



TOWN COUNCIL HEARING December 11, 2018

STAFF REPORT CONSIDERATION OF A GENERAL PLAN LAND USE DIAGRAM AMENDMENT APPLICANT: COSTCO WHOLESALE

RECOMMENDATION

The Town Council adopt Resolution #18-# to allow commencement of the formal processing of a General Plan amendment to the General Plan Land Use Diagram (APN: 045-042-23, 045-042-011, 045-042-012, 045-042-034 and 045-042-036) on the proposed Costco warehouse project site located at the southeast corner of Brace Road and Sierra College Blvd. as depicted in Exhibit B.

REQUEST

The Town Council is requested to consider the following proposed General Plan Land Use Diagram amendment and make a determination whether or not to proceed with formal processing and consideration of the proposed amendments as required under Municipal Code Section 13.76.020:

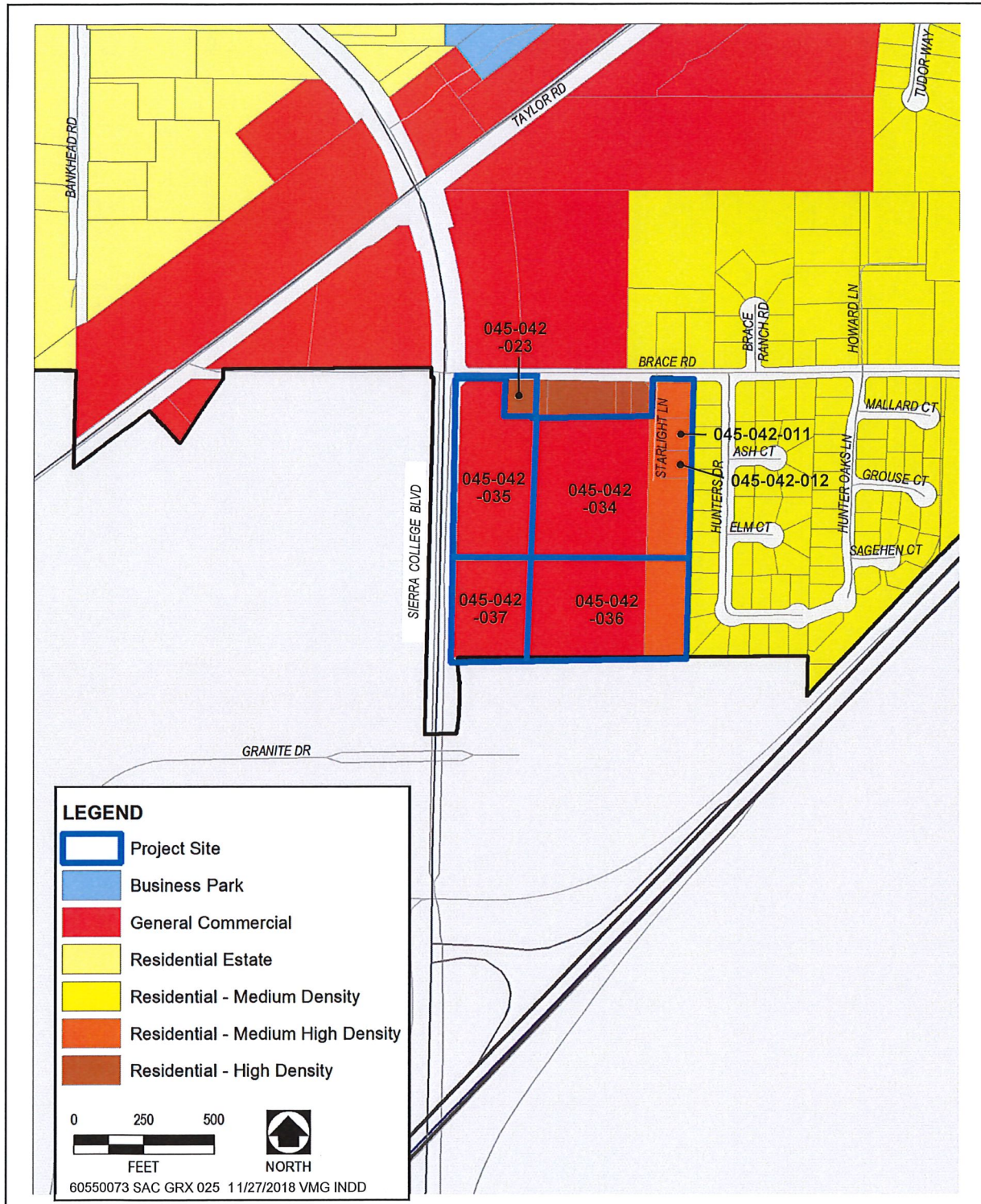
- Modify the land use designation to General Commercial (CG) for parcels 045-042-023, 045-042-011, and 045-042-012, and process a map correction for parcels 045-042-034 and 045-042-036

