



Staff Report

January 10, 2018

TO: Chairman Hogan and Planning Commission Members
FROM: Robert King, Town Planner
DATE: January 10, 2018
RE: Village at Loomis

Recommendation

Open the public hearing and allow staff to provide a report on the continued Village at Loomis project (#14-05); provide for responses from the applicant; hold Planning Commission discussion and deliberation and; accept public comment.

Issue Statement and Discussion

This is the fifth meeting of the Planning Commission for the Village at Loomis project. The first was the workshop with the Town Council on September 12, 2017, the second was a public hearing on September 26, 2017, the third was a continuation of the public hearing at a special meeting on October 11, 2017, and the fourth a continuation of the public hearing on October 24, 2017.

The ***Residential Development Standards Comparison Table*** (attached) compares the existing **RS-5 Single Family Residential** 5,000 square foot (sf) minimum zone to the three single family districts proposed by the applicant, and also compares the Town's existing **RH High Density** zone to the proposed **RH-20 High Density** zone. The Table compares the various standards required in the zoning code as to lot sizes, setbacks, lot coverage, heights, and parking. The proposed districts that vary from the current standards are shown in red font. At the bottom of the table, the proposed residential buildout for each of the proposed districts is shown in terms of dwelling units, acreage, and density.

Though the Town does have a zone that allows smaller lots (**RM-3.5 Medium Residential**) the comparison was made to the existing **RS-5** zone as the standards for both, excepting the size of the lots and a few other minor standards, are the same. The **RH-20 High Density** zone has yet to have development standards defined. In order to provide context, it was compared to the existing **RH** zone.

A separate commercial development standards table was not prepared as the proposed commercial districts, with a few minor changes are virtually the same as the current standards. Staff will highlight those differences in its presentation.

Staff proposes the following format for this evening's meeting:

1. **Open Public Hearing Village at Loomis project (#14-05)** (7:30 PM)
2. **Staff Presentation**
Comparison and Explanation of Development Standards. (7:30 to 8:00 PM)
3. **Applicant Response and Presentation** (8:00 to 8:30 PM)
4. **Commission Discussion and Deliberation** (8:30 to 9:30 PM)
5. **Public Comment** (9:30 to 10:00 PM)
6. **ADJOURN AND CONTINUE PUBLIC HEARING TO:
JANUARY 24, 2018 at 7:30 pm** (10:00 PM)

CEQA Requirements

A Final Environmental Impact Report (FEIR) has been prepared for the Village at Loomis Project. The Planning Commission will recommend to the Town Council whether it be certified and the Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Report Program (MMRP) be adopted.

Attachments

New:

1. **Residential Development Standards Comparison**

Previous:

The following were distributed at previous Commission Meetings. Copies are available either on the Town's Website or at Town Hall during regular business hours

1. Village at Loomis FEIR
2. Village Preliminary Development Plan (PDP)
 - a. Land Use Map
 - b. Village Development Standards
 - c. Village Design Guidelines
3. Village Specific Development Plan (SDP) for PD Areas 1, 2, and 3.
4. Village Tentative Subdivision Map (Sheets 1-10)
5. Village Development Agreement
6. Village Staff Report Exhibits 11x17