

TOWN OF LOOMIS

RESOLUTION NO: 19-__

A RESOLUTION OF THE TOWN COUNCIL OF LOOMIS APPROVING A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATIONS OF PORTIONS OF AN APPROXIMATELY 66.5 ACRE SITE FOR THE VILLAGE AT LOOMIS PROJECT AND TO APPROVE CHANGES TO CERTAIN DEVELOPMENT STANDARDS APPLICABLE TO THE VILLAGE PROJECT

WHEREAS, the Town has received a General Plan Amendment (Planning Application 14-05) to change multiple land use designations for the 66.5± acre Village at Loomis project site ("Village Project" or "Project") and to revise certain applicable development standards; and

WHEREAS, in accordance with Government Code Section 65353 and the Loomis Municipal Code, the Loomis Planning Commission conducted duly noticed public hearings on the Village Project on April 25, 2018, at which the Planning Commission received public testimony and voted to recommend denial of the proposed Village Project; and

WHEREAS, based on the concerns expressed by the Planning Commission the applicant made modifications to the Village Project to increase lot sizes, increase side setbacks, increase active park space, and restrict homes along David Drive to a single story, to address concerns expressed by the Planning Commission; and

WHEREAS, in accordance with Government Code Section 65355 and the Loomis Municipal Code, the Town Council conducted duly a noticed public hearing on the Village Project at which testimony from the public, staff, and the applicant was received; and

WHEREAS, concurrent with its consideration of this resolution, the Town Council adopted Resolution 18-__ certifying the Environmental Impact Report for the Village Project and adopting Findings of Fact, a Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Plan for the Project; and

WHEREAS, the proposed amendments to the General Plan as set forth in Planning Application 14-05 (including amendments thereto), consisting of the changes to the General Plan Land Use designation for portions of the Village Project as well as the changes to certain General Plan development standards, all as presented to the Town Council on this date, are hereby incorporated by reference.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Loomis as follows:

Section 1. Record.

The Record of Proceedings ("Record") upon which the Town Council bases its decision regarding this Resolution includes, but is not limited to: (1) all staff report, Town files and records and other documents prepared for and/or submitted to the Planning Commission and Town Council relating to the Village at Loomis Project, (2) the Town General Plan; (3) the Final

Environmental Impact Report (FEIR) for the Village at Loomis Project; (4) all documentary and oral evidence received at public hearings or submitted to the Town relating to the Village at Loomis Project; (5) all matters of common knowledge to the Town Council and the Town, including, but not limited to, Town, State, and federal laws, policies, rules and regulations, reports, records and projections related to development in the Town and surrounding areas. The location of the custodian of the Record is the Planning Director of the Town of Loomis, 3665 Taylor Road, Loomis, CA 95650.

Section 2. Findings.

Pursuant to Government Code Sections 65350 *et seq.* and the Loomis Municipal Code, and based on the information included in the Record, the Town Council make the following findings in support of The Village at Loomis Project General Plan Amendment (Planning Application No. 14-05, as amended):

- A. The amendment is internally consistent with all other provisions of the General Plan.
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the Town.
- C. The affected site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for proposed or anticipated uses and/or development.
- D. Modifications made the Village Project to address the concerns raised by the Planning Commission do not constitute substantial modifications to the Project not previously considered by the Planning Commission.

Section 3. Action. The Town Council hereby approves General Plan Amendment No. 14-05 (as amended) for the Village Project amending the existing general plan land use designation and development standards as presented to the Town Council on this date and on file with the Town Planning Department.

PASSED AND ADOPTED this ____ day of January, 2019, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

, Mayor

ATTEST:

Charleen Strock, Town Clerk