



Staff Report

TO: Town of Loomis Honorable Mayor and Town Councilmembers
FROM: Mary Beth Van Voorhis, Planning Director
DATE: July 12, 2022
RE: **SIERRA CHRISTIAN CHURCH**
Request for processing General Plan/Land Use Amendment

Recommendation

Adopt Resolution #22-** to allow Sierra Christian Church to proceed with filing an application for a new project that will require a General Plan and Land Use Designation Map Amendment for a proposed 70 units senior (62+) affordable housing project in multiple buildings within the existing five acre site of the Sierra Christian Church and Loomis Head Start location.

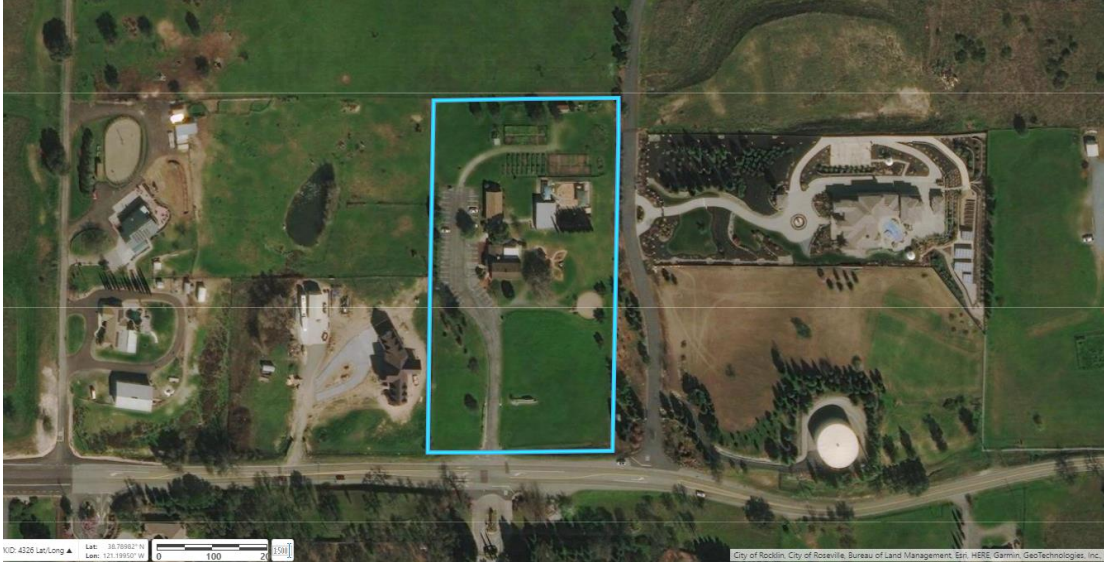
Issue Statement and Discussion

Sierra Christian Church has approached the Town under the current 2020-2040 General Plan Update process to request a Land Use Designation Change from Residential Estate designation (1 dwelling unit per 2.3 acres) to Residential High Density (10-15 dwelling units per acre) at 5645 Rocklin Road (APN 045-150-033) in the Town of Loomis, on the north side of Rocklin Road between Sierra College Blvd. and Barton Road as depicted in **Figure 1**. A site specific view is shown in **Figure 2**. The General Plan Land Use Committee denied their request to be included in the General Plan Update process and directed Sierra Christian Church to proceed with a formal request to the Town Council for their consideration in moving forward with their proposal.

Figure 1



Figure 2



Existing General Plan and Zoning Designations:

APN	Parcel Size / Acres	General Plan Designation	Zoning Designation
045-150-033	5.0	RE – Residential Estate	RE – Residential Estate
North		RE – Residential Estate	RE – Residential Estate
South		RR – Rural Residential	RR – Rural Residential
East		RE – Residential Estate	RE – Residential Estate
West		RE – Residential Estate	RE – Residential Estate

The current General Plan and Zoning Designation allow a minimum parcel size of 2.3 acres in the Residential Estate designation and 1.0 acre in the Rural Residential designation.

Town of Loomis Municipal Code Chapter 13.76.010 provides procedures for the amendment of the General Plan and the zoning map whenever Council determines public necessity and general welfare require an amendment.

Chapter 13.76.020 Limitations of General Plan Amendments provides:

A. **General Plan Policy on Amendments.** As provided by the general plan, it is the policy of the town to not consider individual requests for amendments to the general plan land use diagram and policies affecting private property, except as part of the periodic review of the plan by the town, unless the proposed amendments clearly offer community-wide public benefits.

