



## Staff Report July 31, 2018

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**TO:** Honorable Mayor and Members of the Town Council  
**FROM:** Sean Rabé, Town Manager  
Britton Snipes, Public Works Director  
Robert King, Town Planner  
**DATE:** July 31, 2018  
**RE:** Village at Loomis Second Study Session

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### **RECOMMENDATION**

The purpose of this Study Session is to receive Staff's presentation, receive a presentation from the applicant regarding proposed revisions to the project, receive public comment and for the Town Council to discuss the project and provide additional direction to Staff and/or the applicant. Staff recommends the Town Council direct the applicant to revise the tentative map, preliminary and specific Planned Development (PD) plans, and the development agreement consistent with the proposed project revisions described in Attachment 1, together with any additional revisions directed by Council during the meeting. Staff further recommends that the Town Council direct Staff return to the Town Council with the revised planning documents and development agreement for the Council's discussion and deliberation.

Tonight's meeting will include a presentation on the retail analysis study conducted for the project as well.

Because this is a study session, no action will occur, and none is sought.

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

- Staff Presentation on project revisions
- Applicant presentation
- Council questions and discussion
- Public comment
- Council discussion and direction

### **EXECUTIVE SUMMARY**

At its study session on May 24, 2018, Staff presented the Council with background regarding the Commission's recommendations and the Council heard public comment. After reviewing and discussing the Planning Commission's recommendations and additional public comment, the Council provided direction to the applicant regarding project revisions. The Council also requested that a retail

impact analysis be prepared to evaluate the demand for retail commercial uses in the project. In response to the Council's direction, the applicant has modified the project.

## **BACKGROUND**

The first public hearing of the Village at Loomis was on September 12, 2017, at a joint workshop of the Town Council and Planning Commission. During the Commission's hearings on the project, the public and Commission expressed concerns regarding the project's proposed development standards (e.g., lot sizes, setbacks) in the Village Residential and Village Green Court unit types. In addition, there were concerns regarding the configuration and amount of parkland, the supply and locations of off-street parking, alleys in the Village Residential area, and the two-story units proposed on the north side of the Village Traditional housing area adjacent to existing units on David Avenue.

In response to comments received, the applicant presented the following modifications to the project:

1. Reduction in the total number of units from 418 to 416, by decreasing the unit count in the Village Residential component by eight units and adding six units to the Village Mixed Use site;
2. Replacement of the Village Office site with Civic Park;
3. Increase in the supply of off-street parking to meet the Town's requirements; and
4. Reconfiguration of the Village Residential subdivision design to reduce dead-end alleys.

At public hearings in March and April, the Commission discussed the revised project and identified additional concerns regarding development standards (e.g. setbacks, lot sizes) for the Village Residential and Green Courts, the amount of parkland, and the elimination of the Village Office site. On April 25, 2018, the Commission recommended denial of the project based on the following considerations:

- 1) Insufficient minimum lot sizes for the Village Residential and Village Green Court districts;
- 2) Too small of setbacks;
- 3) Aesthetic defects from situating two-story homes along David Avenue;
- 4) Inadequate active park space; and
- 5) Inadequate general commercial zoning.

At its first study session on May 24, 2018, Staff presented the Council with background regarding the Commission's recommendations and the Council heard public comment. After discussing the Commission's recommendations, the Council provided direction to the applicant regarding further revisions to the proposed project including:

1. Lot sizes and setbacks should be increased in the Village Residential and Village Green Court districts to 3,500 SF and the Village Traditional district to 5,000 SF to more closely align with the Town's current minimum lot sizes;
2. Additional active parkland should be incorporated in the project to meet the Town's standard for active parkland on-site;
3. Applicant should provide single-story units on lots adjacent to existing residential units on David Avenue; and
4. A retail impact analysis should be prepared to evaluate the demand for retail commercial uses in the project and provide information regarding the market area.

In response to the Council's direction, the applicant is proposing revisions to the project as described below and in the attachments.

**PROJECT REVISIONS**

The applicant proposes revisions to the project to 1) reduce the residential density; 2) increase residential lot sizes; 3) increase setbacks, and 4) increase active park acreage. Adjacent to existing units on David Avenue, a mix of single-story (50% of units) and pop-up units (50% of units) is still proposed.

**Residential Lot Count**

The applicant proposes to reduce the number of single-family residential lots from 286 to 261, which is a reduction of twenty-five (25) lots since the Commission’s recommendation in April. With the proposed project revisions, the number of single-family lots was reduced by 42 since the 303 lots included in the original project application (July 2014).

The following table summarizes the modifications to acreages and unit counts, beginning with the project application filed in July 2014. The changes are shown in red.

