



STAFF REPORT

TOWN COUNCIL MEETING OF OCTOBER 14, 2014

To: Town Council

From: Town Manager

Subject: Town of Loomis General Plan Amendments to Comply with the 2013-2021 Housing Element

Date: September 12, 2014

RECOMMENDATION:

The Town Council should consider the staff report, the proposed amendments, and any written or oral public comment. The Town Council should then read by title only Ordinance No. ___ approving the amendments to the General Plan in order to complete the tasks identified in the 2013-2021 Housing Element Update.

PLANNING COMMISSION ACTION:

The Planning Commission unanimously recommended the General Plan Amendments at their meeting of August 26, 2014. The Planning Commission expressed a preference not to have High Density Residential next to existing residences and that the 7 acres to be replanned be located adjacent to Raley's.

DISCUSSION/BACKGROUND:

The 2013-2021 Housing Element Update was adopted by the Council on February 28, 2014 in compliance with state law.

The Housing Element Update identified amendments that would have to be made to the General Plan in order for the two documents to be consistent and for the General Plan to comply with State housing law and SB 2 State law requirements.

The General Plan Land Use and Community Development section will be amended in the following areas: text changes on pages 23 and 39, text change to Table 3-1 – **General Plan Land Use Categories, Maximum Density and Intensity (1)**, and text change and marked parcels on **Figure 3-1 Land Use Diagram**. These proposed changes add information concerning the Residential High Density overlay designation. This designation complies with and implements Program 10 of the Housing Element.

10. In order to meet State law requirements (Government Code Sections 65583(c)(1) (A) and 65583(c)(1) (B)) to address the RHNA, the Town shall amend the General Plan and the Zoning Ordinance to provide adequate sites for a minimum of 129 very low and low-income units (see Table 21) at a minimum of 20 dwelling units per acre “by right” (without conditional use permit or other discretionary action) at the “Village at Loomis” properties or another suitable site(s). At least half (50%) of these sites shall be zoned for residential uses only. The Town of Loomis recognizes that parcels greater than one acre in size are best suited for facilitation the development of affordable housing. The Town will work with the property owner to subdivide property into appropriately sized sites. The Town will evaluate existing development standards and create new standards, as necessary, to help achieve higher densities on these sites.

Responsible Entity: Planning Director

Timeframe: To be completed by October 31, 2014

Desired Result: Encourage higher density residential development and meet State law requirements for the very low income and low income RHNA

Objective: 129 units

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Under **Residential Designations** a new paragraph will be inserted after **Residential – High Density**.

“Residential – High Density Overlay. This multi-family residential designation is applied to an area within “The Village at Loomis” project which is located north of the Raley’s Shopping Center between Horseshoe Bar Road and I-80. The overlay designation provides flexibility in site planning by allowing up to 7 acres of the project to be developed as high density residential at a density of 20 units per acre minimum in compliance with State minimum density standards. This overlay designation is consistent with and implements Program 10 of the 2013-2021 Housing Element. Alternative development standards to those in the Zoning Ordinance may be considered in order to achieve the goal of meeting affordable housing requirements. The maximum density shall not exceed 25 units per acre.”

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Table 3-1 – General Plan Land Use Categories, Maximum Density and Intensity (1) will be amended by inserting a new row “Residential – High Density Overlay” in the Land Use Category column, “20-25 d.u./acre” in the Maximum Residential Density (2) column, “(4)” in the Maximum Height column, “(4)” in the Maximum Site Coverage column, and “N.A.” in the

Maximum Floor Area Ratio (FAR) column. A note "(4)" will be added at the bottom. "(4) Maximum height and site coverage standards to be determined on a project specific level."

Figure 3-1 Land Use Diagram will be amended by inserting into the LEGEND "Residential - High Density Overlay - 20-25 du/acre", adding the number "2" onto APN 043-080-015, and highlighting APNs 043-080-015 and -044 of "The Village" project site. The proposed figure is attached as Exhibit A General Plan Amendment.

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G. Policies for Specific Areas, 2. General Commercial and Office/Professional designations north of the Raley's Center and at I-80 and King Road. will be amended by inserting paragraph "c".

"c. A Residential High Density overlay designation shall be placed upon a portion of "The Village at Loomis" project. The purpose of this overlay designation is to provide adequate sites for a minimum of 129 very low and low-income units at a minimum of 20 units per acre. The designation provides flexibility in site planning by allowing up to 7 acres of "The Village at Loomis" project to be developed with high density residential at the state's minimum density level. Alternative development standards to those in the Town's Zoning Ordinance may be considered in order to achieve the goal of meeting affordable housing requirements. The Residential High Density Overlay - 20-25 d.u./acre designation is consistent with and implements Program 10 of the 2013-2021 Housing Element of the General Plan."

State law requires that the Town demonstrate that there are sites within the town where residential development at higher density is allowed. Policy G fully satisfies this requirement and the Town's required action under Program 10 of the Housing Element. However neither Program 10 nor proposed Policy G requires that the Village at Loomis include any number of very low or low income units.