B. **Consideration of Private Amendments.** An individual property general plan amendment that is proposed other than during a periodic review of the general plan by the town will be considered at a council meeting prior to the formal processing of the amendment (i.e., environmental determination, staff review and the preparation of a staff report and recommendation, and public hearings before the commission and council). The purpose of this initial consideration will be for the council to determine whether the proposed amendment clearly offers community wide public benefits as required by the general plan, and whether the council wishes to initiate the processing of the amendment.

C. **Public Notice of Amendment.** If an individual property amendment request is authorized for processing in compliance with subsection (B), the public notice for hearings before the commission and council to consider the amendments shall be mailed to all town property owners, at the expense of the applicant. (Ord. 205 § 1 (Exh. A), 2003).

As stated in Chapter 13.76.020(B), at this time, the applicant seeks Council approval to proceed with a General Plan Land Use and Zoning Designation amendment outside of the Town's regular General Plan Update process which is anticipated to be completed in December 2022.

As stated in the July 2001 General Plan, Section G.3 "Policies for Specific Areas": "Residential Estate designation northwest of Rocklin and Barton Roads. The planning of proposed subdivision and development in this Residential Estate designation is encouraged to be coordinated among the different property ownerships. Proposed subdivisions shall be designed to provide parcels with a minimum of 4.6 acres along the Barton and Rocklin Road frontages, and a minimum of 2.3 acres when located away from Barton and Rocklin Roads. To retain native vegetation and terrain features and preserve the present appearance as a rural road corridor. Access to new parcels is to be provided by new roads from Barton Road and Rocklin Road, with no individual driveway access to Rocklin Road." *(Note: This parcel has current access from Rocklin Road.)*

The proposed project would incorporate up to 70 units of senior (62+) affordable housing in multiple buildings within the existing property. The proposed buildings would be located and designed to work with the existing Church and Head Start uses, so that the existing and proposed uses together create an integrated community that caters to multiple needs and uses. The proposal would include the existing Fellowship Hall being replaced for a manager's unit and a community/recreation room which is adjacent to the existing Sanctuary and Head Start buildings. This concept is expected to evolve during and throughout the application review and community engagement process to ensure the desired result is most beneficial to the Town of Loomis.

Council approval of Sierra Christian Church to proceed with filing the necessary application for General Plan Land Use and Zoning Amendments will provide the opportunity for this stand-alone project to file the required application to proceed.

Christian Church Homes will provide a brief presentation of their conceptual plan for Council's consideration at tonight's meeting.

CEQA Requirements

None at this time.

Financial and/or Policy Implications

There are no direct financial implications associated with the recommended action. Should Council approve the recommended action, a cost reimbursement agreement will be brought to Council for the project's processing costs. This reimbursement agreement ensures the project applicant pays for the cost of the project's processing.

Attachments

- A. 5645 Rocklin Road – Preliminary Review Package
- B. Sierra Christian Church May 2022 Newsletter
- C. Resolution #22-**

5645 ROCKLIN ROAD

PRELIMINARY REVIEW PACKAGE



PROJECT DESCRIPTION:

LOCATION AND EXISTING CONDITIONS:

The proposed project site is approximately 5 acres and is located at 5645 Rocklin Road. The project area is bounded by Rocklin Road to the South and residential parcels to the East, West, and North.

Sierra Christian Church and Loomis Head Start are currently located on the site. The proposed project envisions the current uses will continue with proposed changes integrated into one cohesive master plan.

The current land use and zoning are Residential Estate (1 - 2.3 du/ac) and Residential Estate (RE).

PROPOSED PROJECT:

The proposed project proposes incorporation of up to 70 units of senior (62+) affordable housing in multiple buildings within the existing property. The attached drawings show a conceptual 64 unit development, with the assumption that the final unit count will be determined at the time of the General Plan Amendment application (max. 70 units). The proposed buildings will be located and designed to work with the existing Church and Head Start uses, so that the existing and proposed uses together to create an integrated community that caters to multiple needs and uses. Based on the time of use and the demography of the existing and proposed users, there are ample opportunities to share resources to create a viable sustainable model of a multi-use, community that serves different users.

The proposed residential units are in 5 buildings located in different locations on the site, to allow for smaller buildings that fit in the existing context. The buildings are of different sizes, scales and are appropriately located based on the topography, adjacent uses and site conditions.

