

EXHIBIT B

Hidden Grove

SB330 Land Use Worksheet

This worksheet explains how the development standards are derived for each of the different Units within the Hidden Grove project. It begins by setting forth the rules established by SB330, and then applies those rules to the various portions of the Hidden Grove project. From there, it determines which Town objective standards (i.e. General Plan and/or Zoning) are applicable to each Unit.

Based on the standards established to be applicable by this Worksheet, the Hidden Grove Massing Standards, which are included with the project application, set forth the specific development standards for each Unit within the project. The Hidden Grove Massing Standards are in conformance with and implement the objective standards derived by the analysis on this worksheet.

I. Process for Determining Which Objective Standards are Applicable:

Step 1. Determine General Plan and Zoning consistency for each area within the project.

Step 2. Where zoning and general plan are consistent, the project is subject to the objective standards in the general plan and the zoning. (Cal. Gov't Code § 65589.5 (j)(1))

Step 3. Where zoning and general plan are inconsistent, the project need only comply with the objective General Plan standards and criteria. (Cal. Gov't Code § 65589.5(j)(4))

II. General Plan and Zoning Matrix – Application of SB330 Rules

Loomis Municipal Code Sections 13.24.040 and 13.20.020 (Table 2-1) list zoning districts which implement general plan designations. Based on which zoning districts implement the various general plan designations, the consistency analysis on the table shown on the following page was performed.

Unit	General Plan Designation	Zoning	Zoning Consistency /Zoning	Applicable Standards
A	RMH (6-10 du/ac)	CG	Inconsistent	General Plan Objective Standards
B	RM (2-6 du/ac)	RS-5	Consistent	General Plan and RS-5 Objective Standards
C	RMH (6-10 du/ac)	RS-5	Inconsistent	General Plan Objective Standards
D	RM (2-6 du/ac)	CO	Inconsistent	General Plan Objective Standards
E	RH (10-15 du/ac) (20-25 du/acre if affordable)	CG	Inconsistent if developed as market-rate housing; consistent if developed as affordable housing per the RH 20 Zone	General Plan Objective Standards or RH 20 Zoning Objective Standards if affordable housing is proposed
Park	P	CG	Inconsistent	General Plan Objective Standards
Town Center Commercial	TC	CC	Consistent	General Plan and CC objective Standards
Open Space	P	CG	Inconsistent	General Plan Objective Standards

III. Unit B

For this area, the objective lot dimension standards for the RS-5 zone as set forth in Loomis Municipal Code apply.

Parcel Size and Site Coverage (13.24.050):

Zoning District and Suffix	Maximum Number of Dwelling Units (units) per Parcel	Minimum Lot Size			Maximum Site Coverage
		Area (net)	Width	Depth	
RS-5	1 dwelling unit. Section 13.42.270 determines whether a carriage house or second unit may also be allowed	5,000 sf	55 ft	80 ft	35%

Development Standards (13.24.040):

Zoning District and Suffix	SETBACKS*				Height Limit	Parking	Landscaping	Signs
	Front	Side Interior	Side Corner	Rear				
RS-5	20 ft min.	Both interior side setbacks shall total 20 feet, with neither side less than 5 feet. 10 feet minimum for a 2-story wall.	20 ft min.	20 ft min.	30 ft., 2 Stories	2 covered spaces plus 1 additional space for each bedroom over 3 (Section 13.36.040; table 3-7)	Per Chapter 13.34	Per Chapter 13.38

*Exceptions and exemptions are available from setback requirements – zoning code Section 13.30.110

The development standards set forth above are contained within the Hidden Grove Massing Standards document for Unit B.

IV. Units A, C, D

As set forth above, for these portions of Hidden Grove, SB330 provides that the General Plan’s objective standards pertaining to the RM and RMH designations control, not the underlying zoning. Notably, the general plan does not specify lot size, setbacks or dimension requirements – something which is significant because, under these circumstances where the General Plan’s objective standards control, lot size flexibility is allowed under SB330 so long as the General Plan density is achieved.

Proposed setbacks for lots in these units were derived by application of the General Plan’s maximum site coverage requirement because setbacks can be used to achieve such coverage requirements. The resulting setbacks are set forth in the Hidden Grove Massing Standards.

While SB330 does not require application of the Town’s zoning to Units A, C and D, the project nonetheless proposes that for these Units, the driveway dimensions, parking requirements, landscaping and sign standards will be consistent with standards in the Zoning Code. Those standards are detailed in the Hidden Grove Massing Standards.

Land Use Category	Maximum Residential Density	Maximum Height	Maximum Site Coverage
Residential – Medium (RM)	2-6 d.u./acre (Land Use Element page III-3)	2 Stories or 30ft (Land Use Element page III-3)	50% (Land Use Element page III-3)
Residential -Medium High (RMH)	6-10 d.u./acre (Land Use Element page III-3)	2 Stories or 30ft (Land Use Element page III-3)	60% (Land Use Element Page III-3)

V. Unit E.

Unit E is designated as RH by the Loomis General Plan with an allowable density of 10-15 units/acre while the Loomis Municipal Code designates Unit E with a CG zoning designation. Due to this inconsistency, the project may develop with the allowable 10-15 units/acre and the objective standards contained in the General Plan. Alternatively, by operation of the RH20 overlay provided for in Ordinance No. 254, Unit E may develop at a density of 20-25 units/acre provided that such development includes affordable housing as required by that ordinance.

The following table sets forth the objective General Plan standards applicable to Unit E if it does not include affordable housing. If affordable housing is included on Unit E, such development would be subject to the objective standards set forth by the RH20 overlay.

General Plan Land Use Category	Maximum Residential Density	Maximum Height	Maximum Site Coverage
Residential – High (RH)	10-15 d.u./acre (Land Use Element page III-3)	2 Stories or 30ft (Land Use Element page III-3)	60% (Land Use Element page III-3)

VI. Park

For this area, the objective General Plan standards apply. Ultimately, the park site will be designed to include active recreational facilities, a use which is consistent with the P General Plan designation. Designs for such facilities will be more fully developed as entitlements are processed and improvement plans for the project are prepared.

VII. Town Center Commercial

For this area, the objective General Plan and Zoning Code standards apply for the TC and CC designations, respectively. Those standards are all detailed in the Hidden Grove Massing Standards.

VIII. Open Space

For this area, the objective General Plan standards apply. Ultimately, the open space area will be designed to include active recreational facilities (i.e. trails) and passive open space, all of which are consistent with the P General Plan designation. Such designs will be more fully developed as entitlements are processed and improvement plans for the project are prepared.

IX. General Plan Density Consistency

The table below shows the residential densities within each of project alternatives to demonstrate consistency with the applicable General Plan designations. Notably, the final density for Unit E will be proposed by a subsequent application.

	Required Density	Alt. A-1	Alt A-2	Alt B-1	Alt B-2	Alt C-1	Alt C-2
Unit A	6-10	7.3	7.3	7.3	7.4	7.3	7.3
Unit B	2-6	3.7	3.7	3.6	3.6	3.6	3.6
Unit C	6-10	8.1	8.2	7.7	7.7	6.7	6.9
Unit D	2-6	3.7	3.7	3.0	3.2	3.0	3.2
Unit E	10-15	10-15	20-25	10-15	20-25	10-15	20-25