PROPOSED LAND USE	ACRES		DWELLINGS	
	July 2014 Application	July 2018 Revision	July 2014 Application	July 2018 Revision
Village Residential	14.9	13.3	143	113
Village Court	9.6	8.9	71	62
Village Traditional	16.8	17.3	89	86
Village High Density	4.6	4.6	117	117
<b>Total Residential</b>	45.9	44.1	420	378
Village Mixed Use	0.4	0.8	7	13
Village Office	1.3	0		
Village Commercial	4.9	4.9		
<b>Total Commercial</b>	6.6	5.7	7	13
Open Space	9.68	10.3		
Active Parks	3.07	6.4		
Passive Parks	1.25	0		
<b>Total Public Spaces</b>	14	16.7		
<b>TOTALS</b>	66.5	66.5	427	391

**Village Residential**

Commission/Council Comments: The Village Residential district has received the most discussion during public comment and from the Commission and Council with concerns related to small lot sizes and limited private yard space. The Commission recommended a minimum lot size of 3,000 square feet (SF). The Council directed the applicant to provide for a minimum lot size of 3,500 SF. Both the Commission and the Council discussed widening the side setbacks.

Proposed Project Modifications: In response, the Village Residential district was modified to include more active park area, larger lot sizes, and wider side setbacks. The park (Paseo Park) was relocated from its prior location on Webb Street and is now a central and dominant feature of this neighborhood. Additional information regarding parks is discussed below.

According to information provided by the applicant, twenty-two (22) lots were eliminated in the Village Residential district, reducing the number of lots from 135 to 113. Lot sizes were increased to an average of 3,900 SF, with a minimum lot size of 3,440 SF. The previous minimum lot size was 2,910 SF, including the required alley and paseo areas. Lot widths were widened from 30 to 40 feet. As discussed by the Commission and Council, side setbacks were increased from three to five feet on each side, to increase the minimum width between units from six to ten feet.

In speaking to the applicant, a local example of this lot size is in the Rocklin Trails community on Granite Drive in Rocklin. The Rocklin Trails community does not provide dedicated off-street spaces whereas the Village Residential district will provide dedicated off-street parking spaces. The Village Residential district complies with the Town’s parking standards by providing those dedicated off-street parking spaces.

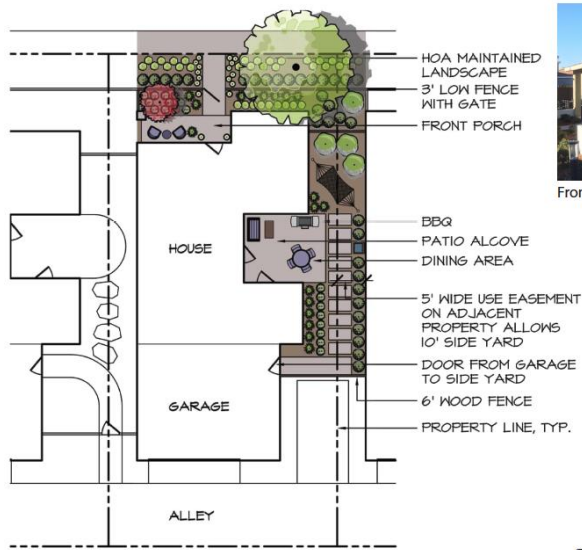
District	Number of Lots Current (Previous)	Lot Size Average SF	Lot Size Minimum SF	Setbacks Side
Village Residential	113 (135)	3,900	3,440	5 feet/side

Below is an example the Village Residential district lotting layout with larger lot sizes and wider side setbacks.



Village Residential

Below is an example of the typical private outdoor living space designed for each Village Residential unit.



Typical Yard Space at Village Residential Lot - See also notes on Use Easement on previous page