Four of these buildings, proposed in the front of the site on either side of the main entry drive, are single story, to create a smaller scaled interface along the public frontage. A two-story building is located to the rear of the site, where it is shielded from the public view along Rocklin Road. This building will feature the majority of the units on-site and will be serviced

by at least one elevator. To reduce the appearance of the building's size, we are proposing the building in two equal halves and connected by a covered walkway at the ground and second level.

The existing Fellowship Hall will be replaced by the proposed manager's unit and a community/ recreation room. While the programming of the community/ recreation room and adjoining outdoor areas will be determined at a later phase, the location is central to the residential uses and adjacent to the Sanctuary and the Head Start. This centralized location will allow for all groups to share this resource, making it the hub of our shared community.

Parking will be provided in different areas adjacent to the units and the uses they serve. Senior projects generally require around 0.7 spaces per unit. The project proposes approximately 55 spaces dedicated for the 64 residential units and 11 spaces dedicated to the Sanctuary and Head Start.

The proposed project is in line with the adopted vision and policies of the General Plan. The project is appropriately scaled and designed to match the overall character of the surrounding area. The project will provide housing opportunities for senior citizens on fixed or limited incomes and will not create undue stress on the town's schools and roads.

We believe that the project will be a great addition to the Town of Loomis and provides the type of housing and services that are greatly needed in the community.

The project will require and is requesting a general plan amendment and rezoning as listed below:

Proposed Land Use: Residential high density (10-15 du/ac)
 Proposed Zoning: RH - High Density Residential

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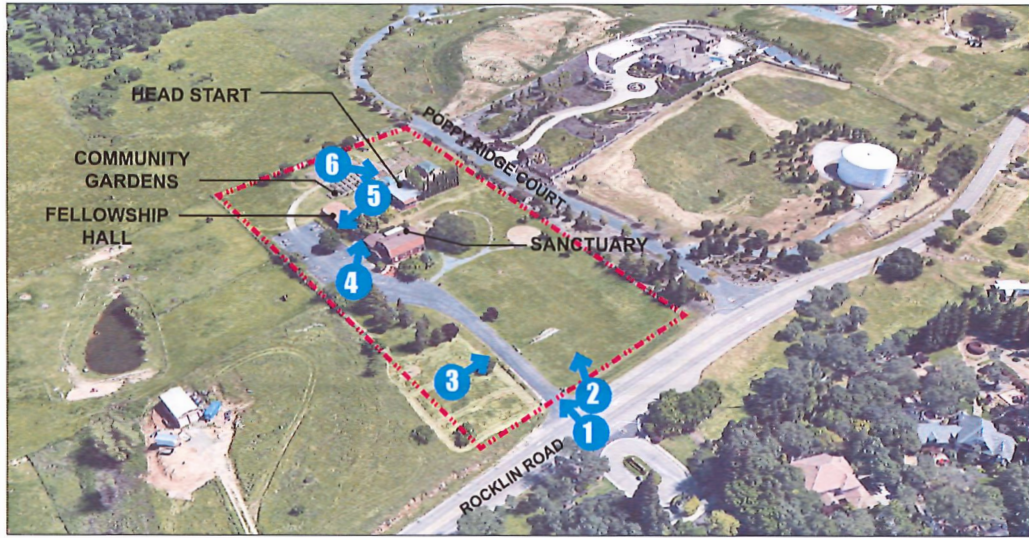
PROJECT TEAM INFO:

Applicant:
 Christian Church Homes
 303 Hagenberger Road, Suite 201
 Oakland, CA 94621
 Tel: 510-746-4120
 Contact: Sidney Stone
 sstone@chcn.org

Owner:
 Sierra Christian Church
 5645 Rocklin Rd, Loomis, CA
 95650
 Tel: 916-213-1641
 Contact: Christine Steller
 (Pastor)
 cmpsteller@yahoo.com

Land Planner/Architect
 Dahlin Group
 5865 Owens Drive,
 Pleasanton, CA 94568
 Tel: 925-251-7200
 Contact: Ritu Raj Sharma
 rsharma@dahlingroup.com

TITLE SHEET



EXISTING SITE CONDITIONS

AFFORDABLE HOUSING DEVELOPMENT
 SIERRA CHRISTIAN CHURCH | CHRISTIAN CHURCH HOMES



JOB NO. 1637.004
 DATE 05-12-2022
 5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A.2



DEVELOPMENT SUMMARY:

SITE:

APN NUMBER: 045-150-033-000
 ADDRESS: 5645 ROCKLIN RD, LOOMIS, CA
 ACREAGE: +/- 5 ACRES
 EXISTING LANDUSE: RESIDENTIAL ESTATE (1 - 2.3 DU/AC)
 EXISTING ZONING: RE - RESIDENTIAL ESTATE

