



**PLANNING COMMISSION
ADDENDUM TO STAFF REPORT
September 26, 2017**

TO: Planning Commission Chairman and Commissioners
FROM: Robert F. King, Town Planner
DATE: September 26, 2017
RE: Addendum to The Village at Loomis Staff Report (Loomis Project #14-05)

The **Staff Report Addendum** provides recommendations as to the prioritization and discussion of issues involved with the Village at Loomis project. While the joint workshop focused on the approval process and collecting comments and questions, future meetings will be more focused on issues and policies.

Based on the Villages Plan, the Final Environmental Impact Report (FEIR) and the comments and concerns raised the latest Joint Public Workshop, and previous input, staff has grouped the issues into ten topical areas. These are prioritized, so one topic leads one to another, in a logical sequence, as these issues affect subsequent issues.

These topics are complex, requiring more than a single Planning Commission meeting. While staff has scheduled three meeting, in the end the Planning Commission will decide how much time is necessary.

Staff recommends the following prioritization of topics for these three meeting.

Tuesday, September 26, 2017

1. General Plan Consistency
2. Density \Village Plan Areas
3. Population Growth
4. Low Income Housing
5. Housing Affordability

Wednesday, October 11, 2017

6. Traffic
7. Village Preliminary Plan, Design Guidelines, and Development Standards
8. Other Issues - *parks, schools, noise, habitat*

Tuesday, October 24, 2017

9. Entitlements – *Rezoning, Subdivision Map, Development Agreement, Conditions of Approval*
10. CEQA –*FEIR, MMRP, Findings, Statement of Overriding Considerations*

As each Planning Commission meeting, staff will provide additional materials and make a presentation about each topic, providing background and details, and elaborating on the design, issues, and significance.