CEQA/ENVIRONMENTAL REVIEW: Pursuant to CEQA, a Negative Declaration was approved by the Town Council for the Housing Element Update. The Update identified areas within the General Plan that would have to be amended for consistency between the documents. The General Plan Amendments are technical changes to implement the document. There are no specific project(s) proposed or otherwise associated with this action, so there is no direct or reasonably foreseeable indirect physical change to the environment. As such, no further environmental documentation is required pursuant to Section 15060(c)(2) of the California Environmental Quality Act (CEQA) Guidelines.

Town of Loomis

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE LAND USE AND COMMUNITY DEVELOPMENT SECTION OF THE GENERAL PLAN TO BE CONSISTENT WITH THE ADOPTED 2013-2021 HOUSING ELEMENT

WHEREAS, the Town of Loomis wishes to amend specified portions of its General Plan dealing with housing in order to be consistent with the 2013-2021 Housing Element of the General Plan adopted February 11, 2014;

NOW, THEREFORE, the Loomis Town Council does ordain as follows:

Section 1. Amendments:

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Under **Residential Designations** a new paragraph shall be inserted after **Residential – High Density**.

“Residential – High Density Overlay. This multi-family residential designation is applied to an area within “The Village at Loomis” project which is located north of the Raley’s Shopping Center between Horseshoe Bar Road and I-80. The overlay designation provides flexibility in site planning by allowing up to 7 acres of the project to be developed as high density residential at a density of 20 units per acre minimum in compliance with State minimum density standards. This overlay designation is consistent with and implements Program 10 of the 2013-2021 Housing Element. Alternative development standards to those in the Zoning Ordinance may be considered in order to achieve the goal of meeting affordable housing requirements. The maximum density shall not exceed 25 units per acre.”

Page 26

Table 3-1 – General Plan Land Use Categories, Maximum Density and Intensity (1) shall be amended by inserting a new row “Residential – High Density Overlay” in the Land Use Category column, “20-25 d.u./acre” in the Maximum Residential Density (2) column, “(4)” in the Maximum Height column, “(4)” in the Maximum Site Coverage column, and “N.A.” in the Maximum Flood Area Ratio (FAR) column. A note “(4)” will be added at the bottom. “(4) Maximum height and site coverage standards to be determined on a project specific level.”

Table follows.

Table 3-1 -General Plan Land Use Categories, Maximum Density And Intensity (1)

Land Use Category	Maximum Residential Density (2)	Building Intensity		Maximum Floor Area Ratio (FAR)
		Maximum Height	Maximum Site Coverage	
Residential Agricultural	1 d.u./4.6 acre	2 stories/35 ft.	20%	N.A.
Residential Estate	1 d.u./2.3 acre	2 stories/35 ft.	20%	N.A.
Rural Residential	1 d.u./acre	2 stories/35 ft.	20%	N.A.
Residential -Low Density	2 d.u./acre	2 stories/35 ft.	25%	N.A.
Residential -Medium Density	2 -6 d.u./acre	2 stories/30 ft.	35%	N.A.
Residential -Medium High Density	6 -10 d.u./acre	2 stories/30 ft.	40%	N.A.
Residential -High Density	10 -15 d.u./acre	2 stories/30 ft.	50%	N.A.
Residential - High Density Overlay	20-25 d.u./acre	(4)	(4)	N.A.
Office & Professional	2 -10 d.u./acre in mixed-use projects	2 stories/30 ft.	35 -60%	N.A.
General Commercial	2 -10 d.u./acre, as allowed by specific area policies	2 stories/35 ft.	25 -50%	N.A.
Town Center Commercial	15 d.u./acre in mixed use projects	3 stories/35 ft.	35 -60%	0.25 -1.60
Tourist/Destination Commercial	2 -10 d.u./acre in mixed-use projects	3 stories/45 ft. (3)	25 -40%	N.A.
Business Park	N.A.	2 stories/30 ft.	35 -60%	N.A.
Limited Industrial	N.A.	2 stories/30 ft.	50%	N.A.
Light Industry	N.A.	2 stories/35 ft.	50%	N.A.
Public/Quasi-Public	N.A.	2 stories/30 ft.	35 -50%	N.A.

- Notes:**
- (1) See the narrative descriptions of each land use category beginning on page 21 for exceptions and additional standards.
 - (2) Residential density is expressed in dwelling units (d.u.) per acre.
 - (3) Building height over 35 feet in the Tourist/Destination Commercial land use category requires Fire Department approval.
 - (4) Maximum height and site coverage standards to be determined on a project specific level.