PROPOSED UNITS: 64 UNITS
 PROPOSED DENSITY: 12.8 DU/AC
 PROPOSED LANDUSE: RESIDENTIAL HIGH DENSITY (10-15 DU/AC)
 PROPOSED ZONING: RH - HIGH DENSITY RESIDENTIAL

LEGEND:

- 1 PROPOSED RESIDENTIAL BUILDING (TWO STORY)
- 2 PROPOSED RESIDENTIAL BUILDING (ONE STORY)
- 3 PROPOSED MANAGERS UNIT + REC/COMMON ROOM
- 4 RESIDENTIAL PARKING
- 5 SANCTUARY (EXISTING)
- 6 HEAD START (EXISTING)
- 7 COMMUNITY GARDENS (RELOCATED)
- 8 OUTDOOR AREA/ FIRE TRUCK TURNAROUND
- 9 CHURCH /HEAD START PARKING
- 10 SHARED COMMUNITY OUTDOOR AREA
- 11 WALKING TRAILS

PROPOSED SITE PLAN

AFFORDABLE HOUSING DEVELOPMENT
 SIERRA CHRISTIAN CHURCH | CHRISTIAN CHURCH HOMES



DAHLIN

JOB NO. 1637.004
 DATE 05-12-2022
 5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

N
 A.3



DEVELOPMENT SUMMARY:

UNITS:

ONE BEDROOM UNITS	64 UNITS
<u>TWO BEDROOM UNIT (MANAGERS UNIT)</u>	<u>1 UNIT</u>
	65 UNITS

PARKING:

RESIDENT PARKING	55 SPACES (@ .85 SPACES PER UNIT)
HEADSTART/CHURCH PARKING 	11 SPACES

LEGEND:

- TWO STORY BUILDING
- SINGLE STORY BUILDING
- RECREATION ROOM/ OFFICE
- MANAGERS UNIT
- UTILITY/ LAUNDRY/ TRASH

PROPOSED RESIDENTIAL DEVELOPMENT

AFFORDABLE HOUSING DEVELOPMENT
SIERRA CHRISTIAN CHURCH | CHRISTIAN CHURCH HOMES

DAHLIN

JOB NO. 1637.004
DATE 05-12-2022
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200





IMAGERY

AFFORDABLE HOUSING DEVELOPMENT
SIERRA CHRISTIAN CHURCH | CHRISTIAN CHURCH HOMES



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925-251-7200

A.5

Sierra Christian Church

An Open and Affirming Congregation

Early Housing Plans Unveiled to Board

It was no surprise that Christian Church Homes' architect was able to imagine a preliminary design for 62 affordable senior apartments scattered about Sierra's Christian Church's 4.9 rolling acres; the astonishment was how quickly the sketch was made available to the Board of Directors to mull over. It was only a few months after entering into an agreement with CCH to explore the development of affordable housing on church land, and less than a week after being told the plans probably would not be ready by the April 20 board meeting, that the board did get a first glimpse at what the project could conceivably look like. Not surprisingly, it was met with a mixture of enthusiasm, caution, an evolving appreciation of the work involved, and the possible sacrifices the congregation might have to make if they want this vision to materialize.

The plan, no more than a drawing really, came with questions from CCH, and similarly drew questions from the Board. The initial sketch showed a pair of single floor 5-unit building separated by a parking lot at the southern end of the property, near the entrance and running parallel to Rocklin Road. To the west, along the property line near where the new home was constructed, are two single story buildings of six units each. Moving north deeper into the church property, up past where the community garden is currently located, running west to east, the architect envisions two two-story buildings, containing 40 apartments. Additional parking would replace the garden.

In their accompanying comments, the architects acknowledged that this drawing depicts more parking than is necessary, and that the front units could very easily be two-story buildings. In other words, the submitted plans were designed to generate discussion and help Sierra Christian focus on what elements matter most. Is the barn sacrosanct? If so, there will be significant upgrades and modifications required. Can Locke Hall be remodeled into CCH's offices and a community center? What about the garden? And the questions

Please see Housing, page 5



Glimpses of Spring
brought to you by
Joy Reed



Annual Gathering Will Gather in Person

For the first time in two years the annual Northern California-Reno Disciples' Annual Gathering will, well, gather together, as in person, under the same roof. And it will be local. With a theme drawn from Romans 8:38—"Imagine God's Limitless Love"—the Disciples General Minister and President, the Reverend Teresa "Terri" Hord Owens will present via tape and via zoom in real time—the May 28-30 Gathering will be a hybrid event, the First Samoan Congregational Christian Church, Sacramento, and First Christian Church, Sacramento, being the gathering sites. COVID protocols will be in place. There will also have Zoom and YouTube options.

