

EXHIBIT A

HIDDEN GROVE SB330/HOUSING ACCOUNTABILITY ACT 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 the Housing Accountability Act 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. Further, allowed modifications to the Town's objective standards by operation of the Density Bonus Law are also explained. Those within this worksheet, modifications are allowed by a waiver, density bonus or prescribed parking ratios.

Based on the applicable standards established by this Worksheet, the Proposed Phasing, Massing Standards and Architectural Styles, which are included with the project application, set forth the specific development standards for each Unit within the project.

I. Process for Determining Which Objective Standards are Applicable and Application of the Density Bonus Law:

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).)

Step 4. If applicable, the standard is modified by a waiver, density bonus, or prescribed parking ratios. (Cal Gov't Code §§ 65915(b), 65915(e), 65915(f); 65915(p).) Such modifications to development standards are expressly allowed by the Housing Accountability Act. (Cal Gov't Code § 65589.5(j)(3).)

II. General Plan and Zoning Matrix – Application of Housing Accountability Act 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 (20-25 du/acre)	CG	Inconsistent	General Plan Objective Standards
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

While those objective standards are applicable to the Hidden Grove, the project is eligible for waivers under the Density Bonus Law. By application of an allowed waiver, the applicant has proposed modified side yard setback requirements such that the minimum setback requirement is 5 feet on each side as opposed to 20 feet combined; additionally side corner setbacks are 12.5 feet as opposed to 20 feet. The development standards for Unit B are accordingly as follows:

Zoning District and Suffix	SETBACKS*				Height Limit	Parking	Landscaping	Signs
	Front	Side Interior	Side Corner	Rear				
RS-5	20 ft min.	5 ft min.	12.5 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

These development standards as modified by the waiver are set forth within the Proposed Phasing, Massing Standards and Architectural Styles.

IV. Units A, C, D

As set forth above, for these portions of Hidden Grove, the Housing Accountability Act 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 the Housing Accountability Act 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 Proposed Phasing, Massing Standards and Architectural Styles.

While the Housing Accountability Act 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 Proposed Phasing, Massing Standards and Architectural Styles.

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 20-25 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 20-25 units/acre and the objective standards contained in the General Plan. Those objective general plan standards are as follows:

General Plan Land Use Category	Maximum Residential Density	Maximum Height	Maximum Site Coverage
Residential – High (RH)	20-25 d.u./acre	2 Stories or 30ft (Land Use Element page III-3)	60% (Land Use Element page III-3)

The project is, however, entitled to waivers from those standards, a density bonus, and prescribed parking ratios as explained in the Hidden Grove Density Bonus, Concessions & Incentives, Waivers and Parking Ratios Request document that was provided to the Town. By operation of those waivers, density bonus and prescribed parking ratios, the development standards for Unit E would be those contained in the Proposed Phasing, Massing Standards and Architectural Styles, not those set forth on the table above.

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 Proposed Phasing, Massing Standards and Architectural Styles.

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 and within the allowed density range as modified by a density bonus.

	Required Density	Proposed Project
Unit A	6-10	7.3
Unit B	2-6	4.3
Unit C	6-10	8.3
Unit D	2-6	3.8
Unit E	20-25	20-25 (plus additional units allowed by density bonus)