



STAFF REPORT

TOWN COUNCIL MEETING OF NOVEMBER 12, 2014

TO: Town Council

FROM: Town Manager

SUBJECT: Second Reading, Rezone of APNs 043-080-015 & -044 to Comply with the 2013-2021 Housing Element

DATE: November 3, 2014

STAFF RECOMMENDATION:

Hold second reading and adopt Ordinance 256, rezoning APNs 043-080-015 and 043-080-044 to apply a RH-20 High Density Residential – 20 units per acre minimum overlay zone district 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 Town that would be rezoned for compliance with State housing law and to implement the Housing Element. The Rezone is a technical change to implement the document. There is no actual physical construction occurring or proposed. Any physical change in the environment shall be subject to environmental review. Since there are no specific project(s)

proposed or otherwise associated with this action, 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 REZONING APNs 043-080-015 AND 043-080-044 TO APPLY A RH-20 HIGH DENSITY RESIDENTIAL – 20 UNITS PER ACRE MINIMUM OVERLAY ZONE DISTRICT TO BE CONSISTENT WITH THE ADOPTED 2013-2021 HOUSING ELEMENT

Town of Loomis

ORDINANCE NO. 256

AN ORDINANCE REZONING APNs 043-080-015 AND 043-080-044 TO APPLY A RH-20 HIGH DENSITY RESIDENTIAL – 20 UNITS PER ACRE MINIMUM OVERLAY ZONE DISTRICT TO BE CONSISTENT WITH THE ADOPTED 2013-2021 HOUSING ELEMENT

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

Section 1. Two parcels, APNs 043-080-015 and -044, totaling 54 acres, a portion of “The Village at Loomis” project site, owned by The Village at Loomis LLC, are hereby rezoned to apply the RH-20 High Density Residential – 20 units per acre minimum Overlay zone district in order to be consistent with the adopted 2013-2021 Housing Element;

Exhibit A Rezone RH-20 Overlay District and Exhibit B Rezone RH-20 Overlay District are hereby adopted and incorporated by reference.

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 of October, 2014 and was approved and enacted at a duly held regular meeting or adjourned meeting of the Council held on the 12th of November, 2014 by the following roll call vote:

AYES:

