



**TOWN OF LOOMIS**  
**PLANNING COMMISSION AGENDA**  
**LOOMIS DEPOT**  
**5775 HORSESHOE BAR ROAD**  
**LOOMIS, CALIFORNIA**

<b>TUESDAY</b>	<b>AUGUST 26, 2014</b>	<b>7:30 PM</b>
----------------	------------------------	----------------

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

- Chairman Hogan
- Commissioner Baker
- Commissioner Duncan
- Commissioner Miller
- Commissioner Wilson

**COMMISSION COMMENTS**

**PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA**

**ADOPTION OF AGENDA**

If items on the Agenda will be rescheduled for a different day and time, it will be announced at this time. All matters listed under the Consent Agenda are considered to be routine and all will be enacted by one motion with a voice vote. There is no separate discussion of these items unless members of the Planning Commission, audience or staff request specific items to be removed from the Consent Agenda for separate action. Any items removed will be considered after the motion to approve the Consent Agenda.

**CONSENT AGENDA**

**RECOMMENDATION**

- |                           |                  |
|---------------------------|------------------|
| 1. MARCH 18, 2014 MINUTES | APPROVE          |
| 2. PROJECT STATUS REPORT  | RECEIVE AND FILE |

**PUBLIC COMMENT ON CONSENT AGENDA**

**PUBLIC HEARING**

**3. GENERAL PLAN AMENDMENTS TO COMPLY WITH THE 2013-2021 HOUSING ELEMENT**

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. The Housing Element Update is a policy document. No development or construction is being proposed. 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. As such, no further environmental documentation is required.

**RECOMMENDATION:** Hear staff report, take public comment, discuss and approve Resolution #14-02 recommending that the Town Council approve the amendments to the General Plan in order to complete the tasks identified in the 2013-2021 Housing Element Update.

**PUBLIC COMMENT:**

**4. ZONING ORDINANCE AMENDMENTS TO COMPLY WITH THE 2013-2021 HOUSING ELEMENT**

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 Zoning Ordinance in order for the two documents to be consistent and for the Zoning Ordinance to comply with State housing law and SB 2 State law requirements. The Zoning Ordinance will be amended in the following areas. The addition of three (3) new definitions and the modification of one (1) existing definition in the GLOSSARY (13.80.020), the addition of a new zoning district (13.24.020), the addition of two (2) new residential uses as P (Permitted) uses in Table 2-2 and the addition of a note (13.24.030), the modification of one (1) commercial use from UP (Use Permit) to P (Permitted) with Specific Use Regulations in Table 2-6 (13.26.030), and the addition of Section 13.42.245 Specific Land Use Regulations for Emergency shelters. The Zoning Map will be amended to include a new category in the LEGEND and the affected parcels marked on the map. The Housing Element Update is a policy document. No development or construction is being proposed. Pursuant to CEQA, a Negative Declaration was approved by the Town Council for the Housing Element Update. The Update identified areas within the Zoning Ordinance that would have to be amended for consistency between the documents. As such, no further environmental documentation is required.

**RECOMMENDATION:** Hear staff report, take public comment, discuss and approve Resolution #14-03 recommending that the Town Council approve the amendments to the Zoning Ordinance Plan in order to complete the tasks identified in the 2013-2021 Housing Element Update.

**PUBLIC COMMENT:**

**5. REZONE OF APNS 043-080-015 & -044 TO COMPLY WITH THE 2013-2021 HOUSING ELEMENT**

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 in Program 10 that the Town had to provide adequate sites for a minimum of 129 very low and low-income units at a minimum of 20 units per acre "by right" (without conditional use permit or other discretionary action). The Town proposes to meet this state requirement by the creation of a Residential High Density – 20-25 du/acre Overlay designation in the General Plan and a RH-20 (High Density Residential – 20 units per acre

minimum) overlay zone district in the Zoning Ordinance. The overlay district would be applied to two parcels within "The Village at Loomis" project site. The Housing Element Update is a policy document. No development or construction is being proposed. Pursuant to CEQA, a Negative Declaration was approved by the Town Council for the Housing Element Update. The Update identified areas within the Zoning Ordinance that would have to be amended for consistency between the documents. As such, no further environmental documentation is required.

**RECOMMENDATION:** Hear staff report, take public comment, discuss and approve Resolution 14-04 recommending that the Town Council approve the rezone of APNs 043-080-015 and 043-080-044 to apply a zoning overlay district in order to complete a task identified in the 2013-2021 Housing Element Update.

**PUBLIC COMMENT:**

**ADJOURN:** \_\_\_\_\_ **PM**

**INFORMATION SUBMITTED AT HEARING OR AFTER PREPARATION OF PACKETS**

The Planning Commission may not have time to read written information submitted at the hearing or after 5:00 p.m. the Friday before the scheduled hearing date. We encourage you to present your comments, during the scheduled time period, at the public hearing.

**ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS**

In compliance with the Americans with Disabilities Act, the Town of Loomis encourages those with disabilities to participate fully in the public hearing process. If you have special needs or requirements in order for you to attend or participate in the Town's public hearing process or programs, please contact Town Hall at 652-1840 prior to the public hearing or program you wish to attend, so that we can accommodate you. Materials relating to an item on this agenda can be obtained at Town Hall (3665 Taylor Road) or on the Town's website at [www.loomis.ca.gov](http://www.loomis.ca.gov).

**ADMINISTRATIVE REMEDIES MUST BE EXHAUSTED PRIOR TO ACTION BEING INITIATED IN A COURT OF LAW**

If you challenge the proposed project described above in court, you may be limited to raising only those issues you raised at the public hearing described in this notice, or in written correspondence delivered to the Town at, or prior to the public hearing.

**APPEAL PERIOD**

\*\* There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party by submittal of a written appeal request to the Loomis Town Clerk, 3665 Taylor Road, Loomis, California, 95650. \*\*

**CERTIFICATION OF POSTING OF AGENDA**

I, Marianne Nockles-Lockwood, Planner for the Town of Loomis, declare that the foregoing agenda for the Tuesday, August 26, 2014 Regular Meeting of the Town of Loomis Planning Commission was posted August 19, 2014 at Town Hall of the Town of Loomis, 3665 Taylor Road, Loomis, California, 95650. The agenda is also available on the Town website at [www.loomis.ca.gov](http://www.loomis.ca.gov).

Signed August 19, 2014 at Loomis, California.



Marianne Nockles-Lockwood, Planner