Front Yard Courtyards



View of Covered Patio in Private Side Yard



Covered Patio in Private Side Yard

Village Residential - Front and Side Yards

### Village Court (former Village Green Court)

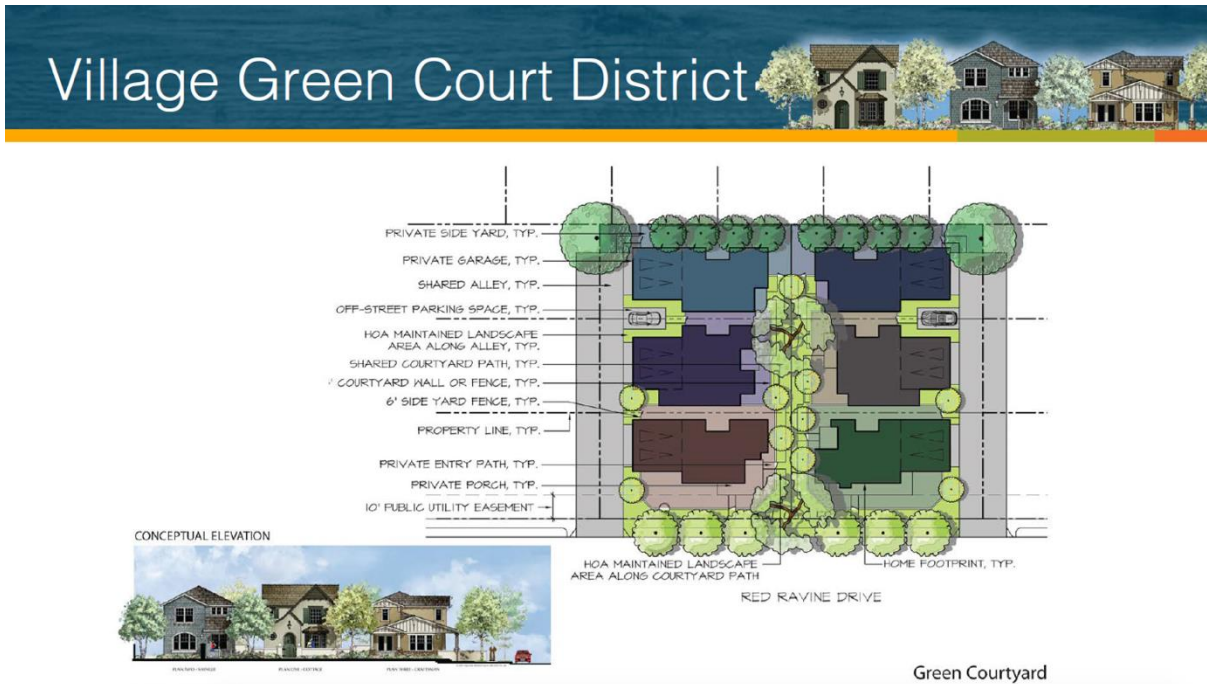
**Commission/Council Comments:** The same types of concerns expressed for the Village Residential district applied to the Village Green Court district, including small lot sizes (2,360 SF), narrow side setbacks (three feet) and inadequate private yard space. The Commission recommended a minimum lot size of 3,000 SF and 5-foot side setbacks. The Council directed the developer to meet a minimum lot of 3,500 SF and to increase setbacks.

**Proposed Project Modifications:** The Village Green Court district was renamed the Village Court district because the unit type was redesigned. Previously, homes in this district were designed with garages in the rear and the units facing a common private landscaped courtyard. The unit types in this district were redesigned to consist of a traditionally-designed home, with a driveway and garage in the front of the unit and a private backyard. The applicant indicates that an example of this lotting design is a new home community in Folsom called Farmhouse at Willow Creek.

Two (2) lots were eliminated in this district, reducing the number of lots from 64 to 62. Lot sizes were increased to an average of 3,600 SF, with a minimum lot size of 3,071 SF. According to the applicant, fifteen (15) of the 62 lots are less than 3,500 SF, with three of them the minimum lot size.

District	Number of Lots Current (Previous)	Lot Size Average SF	Lot Size Minimum SF	Setbacks Side
Village Court	62 (64)	3,600	3,071	4 ft./side

Below is the layout of the previous Village Green Court lotting design that shows the garages in the rear and the shared green court in the front of units.



Below is an example of the proposed Village Court design, with a traditional driveway and garage in the front of the unit and private backyard.



## Village Traditional

Commission/Council Comments: For the Village Traditional district, the Commission recommended a minimum lot size of 4,000 SF, 5-foot side setbacks, 20-foot rear setbacks for units adjacent to units on David Avenue and Silver Ranch Avenue, and 15-foot rear setbacks elsewhere. The Council requested a minimum lot size of 5,000 SF and setbacks similar to those discussed by the Commission.

Proposed Project Modifications: The Village Traditional district was redesigned to provide more active park area, as discussed below. The depth of lots adjacent to units on David and Silver Ranch Avenues was increased to 100 feet, which appears to be the same depth as the existing lots on David Avenue. Because Staff does not have a tentative map with lot dimensions, Staff cannot verify whether or not the 20 foot setback request was accommodated. One lot was eliminated.

District	Number of Lots Current (Previous)	Lot Size Average SF	Lot Size Minimum SF	Setbacks Side	Setbacks Rear
Village Traditional	86 (87)	5,000	4,000	Two-story and pop-up units: 5 ft./side; Single-story: 4 ft./side	10 feet; One story adj to David Ave: 20 feet; Pop-up adj to David Ave: 15 feet.