BACKGROUND

The Costco Warehouse Project proposes to construct a warehouse retail facility on six parcels located at the Southeast corner of Brace Road and Sierra College Boulevard. In reviewing the General Plan Land Use Diagram, it was discovered that one parcel in the project area is designated General Commercial (APN 045-042-035), two parcels are designated as both General Commercial and Residential Medium High Density, and three parcels are designated for residential uses (Exhibit A). The approved General Plan Land Use Diagram currently identifies the following land use designations on the parcels proposed for a revision to the land use designation:

- 045-042-011: Residential Medium High Density
- 045-042-012: Residential Medium High Density
- 045-042-023: Residential High Density
- 045-042-034: General Commercial & Residential Medium High Density
- 045-042-036: General Commercial & Residential Medium High Density

Exhibit A – Existing General Plan Land Use Diagram:



Source: Data provided by Town of Loomis and adapted by AECOM in 2018

As depicted in Exhibit A, parcels 045-042-034 and 045-042-036 are each assigned two different land use designations on the General Plan Land Use Diagram. Both parcels are proposed to be used for

the Costco warehouse and parking, which are General Commercial uses. Parcels 045-042-011, -012, and -023 are proposed to be used for parking lot areas under the Costco Warehouse project.

The applicant proposes to amend the General Plan Use Diagram as depicted in Exhibit B to remove the dual land use designation assignment from parcels 045-042-34 and 045-042-036, and change the land use designation from Residential Medium High Density and Residential High Density to General Commercial for parcels 045-042-011, 045-042-012, and 045-042-023, to achieve consistency in relation to the proposed Costco warehouse retail use. This would result in all the parcels being designated as General Commercial.

Loomis Municipal Code Section 13.76.020 indicates that individual property general plan amendments proposed outside the periodic review of the General Plan by the Town must be considered at a Council meeting prior to the formal processing of the amendment. The purpose of this initial consideration is not to approve the proposed changes to the General Plan, but rather for the Council to determine whether the proposed amendment appears to be beneficial to the community, as required by the General Plan, and whether the Council wishes to initiate the processing of the amendment. If authorized by the Council, the application and environmental documentation for the proposed project would be processed by the Town.

The formal processing of the amendment includes an environmental determination, which would occur through the Costco EIR, staff review and the preparation of public notices, staff reports and recommendations, and public hearings before the Planning Commission and Town Council.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Costco EIR will serve as the environmental documentation for the amendment. Since this request is to consider allowing the formal General Plan amendment process to commence (and not to actually approve the proposed amendment to the General Plan), no CEQA documentation is required at this time.

RECOMMENDATION

Initial review of the Land Use Diagram amendment indicates that a community-wide benefit could occur as a result of the diagram amendment. While the Costco EIR will provide an in-depth analysis of impacts to the community resulting from the amendment, it is recommended that the City Council allow a formal General Plan Amendment application to be processed for further consideration.

The Town Council should consider the staff report, the proposed amendment, and any written or oral public comment. The Town Council should then adopt Resolution #18-___ to allow commencement of the formal consideration and processing of a General Plan amendment to the General Plan Land Use Diagram (APN: 045-042-23, 045-042-011, 045-042-012, 045-042-034 and 045-042-036) on the proposed Costco Warehouse Project site located at the southeast corner of Brace Road and Sierra College Blvd.

NOTE: Notice published in the Loomis News on November 30, 2018, and mailed on November 28, 2018.

RESOLUTION NO. 18-____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS APPROVING THE COMMENCEMENT OF A FORMAL PROCESS TO AMEND THE GENERAL PLAN LAND USE DIAGRAM

WHEREAS, Costco Wholesale, the applicant, has requested to construct and operate a warehouse retail store, and staff have discovered an inconsistency in the General Plan Land Use Diagram in which two land use designations (General Commercial and Residential Medium High Density) are assigned to two individual parcels (APNs 045-042-034 and -036) and propose to correct this inconsistency and also revise the designation on three other parcels within the affected area from Residential High Density (APN 045-042- 023) and from Residential Medium High Density (APNs 045-042-011 and -012) to General Commercial; and,

WHEREAS, Loomis Municipal Code Section 13.76.020 requires the City Council must first consider amendments to the General Plan proposed outside the regular General Plan review period, prior to allowing the formal application process to commence, in order to determine if the amendment would be beneficial to the community; and

WHEREAS, the proposed amendment was brought before and heard by the Town Council, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Town Council reviewed and considered the staff report relating to the proposed amendment, the written and oral evidence presented to the Town Council in support of and in opposition to the amendment; and

NOW THEREFORE, the Town Council of the Town of Loomis, at its meeting of December 11, 2018, did find and resolve as follows:

1. The proposed General Plan Land Use Diagram amendment, as initially presented prior to a formal application, may be formally considered by the Town through a subsequent submittal of a General Plan amendment application and associated environmental documentation, and formal hearing process by the Planning Commission and Town Council.

ADOPTED this 11th day of December, 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

Mayor

Town Clerk