



Staff Report

TO: Town of Loomis Town Council
FROM: Mary Beth Van Voorhis, Town of Loomis Planning Director
Jennifer Gastelum, Principal - PlaceWorks
DATE: August 17, 2021
RE: TOWN OF LOOMIS 2021-2029 HOUSING ELEMENT – Public Hearing regarding the General Plan Housing Element amendment

Recommendation

Staff recommends the Town Council conduct a public hearing, consider the information contained in the staff report, and testimony of the public, and take the following actions:

1. Adopt an Addendum to the General Plan Environmental Impact Report for the General Plan Housing Element, and determine that the Addendum is the appropriate level of documentation to satisfy the requirements of the California Environmental Quality Act based on a determination that no new or substantially more severe impacts would result from the project, and the prior analysis contained in the certified General Plan Final Environmental Impact Report adequately addresses environmental impacts, and recommend that the Town Council determine the proposed amendments to the Housing Element are exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption).
2. Approve a General Plan Amendment adopting the Town of Loomis 2021-2029 Housing Element.

Issue Statement and Discussion

Housing Element 2021 – 2029

The Housing Element is one of seven (7) State-mandated elements that comprise the Town's General Plan and that serves as a policy document to assess housing characteristics, community needs and establishes programs to meet those needs. California State law requires all municipalities to update the Housing Element periodically. The Town's current Housing Element was adopted in 2014 by Town Council and is required to adopt an updated version for the 2021-2029 State Housing and Community Development planning period (i.e., 6th Cycle) by May 15, 2021. To remain on an eight-year planning cycle, the Town must adopt its housing element within 120 calendar days from the statutory due date of May 15, 2021, which is September 10, 2021.

Following recommendation from Planning Commission and Town Council, Staff submitted the Public Review Draft Housing Element to HCD on May 14, 2021 for a 60-day review period. On June 24, 2021, Staff participated in a call with HCD to discuss their initial findings, and minor revisions were submitted on June 28, 2021 in response to HCD's comments. The revised Public Review Draft Housing Element was posted to the website June 29, 2021 and is included as Attachment 1.

In response to comments provided during the June 24, 2021 HCD call, Draft Housing Element revisions included:

- » Expanded explanation of outreach efforts
- » Added survey responses on housing conditions
- » Identified qualified entities to acquire affordable units
- » Added block group level analysis of income and racial distributions
- » Identified racially concentrated area of affluence
- » Identified housing needs for special needs groups
- » Added analysis of employment opportunities and environmental conditions
- » Provided a typical timeframe between entitlement and building permit
- » Added fair housing metrics

Following the 60-day review period, the Town received a letter from HCD on July 12, 2021, stating that the draft element addresses many statutory requirements; however, additional revisions were necessary to comply with State Housing Element Law. In response to the findings letter provided, Draft Housing Element revisions included:

- » Revised Program 11 to clarify site specifics regarding the location of the seven-acre Residential High-Density Overlay (Site 8) in relationship to the larger 61-acre site formerly known as The Villages within one year of adoption of this Housing Element.
- » Revisions were made to reduce the realistic capacity of all sites identified in the vacant land inventory (Table 23) to assume 80% capacity based on the Town's past development trends.
- » Because of the reliance on 80% capacity on the former Villages site this reduced the potential capacity from 175 units to 140 units and therefore, the Town will need to include language (Program 11) to identify a minimum of 2.2 acres to rezone and apply the Residential High-Density Overlay Designation to accommodate a portion of the Town's lower income RHNA (35 units) within three years of adoption of this Housing Element.
- » Added clarification that the Town has sufficient existing or planned water, sewer, and other dry utilities supply capacity (Included on page V-86 of the Draft Housing Element).

Environmental Determination

It has been determined that the Housing Element requires independent environmental analysis. As such an Addendum to the General Plan Environmental Impact Report for the General Plan Housing Element was prepared, and it was determined that the Addendum to the General Plan Environmental Impact Report 2021-2029 Housing Element Update is the appropriate level of documentation to satisfy the requirements of the California Environmental Quality Act.

ATTACHMENTS

- A. Resolution
- B. Revised Draft Town of Loomis Draft 2021-2029 Housing Element

TOWN OF LOOMIS

RESOLUTION NO. 21 - __

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS ADOPTING AN ADDENDUM TO THE GENERAL PLAN ENVIRONMENTAL IMPACT REPORT FOR THE GENERAL PLAN HOUSING ELEMENT AND APPROVE A GENERAL PLAN AMENDMENT ADOPTING THE TOWN OF LOOMIS 2021-2029 HOUSING ELEMENT AS AN ELEMENT OF THE GENERAL PLAN

WHEREAS, the Town of Loomis is proposing to adopt the Town of Loomis Housing Element 2021-2029 as an element of the General Plan 2001 in accordance with State housing element law (Article 10.6 of the Government Code); and

WHEREAS, an Addendum to the General Plan Environmental Impact Report for the General Plan Housing Element is the appropriate level of documentation to satisfy the requirements of the California Environmental Quality Act (CEQA) based on a determination that no new or substantially more severe impacts would result from the project, and the prior analysis contained in the certified General Plan Final Environmental Impact Report adequately addresses environmental impacts; and

WHEREAS, the Town Council determines the proposed amendments to the Housing Element are exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption); and

WHEREAS, on August 3, 2021, the Planning Commission recommended that the Town Council adopt the Addendum and the Town of Loomis Housing Element 2021-2029; and,

WHEREAS, on August 17, 2021, the Town Council conducted a Public Hearing on the Addendum and the Town of Loomis Housing Element 2021-2029, at which time all interested in the matter were given an opportunity to be heard; and

WHEREAS, on August 17, 2021, the Town Council reviewed and considered the Addendum and the Town of Loomis Housing Element 2021-2029, the staff report, the presentation by the Housing Consultant, the comments from the California Department of Housing and Community Development, and the written and oral evidence presented to the Town Council in support of and in opposition to the project; and

WHEREAS, on August 17, 2021, the Town Council reviewed and considered the Planning Commission recommendation relating to the Addendum and the Town of Loomis Housing Element 2021-2029; and,

WHEREAS, the Town Council hereby makes the findings attached herein as Exhibit A in connection with the General Plan Amendment.

NOW THEREFORE, the Town Council of the Town of Loomis, at its meeting of August 17, 2021, does resolve as follows:

1. An Addendum to the General Plan Environmental Impact Report for the Housing Element was determined to be the appropriate level of documentation to satisfy the requirements of the California Environmental Quality Act (CEQA).
2. The General Plan Amendment, "Town of Loomis Housing Element 2021-2029", is hereby adopted by the Town Council per the findings set forth in Exhibit A.

PASSED AND ADOPTED by the Council of the Town of Loomis this 17th day of August, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

Jeff Duncan, Mayor

ATTEST:

APPROVED AS TO FORM:

Charlene Strock, Town Clerk

Jeffrey Mitchell, Town Attorney

EXHIBIT "A"
RESOLUTION NO. _____
TOWN OF LOOMIS HOUSING ELEMENT 2013-2021
FINDINGS

Negative Declaration

1. The initial study did not identify any significant environmental impacts.

General Plan Amendment

2. The General Plan Amendment to revise the Housing Element is compatible with the objectives, policies, and existing land use of the Town of Loomis and is consistent with the General Plan of the Town of Loomis.
3. The General Plan Amendment to revise the Housing Element complies with State housing element law (Article 10.6 of the Government Code).