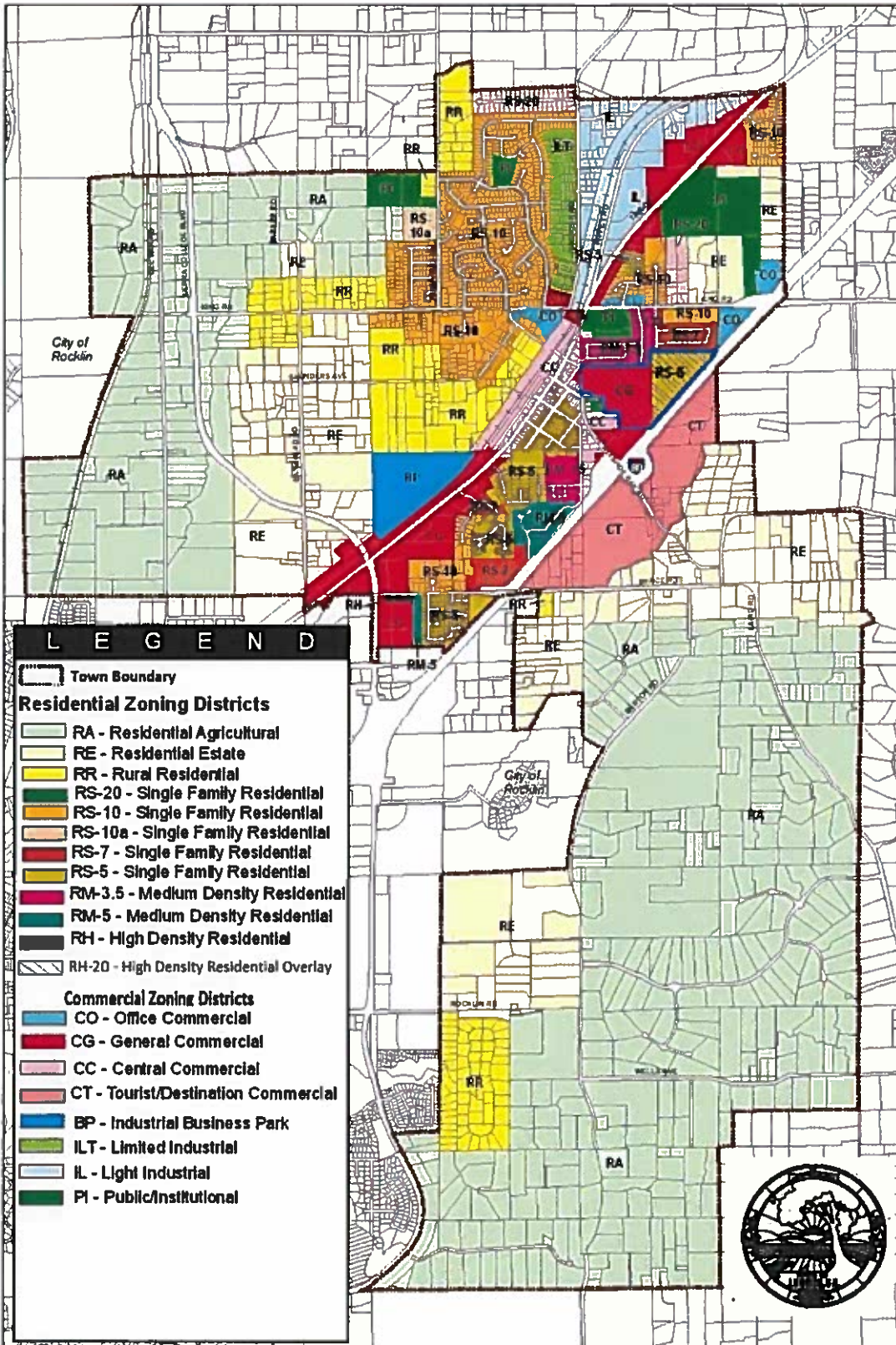
NOES:

ABSENT:

Mayor

ATTEST:

Town Clerk



LEGEND

Town Boundary

Residential Zoning Districts

- RA - Residential Agricultural
- RE - Residential Estate
- RR - Rural Residential
- RS-20 - Single Family Residential
- RS-10 - Single Family Residential
- RS-10a - Single Family Residential
- RS-7 - Single Family Residential
- RS-5 - Single Family Residential
- RM-3.5 - Medium Density Residential
- RM-5 - Medium Density Residential
- RH - High Density Residential
- RH-20 - High Density Residential Overlay

Commercial Zoning Districts

- CO - Office Commercial
- CG - General Commercial
- CC - Central Commercial
- CT - Tourist/Destination Commercial
- BP - Industrial Business Park
- ILT - Limited Industrial
- IL - Light Industrial
- PI - Public/Institutional



