



STAFF REPORT

TOWN COUNCIL MEETING OF NOVEMBER 12, 2014

TO: Town Council
FROM: Town Manager
SUBJECT: Second Reading, General Plan Amendment
DATE: November 3, 2014

STAFF RECOMMENDATION:

Hold second reading and adopt Ordinance 254, amending the Land Use and Community Development Section of the General Plan to be consistent with the adopted 2013-2021 Housing Element.

ISSUE AND DISCUSSION:

On October 14, 2014 the Town Council waived the first reading of the subject ordinance and referred to a second reading at the November 12, 2014 Town Council meeting.

Ordinances require two readings and are adopted after the second reading. The Ordinance will be effective thirty (30) days from the date of adoption. Please note that should the Council wish to modify the Ordinance, this will become a "first reading" of the ordinance and it would have to come back at the next Council meeting in December for a second reading and adoption.

CEQA:

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.

FINANCIAL IMPLICATIONS:

There are no financial implications at this time.

Attachments:

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

Town of Loomis

ORDINANCE NO. 254

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.”

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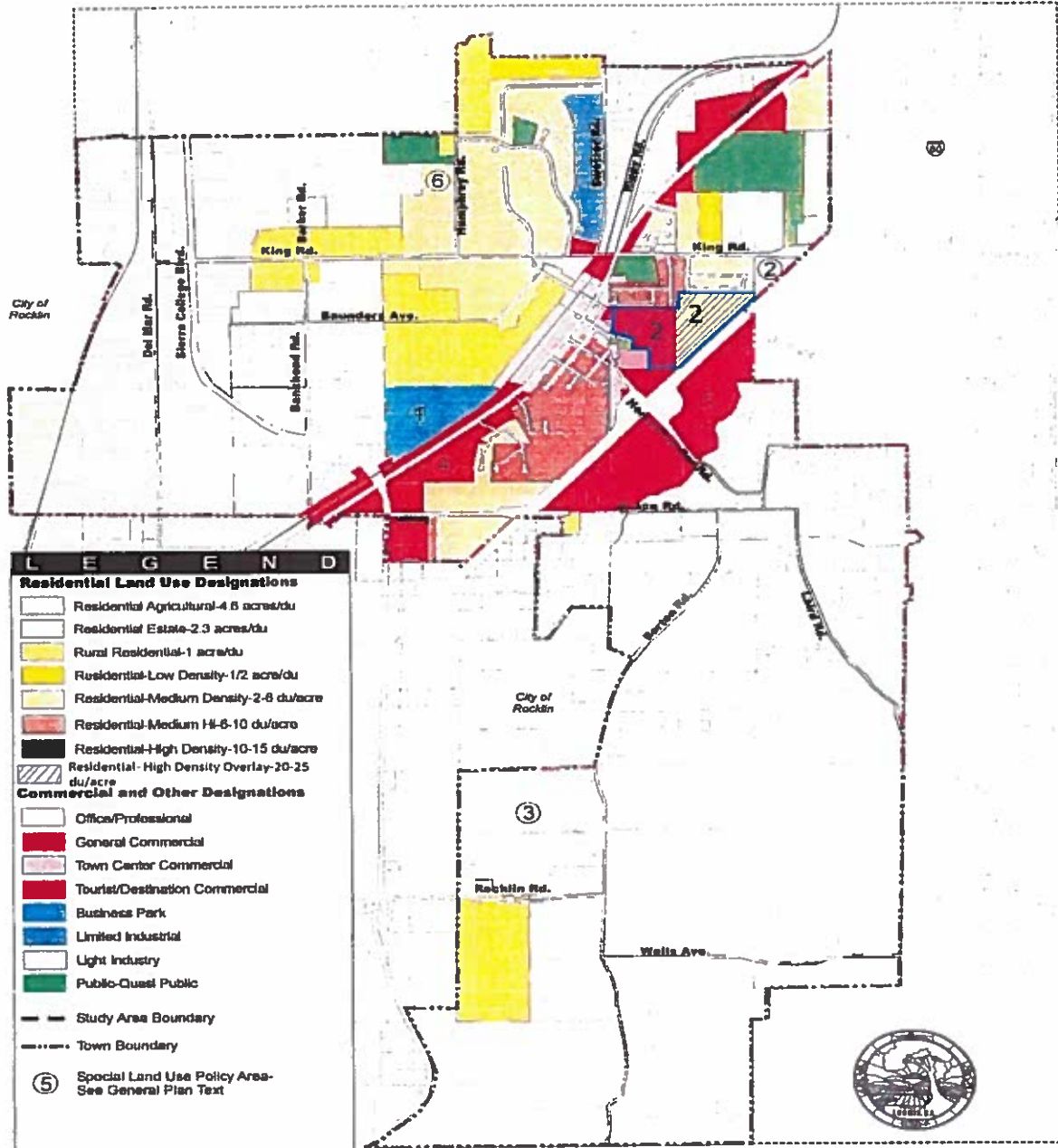
Table 3-1 – General Plan Land Use Categories, Maximum Density and Intensity (1) shall be amended by inserting a new row “Residential – High Density Overlay” in the Land Use Category column, “20-25 d.u./acre” in the Maximum Residential Density (2) column, “(4)” in the Maximum Height column, “(4)” in the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



LEGEND

Residential Land Use Designations

- Residential Agricultural-4.8 acres/du
- Residential Estate-2.3 acres/du
- Rural Residential-1 acre/du
- Residential-Low Density-1/2 acre/du
- Residential-Medium Density-2-8 du/acre
- Residential-Medium HI-6-10 du/acre
- Residential-High Density-10-15 du/acre
- Residential-High Density Overlay-20-25 du/acre

Commercial and Other Designations

- Office/Professional
- General Commercial
- Town Center Commercial
- Tourist/Destination Commercial
- Business Park
- Limited Industrial
- Light Industry
- Public-Quasi Public

Boundary and Special Designations

- Study Area Boundary
- Town Boundary
- ⑤ Special Land Use Policy Area-See General Plan Text



Town of Loomis

Figure 3-1
Land Use Diagram

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.

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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 "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 12th Day of November, 2014 by the following roll call vote:

AYES:

NOES:

ABSENT:

Mayor

ATTEST:

Town Clerk

