.48 acres Residential Medium High Density (6-10)*
- ✿ *Site 2b - 0.1 acre Residential Medium High Density (6-10)*
- ✿ *Site 4b - 0.02 acres Residential Medium High Density (6-10)*
- ✿ *Site 5b - 0.08 acres Residential Medium High Density (6-10)*
- ✿ *Site 8 - 7.71 acres Residential Medium Density (2-6)*
- ✿ *Site 10a - 13.7 acres Residential Medium High Density (6-10)*
- ✿ *Site 10d - 0.23 acres Residential Medium Density (2-6)*
- ✿ *Site 13 - 0.22 acres Residential Medium Density (2-6)*



# Summary Table Headings

- *Site Number*
- *APN*
- *Acres*
- *SF (Square Feet)*
- *General Plan Designation*
- *Units/acre allowed*
- *Max Coverage allowed*
- *Existing Zoning*
- *Are General Plan and Zoning Consistent*
- *Required Process*
- *Compatible Zoning*
- *Units/Acre*
- *Max Coverage*
- *Min Lot Size*
- *Notes*



# Summary Table Sheet 1 of 3

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	Rezone	RM-5	8 (1/4500 SF)	40%	5,000 SF	
										RM-3.5	10 (1/3500 SF)	50%	3,500 SF	
										RS-5	7 (1/5,000 SF)	35%	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	
										RM-5	8 (1/4500 SF)	40%	5,000 SF	
										RM-3.5	10 (1/3500 SF)	50%	3,500 SF	
2b		0.1	4,356	Residential Medium High Density (6-10)	6-10	40-60%	CC Central Commercial	No	Rezone	RS-5	7 (1/5,000 SF)	35%	5,000 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
										RM-5	8 (1/4500 SF)	40%	5,000 SF	
										RM-3.5	10 (1/3500 SF)	50%	3,500 SF	
4b		0.02	871	Residential Medium High Density (6-10)	6-10	40% (60% in GP text)	CC Central Commercial	No	Rezone	RS-5	7 (1/5,000 SF)	35%	5,000 SF	
	044-094-004 (0.14 ac)									RM-5	8 (1/4500 SF)	40%	5,000 SF	
										RM-3.5	10 (1/3500 SF)	50%	3,500 SF	
										RS-5	7 (1/5,000 SF)	35%	5,000 SF	
5b		0.08	3,484.80	Residential Medium High Density (6-10)	6-10	40% (60% in GP text)	CC Central Commercial	No	Rezone					
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
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	Rezone	RS-10/10a	4 (1/10,000 SF)	30%	10,000 SF Avg.	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.



# Summary Table Sheet 2 of 3

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:
										RS-7	6 (1/7,000 SF)	35%	7,000 SF	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.
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-7	6 (1/7,000 SF)	35%	7,000 SF	
										RS-5	7 (1/5,000 SF)	35%	5,000 SF	
9b		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	RM-5	9 (1/4500 SF)	40%	5,000 SF	
										RS-5	7 (1/5,000 SF)	35%	5,000 SF	
9c		6.8	296,208	Public/Quasi-Public	0	35-50%	RS-5 with RH-20 Overlay (Ordinance 255 and 256)	Yes (Parks and public allowed uses in RS-5)	Site Plan Review	PI Public/Institutional	1 caretaker/parcel	35-50%	5,000 SF	
9 Overlay		-	-	Residential High Density Overlay (Ordinance 254)	20-25	TBD on project level	RS-5 with RH-20 Overlay (Ordinance 255 and 256)	Yes	-	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	Applies to 7 acres to be determined based on use permit.
10a	043-080-044 (28.7)	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	Rezone	RM-5	9 (1/4,500 SF)	40%	5,000 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 Raley'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 least 10,000 SF.</p>
										RM-3.5	9 (1/3,500 SF)	35%	3,500 SF	
										RS-5	7 (1/5,000 SF)	35%	5,000 SF	
10b		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 (General Plan intended that this parcel implements the overlay)	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) (Ordinance 256)	20-25	generally 40% but alternative can be applied	generally 10,000 SF, but alternative can be applied	
10c		7.9	344,124	Public/Quasi-Public	0	35-50%	CG General Commercial with RH-20 Overlay (Ordinance 255 and 256)	Yes (Parks and public are compatible in CG zone)	Site Plan Review	PI Public/Institutional	1 caretaker/parcel	35-50%	5,000 SF	



# Summary Table Sheet 3 of 3

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:
10d		0.23	10,019	Residential Medium Density (2-6)	2-6	35% (50% in GP text )	CG General Commercial with RH-20 Overlay (Ordinance 255 and 256)	No	Rezone	RS-10/10a	4 (1/10,000 SF)	30%	10,000 SF Avg.	
										RS-7	6 (1/7,000 SF)	35%	7,000 SF	
										RS-5	7 (1/5,000 SF)	35%	5,000 SF	
10e		0.25	10,890	Town Center Commercial	15	35-60% (35-100% in GP text)	CG General Commercial with RH-20 Overlay (Ordinance 255 and 256)	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	
10 overlay		-	-	Residential High Density Overlay (Ordinance 254)	20 (min)-25	TBD on project level	CG General Commercial with RH-20 Overlay (Ordinance 255 and 256)	-	-	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 text description)	RS-7 Single Family Residential	Yes	-	RS-7 Single Family Res.	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 text description)	RS-7 Single Family Residential	Yes	-	RS-7 Single Family Res.	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)	CO Office Commercial	No	Rezone	RS-10/10a	4 (1/10,000 SF)	30%	10,000 SF Avg.	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.
										RS-7	6 (1/7,000 SF)	35%	7,000 SF	
										RS-5	7 (1/5,000 SF)	35%	5,000 SF	

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.



# DISCUSSION

## Status Report

*Referendum Properties (The Villages at Loomis)*