

TOWN OF LOOMIS

RESOLUTION NO: 19- APPROVING THE VILLAGE AT LOOMIS DESIGN GUIDELINES

WHEREAS, the Town received a proposal to develop the 66-acre Village at Loomis project site ("Village Project" or "Project"), including amendments to the General Plan Land Use Diagram, General Plan text, rezoning of the Project to Planned Development, a proposed Preliminary Development Plan and Development Standards, proposed Specific Development Plans for Villages 1, 2 and 3, proposed Village Design Guidelines, and a proposed Village Tentative Subdivision Map; and

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

WHEREAS, concurrent with its consideration of this resolution, the Town Council adopted Resolution 18-__ approving changes to the General Plan land use designations for portions of the Village Project and approving changes to certain applicable development standards; and

WHEREAS, concurrent with its consideration of this resolution, the Town Council adopted Resolution 18-__ rezoning the Village Project site to Planned Development (PD), establishing PD-__, and approving a Preliminary Development Plan and Development Standards for the Project, all as authorized by Chapter 13.29 of the Loomis Municipal Code; and

WHEREAS, concurrent with its consideration of this resolution, the Town Council adopted Resolution 18-__ approving Specific Development Plans for Village Areas 1, 2 and 3 (PD-__); and

WHEREAS, concurrent with its consideration of this resolution, the Town Council adopted Resolution 18-__ approving the Village at Loomis Tentative Subdivision Map; and

WHEREAS, on April 25, 2018, the Loomis Planning Commission held duly noticed public hearings at which the Planning Commission received public testimony concerning the Village Project and voted to recommend denial of the Village Project; and

WHEREAS, the Town Council conducted a duly noticed public hearing on the Village Project, at which time at which testimony from the public, staff, and the applicant was received; and

WHEREAS, the proposed Village at Loomis Design Guidelines, 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.

1. The proposed Design Guidelines are consistent with the Town General Plan, the Town Zoning Ordinance, and the approved Preliminary Development Plan and Specific Development Plans for the Village Project.

Section 3. Action. The Town Council hereby approves the Village at Loomis Design Guidelines 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