Registration will be \$135.00 and will include dinner Friday evening, May 29, and lunch Saturday afternoon.

- **Thursday, May 28th**, from 2-5:30 pm is the Clergy Gathering, followed by dinner at 6 pm. Cost is \$25.
- **Friday, May 29**, also at the First Samoan Congregational church, A Conversation on Covenant is preceded by 10 am registration. Lunch at noon for pre-registered. Cost is \$25. At 5 pm the Annual Gathering kicks off with 5 pm dinner for registered participants, followed by a 6:30 performance by the Samoan Youth. 7 pm Terri Owens open worship via video tape.
- **Saturday, May 30**, at First Christian Church, in-person registration begins at 8:30, followed by a 9:30 am business session. Noon is lunch and at 1:15 the first round of workshops begin. At 2:30 the second round begins, and at 4 pm closing worship with communion led by Terri Hord Owens via Zoom.

To Pre-register, follow this link: [Gathering Registration](#)

HOUSING

(Continued from page 1)

that informs all others, financing.

Does Sierra Christian want to sell the land to CCH and then lease sanctuary space, negotiating what the space looks like? Does Sierra Christian want to lease the property to CCH? There is also a co-ownership option with joint space agreements.

(The future of the project depends, necessarily, on Christian Church Homes being able to secure the financing for its ultimate development.

Pastor Christine met with Chris Batson of Christian Church Homes to discuss financing strategies a few days after the board meeting and will be making a report to the Board at their next meeting.

Several takeaways: there is a lot of maneuvering room before the final plans are developed and submitted to Loomis Township for review. What the board glimpsed on the 20th will not necessarily resemble the final project whatsoever. But the Church will, in time, need to refine its vision, agree on some difficult choices, and fully commit to the idea and what it possibly means to the future of Sierra Christian Church.

MOTHER'S DAY

(Continued from page 2)

May you know that God is with you if you see yourself reflected in all, or none of these stories.

This mother's day, wherever and whoever you are, we walk with you. You are loved. You are seen.

You are worthy.

And may you know the deep love without end of our big, wild, beautiful God who is the very best example of a parent that we know.

Amen

(Written by Amy Young, and adapted by Heidi Carrington Heath)

"It is never easy being a mother. If it were easy, fathers would do it."

TOWN OF LOOMIS

RESOLUTION NO. 22-____

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS, PLACER COUNTY, AUTHORIZING SIERRA CHRISTIAN CHURCH TO PROCEED WITH FILING AN APPLICATION FOR A NEW PROJECT THAT WILL REQUIRE A GENERAL PLAN LAND USE AND ZONING MAP AMENDMENT FOR THE PROPOSED INCORPORATION OF UP TO 70 UNITS OF SENIOR (62+) HOUSING
At 5645 ROCKLIN ROAD, APN 045-150-033, LOOMIS, CA 95650**

WHEREAS, pursuant Loomis Municipal Code Chapter 13.76.020, applicant Sierra Christian Church (SCC) seeks Council authorization to proceed with an application for a General Plan Land Use and Zoning Map Amendment independent of the current General Plan Update; and

WHEREAS, the Town Council of the Town of Loomis, Placer County, finds it is appropriate for SCC to pursue an application for a General Plan Land Use and Zoning Map Amendment; and

WHEREAS, the Town Council is supportive of SCC to submit a formal application for a General Plan Land Use and Zoning Map Amendment to allow for the development of a 70 unit senior (62+) affordable housing project; and

WHEREAS, upon receipt of a complete application, the Town of Loomis will process the application, including environmental determination, staff review, preparation of a staff report with findings and recommendations, including public hearings before the commission and council, with community engagement.

NOW THEREFORE, THE TOWN COUNCIL OF THE TOWN OF LOOMIS RESOLVES to allow SCC to proceed with submittal of an application for a General Plan Land Use and Zoning Map Amendment as provided in Municipal Code Chapter 13.76 for Consideration of Private Amendments.

PASSED AND ADOPTED this 12th day of July, 2022, by the following vote:

AYES:

NOES:

ABESENT:

ABSTAIN:

Jennifer Knisley, Mayor

ATTEST:

Carol Parker, Deputy Town Clerk