

The Village at Loomis
P.O. Box 1200
Loomis, CA 95650

June 29, 2018

Sean Rabe
Town Manager
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

Re: The Village at Loomis

Dear Mr. Rabe:

We are pleased to present revisions to The Village at Loomis based upon the comments from the Town Council and the public at the Study Session last month and the Planning Commission's action. The project still includes the Town's Circulation Element improvements and other benefits on which the Town has planned, subject to requested modifications to the development agreement.

In summary, the density has been reduced, lot sizes increased, setbacks widened, park acreage increased and architectural restrictions provided for the new homes along the existing David Avenue neighborhood. These revisions are described, with accompanying exhibits, in the enclosed project book. Also enclosed are revised Development Standards, presented both in redline and clean versions for your review.

These revisions are currently being made to the project's entitlement documents, e.g., Preliminary Development Plan, Specific Development Plan and Tentative Map. A redlined version of the requested modifications to the development agreement will be provided shortly. We believe the enclosed materials are sufficient for staff review of the revised project and to hold another Study Session with the Town Council, and we request that this be held in the next few weeks.

Thank you very much for your consideration of these materials and our request.

My best regards,



Todd Lowell

enclosures

Exhibit A
Village at Loomis Planned Development
Development Standards
(June 28, 2018)

Table A-1
Residential Development Standards

PD Area	1	2	3	4
PD Land Use Designation	Village Residential	Village Single Family Court	Village Single Family Traditional	Village High Density
Lot Size (Min)				
Area	3,440 sf	3,212 sf	4,000 sf	10,000 sf
Width	40 feet	44 feet	45 feet	60 feet
Depth	86 feet	73 feet	80 feet	100 feet
Residential Density	8.25 du/a	6.5 du/ac	5.2 du/ac	20 (min) – 25 (max) du/ac
Setbacks (Min)	Municipal Section 13.30.110 for exceptions to these requirements.			
Front	Street to porch – 5 ft Street to living – 10 ft Paseo to porch – 0 ft Paseo to living – 5 ft	To living – 5 ft To garage – 18 ft	To living – 10 ft To garage – 18 ft	From roadways on north, west and south – 10 feet
Side – Interior (each)	5 feet	4 feet	4 feet - single-story 5 feet – pop-up and two-story	15 feet min between buildings; 5 feet to parking along open space (PD Area 8)
Side – Corner	5 feet	10 feet	10 feet	10 feet
Rear	From alley to garage – 4 feet	5 feet min.; 10 feet average	10 feet Along David Avenue residents: 15 feet, single-story; 20 feet, pop-up	10 feet
Lot Coverage (Max)	Maximum percentage of total lot area that may be covered by structures.			
	55%	55%	60%	65%
Height (Max)	Municipal Code Section 13.30.050 for height measurement requirements and height limit exceptions.			
Maximum Height	35 feet, two (2) stories	35 feet, two (2) stories	35 feet, two (2) stories	40 feet, three (3) stories
Landscaping	Village at Loomis PD Design Guidelines, Chapter 3.			
Parking	Two covered spaces per unit plus one additional off-street space shall be designated adjacent to each four bedroom unit.	Municipal Code Section 13.36 (Parking and Loading)	Municipal Code Section 13.36 (Parking and Loading)	Two spaces per unit, plus one additional space for each bedroom over 3, plus two guest spaces per ten units.
Parking Stalls	Dimensions: 18' x 9' (standard) and 16' x 8' (compact).	Municipal Code Section 13.36 (Parking and Loading)	Municipal Code Section 13.36 (Parking and Loading)	Dimensions: 18' x 9' (standard) and 16' x 8' (compact). One third of required spaces may be sized for compact vehicles.
Signs	Municipal Code Section 13.38 (Signs)			

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