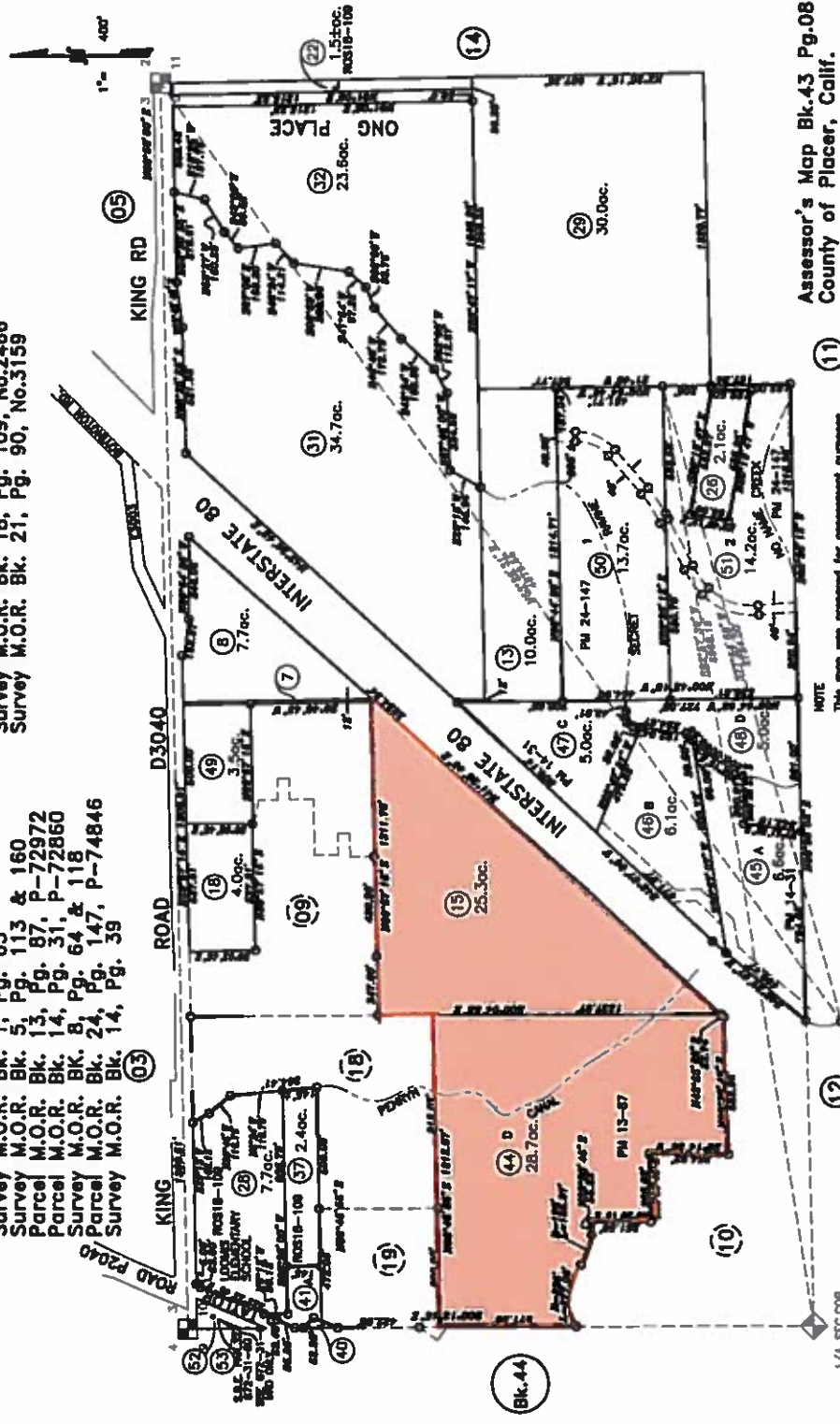
Town of Loomis

Zoning Map



**Exhibit "B" Rezone RH-20 Overlay District
43-08**

POR. N. 1/2 SEC. 10, T.11N., R.7E., M.D.B.&M.
 Survey M.O.R. Bk. 18, Pg. 113 & 160
 Survey M.O.R. Bk. 21, Pg. 90, No.3159
 Survey M.O.R. Bk. 5, Pg. 113 & 160
 Survey M.O.R. Bk. 13, Pg. 87, P-72972
 Survey M.O.R. Bk. 14, Pg. 31, P-72860
 Survey M.O.R. Bk. 8, Pg. 64 & 118
 Survey M.O.R. Bk. 24, Pg. 147, P-74846
 Survey M.O.R. Bk. 14, Pg. 39



Assessor's Map Bk.43 Pg.08
 County of Placer, Calif.

NOTE:
 Assessor's Block Numbers Shown in Dashed
 Assessor's Parcel Numbers Shown in Circles.

NOTE:
 This map was prepared for assessment purposes
 only, and is not intended to constitute legal title.
 Official information concerning title or use of any
 parcel should be obtained from recorded documents
 and local governing agencies.

NOTE:
 All distances on curved lines are chord measurements.

02-18-2008 094
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