Exhibit A General Plan Amendment

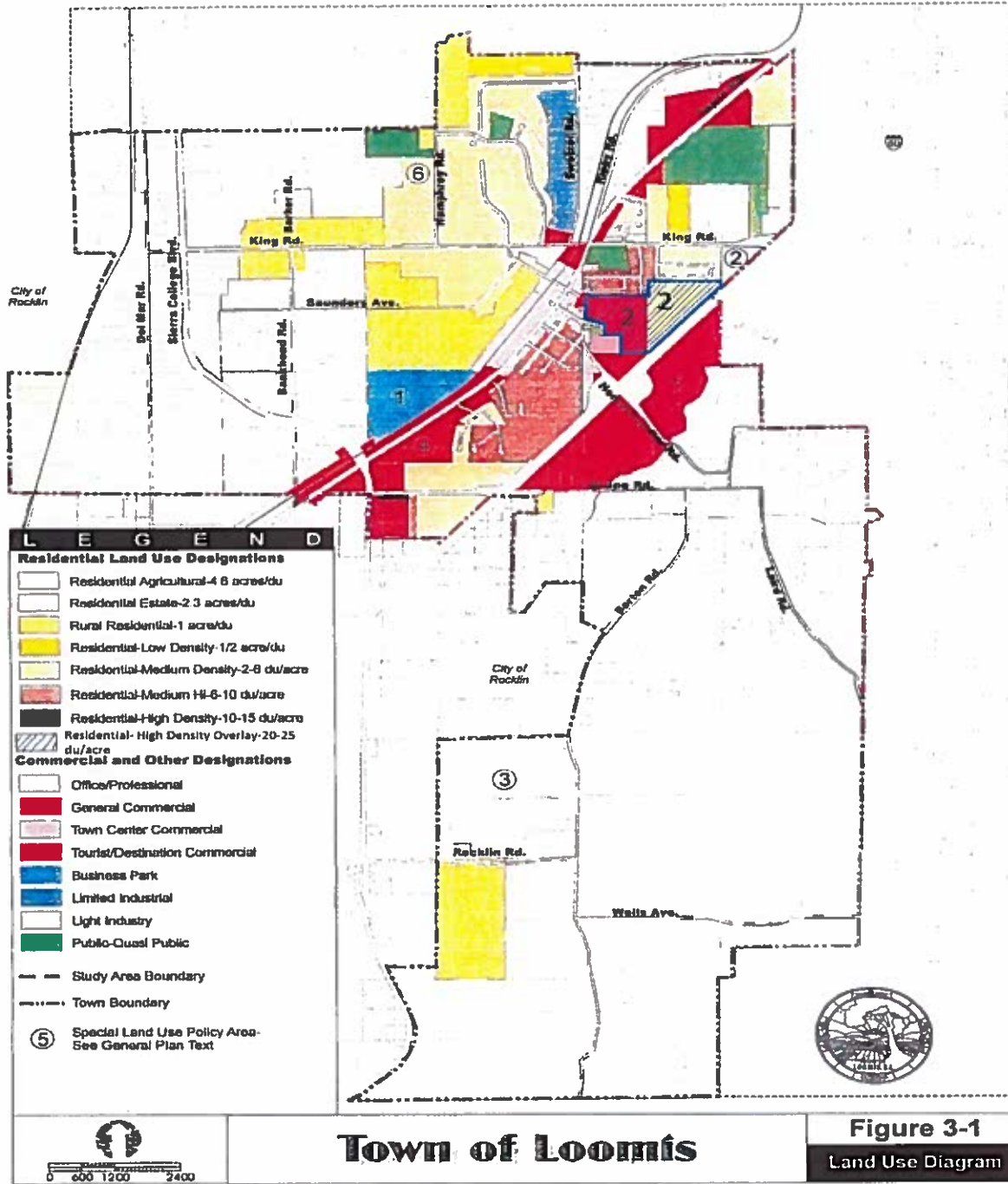


Figure 3-1 Land Use Diagram shall be amended by inserting into the LEGEND "Residential-High Density-20-25 du/acre" and adding the number "2" onto APN 043-080-015. The proposed table is attached as Exhibit A and incorporated by reference.

G. Policies for Specific Areas, 2. General Commercial and Office/Professional designations north of the Raley's Center and at I-80 and King Road. will be amended by inserting paragraph "c".

"c. A Residential High Density overlay designation shall be placed upon "The Village at Loomis" project site. The purpose of this overlay designation is to provide adequate sites for a minimum of 129 very low and low-income units at a minimum of 20 units per acre. The designation provides flexibility in site planning by allowing up to 7 acres of the project to be developed with high density residential at the state's minimum density level. Alternative development standards may be considered in order to achieve the goal of meeting affordable housing requirements. The Residential High Density-20-25 d.u./acre designation is consistent with and implements the 2013-2021 Housing Element of the General Plan.

Section 2. The adoption of this ordinance is proposed for approval under a previously approved Negative Declaration for the 2013-2031 Housing Element Update prepared by staff and circulated as required by CEQA statute.

The Town Clerk shall cause this Ordinance to be published as required by law in the Loomis News, a newspaper of general circulation and posted at three (3) locations within (15) days of the certification to be entered in the Book of Ordinances of the Town.

The foregoing Ordinance was introduced at a regular meeting of the Council of the Town of Loomis duly held on the 14th Day of October, 2014 and was approved and enacted at a duly held regular meeting or adjourned meeting of the Council held on the __th Day of November, 2014 by the following roll call vote:

AYES:

NOES:

ABSENT:

Mayor

ATTEST:

APPROVED AS TO FORM:

Town Clerk

Town Attorney