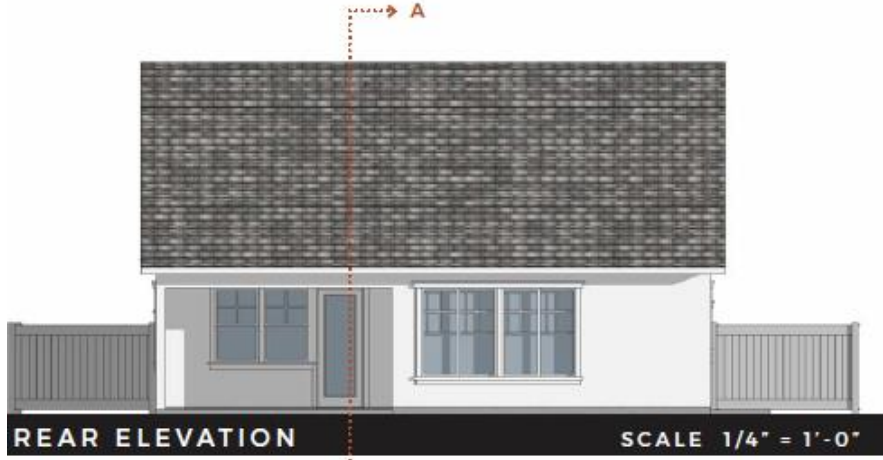
## David Avenue and Silver Ranch Avenue Interface

Commission/Council Comments: The Commission and Council heard concerns from residents on David Avenue and Silver Ranch Avenue regarding the potential interface between existing units and the height of units proposed in the Village Traditional district. To address residents' concerns, the Commission and Council directed that units on the north edge of the project (on the north side of Blue Anchor Drive) be restricted to single-story.

Proposed Project Modifications: On the north side of Blue Anchor Drive, adjacent to existing units on David Avenue and Silver Ranch Avenue, the applicant proposes a combination of single-story units (50%) and pop-up units (50%). The applicant contends that a pop-up unit does not have rear-facing, second-story elements (e.g., windows, dormers) and protects the privacy of existing residents similar to single-story design. A pop-up unit plan includes a second-floor living space in either a front-facing design (e.g., the home appears as a two-story home only from the front and a single-story home from the rear) or in the attic area of the home, with side-facing windows, as shown below.



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## **Active Park Acreage**

Commission/Council Comments: The Commission and Council requested that more active parkland be included in the project to meet the Town's park standard on-site. The Commission and Council requested that more park amenities be provided to meet the demands of families.

Proposed Project Modifications: Previously, the project proposed 4.37 acres of active parkland on-site and a contribution of in-lieu park fees to satisfy the project's remaining parkland obligation. The applicant indicates the project has increased the amount of on-site parkland from 4.37 to 6.41 acres. Staff is still verifying actual acreage and analyzing the parkland areas to determine whether or not those areas meet the Town's ordinances. The Town's standard for active park is five (5) acres per 1,000 residents which requires the project to provide 5.65 acres of active park. The parks have been designed to provide a variety of recreation opportunities for families. Civic Park, planned next to the Loomis Library and Learning Center, is the project's largest park. Below is a summary of the new or expanded parks. Additional information can be found in Attachment 1:

**Paseo Park.** Paseo Park, located in the center of the Village Residential district, was increased from 0.29 to 0.6 acres. The park includes play equipment for children, a large turf, and landscaped area, and is a gateway from downtown to the project's trail network.

**Bocce Park.** This 0.4-acre Bocce Park is located at the northeast corner of the Village Residential district. The park includes bocce courts, trails, and adult exercise equipment. All of the amenities are planned beneath the canopy of the oak trees canopy.

**Bramble Park.** The 0.4-acre Bramble Park is located on the east edge of the Village Residential district. This park includes trails, benches, and exercise equipment located beneath the oak tree canopy.

**Bark Park.** The 0.9-acre Bark Park is located at the end of Library Drive and includes two off-leash dog parks, for both large and small dogs, exercise equipment, benches, and trails.

**Boulder Park.** The 0.5-acre Boulder Park is located on Library Drive in the High-Density Residential district. This park is designed for play on existing granite rock outcroppings. Improvements include additional climbing equipment, picnic area, and benches.

**Village Park.** Village Park is, located on the west edge of the Village Traditional district, has been relocated and increased from 0.3 to 0.5 acres. The park includes play equipment for children, exercise equipment for adults, a turf and landscaped area, and is a gateway to the trail network.

## **CEQA**

An Environmental Impact Report (EIR) was prepared for the project, analyzing the impacts of the project on the environment. The EIR was circulated for public comment for a 45-day comment period, as required by CEQA. The Town Council would be required to consider the EIR should the Village at Loomis project be considered for approval at a future meeting. Staff has brought forward for Council approval a contract amendment with the EIR consultant to analyze the most recent changes to the project.

## **ATTACHMENTS**

1. The Village At Loomis Revisions Cover Letter
2. The Village at Loomis Revisions Booklet