



TOWN OF LOOMIS

ACTION MINUTES
JOINT WORKSHOP

LOOMIS TOWN COUNCIL & PLANNING COMMISSION
LOOMIS DEPOT

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www.loomis.ca.gov

TUESDAY

OCTOBER 27, 2015

6:00 P.M. – 8:00 P.M.

CALL TO ORDER Called to order by Mayor Morillas at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:

COUNCIL

Mayor Morillas
Councilmember Baker
Councilmember Black
Councilmember Ucovich
Councilmember Wheeler

PLANNING COMMISSION

Chairman Hogan
Commissioner Duncan
Commissioner Kelly
Commissioner Onderko
Commissioner Wilson

PUBLIC COMMENT: This time is reserved for those in the audience who wish to address the Town Council on subjects that are not on the Agenda. The audience should be aware that the Council may not discuss details on non-agenda items. Your concerns may be referred to staff or placed on the next available agenda. The time allotted to each speaker is three minutes but can be changed by the Mayor.

Bert Braun, Taylor Road, promoted the Fall Gathering event on November 13th, 14th, and 15th and invited everyone to attend.

WORKSHOP

This is a workshop to discuss a request by Lowell Development, Inc., the applicant, for Subdivision, General Plan Amendment, Zone Amendment (Rezone), and Environmental Review on 66± acres, currently consisting of 11 parcels with 3 owners. The application includes a 4 Phase Tentative Subdivision Map, a General Plan Amendment and Rezone creating 6.3 acres of commercial, 52.2 acres of single family residential, and 7.2 acres of multi-family residential with new general plan designations, zone districts and development standards. An Environmental Impact Report (EIR) is being prepared and circulated pursuant to CEQA. Town staff will be making a presentation at the workshop on the proposed project. The purpose of the workshop is to obtain feedback from the Town Council, the Planning Commission, and the public so that any issues can be addressed in the EIR.

Rick Angelocci gave an overview of the project with the existing General Plan and Zoning Ordinance and the proposed changes.

Todd Lowell, The Village at Loomis, gave an overview on the proposed project.

Chairman Hogan asked how wide the alley loaded streets were and if utilities will be going down the alleys?

Mr. Lowell stated the alleys are 22 feet from curb to curb and wet utilities will be on one side of the lot and dry utilities will be on the opposite side.

Chairman Hogan asked where the guests will be able to park?

Mr. Lowell stated that guest parking will be onsite in designated spaces and along Gates Drive designed to be parked on both sides.

Commissioner Onderko asked if there was an HOA in each one of these districts?

Mr. Lowell stated there will be a master HOA and an assessment district created for this entire Village so that the public street maintenance is paid for by the owners.

Commissioner Onderko questioned if the parks and upkeep will be owned by the Town?

Mr. Lowell stated yes, they will be Town owned and maintained.

Commissioner Wilson asked the following:

- if there will be accommodations for seniors that are not two-stories
- what is the smallest size house
- we will still need affordable units

Mr. Lowell stated the houses are around 1600 square feet to 2800 square feet per unit and the senior area could be where the multi-family site is.

Commissioner Wilson pointed out the following:

- there is a lot of open space but not very much area for parks for the density that is proposed
- previously there was going to be a dedicated area for a town hall next to the library and now it doesn't show that

Mr. Lowell stated the following:

- we have 1.8 acres of parks, they don't need a 5 acre per thousand ratio
- this setting, in a downtown location, is not an area where you will want to set aside for soccer and ball fields
- this is more of an urban downtown feel

Commissioner Onderko asked if the intent is to have all of these units for sale or some for rentals?

Mr. Lowell stated the multi-family units would be for rent.

Commissioner Onderko asked who would own and maintain the multi-family units and asked if it will be a fair market rental rate.

Mr. Lowell stated he will build, own and maintain the multi-family units at a fair market rental rate.

Commissioner Duncan asked if there were any plans for moderate income housing for the working middle class?

Mr. Lowell stated the Housing Element has requirements set and they will comply with that.

Chairman Hogan stated the following:

- he has said this before, he would like to see some jobs over there because residential does not support a town
- he would like to see a ratio for potential job opportunities versus number of residence, where you don't generate traffic and you generate some tax revenue to pay for amenities

Mr. Lowell stated they are generating tax revenue, the 55,000 square feet of retail in The Village, is larger then what has ever been proposed before.

Commissioner Kelly asked if there has been any interest in bringing a business to locate there.

Mr. Lowell stated yes, he is not interested in building a spec place.

Councilmember Wheeler stated the following:

- he likes the Webb Street extension
- he asked about the traffic controls at Doc Barnes and King Road

Todd Lowell stated at Doc Barnes and King Road there will be a signal.

Councilmember Wheeler stated the following:

- we need to make sure the parking in the residential and commercial areas is addressed
- there appears to be safe walkways to school
- his concern for the open space area is, can the town afford to maintain it
- maybe the maintenance could be maintained by the HOA

Mr. Lowell stated the objective is to make this a complete community treasure where the school can use it for science purposes, field trips and neighbors can use it to walk to Raley's or the library.

The following residents made comments on the The Village:

- Joshua ?, Day Avenue: this will not benefit the ones that already live here, there will be a major traffic impact
- Martin Fahning, Loomis resident: the will cause high density, traffic impact, lack of parking, like to see more police and fire in the area
- Kyle Black : this will cause an impact on the schools and there will be a lack of parking provided for visitors in the development
- Cheryl Hadley, Laird Street: there will be a traffic impact on Horseshoe Bar Road, two story homes looking into their yards (lack of privacy)
- Kitty Thompson, new business owner and resident: the town needs to fix the roads and transient population before a development adds more impacts on the schools, traffic and the lack of parking for visitors
- Kim Fittke, Humphrey Road: this is the fourth proposal that has been seen for this area; this proposal has been in the works for a while and there has been a lot of input from the residents; there are no changes in this project from the first time it came forward; would like to hear a summary from the developers perspective on what changes they have incorporated based on the feed-back that they have received previously from the Town
- Susan Talman, resident for nineteen years: the project is too dense; cautioned before the Town loses any of the open space; lack of parking for visitors; and lack of community, educational and cultural services
- Kay Duke, resident for 46 years: sad to see this happen to our small town, that is why they moved here
- Frank ?: how will the noise be mitigated (I-80) , this project will have the density like the other cities, the project will stand out rather than blend in
- Marvin Patterson, Loomis resident: this will cause an impact on the schools, rather have single story homes
- Julie Black, off Dias Lane: this is like a project that would be in Sacramento and we are not Sacramento
- Walt Scherer, Frost Lane: not enough adequate parking and circulation; parking needs to be close to the library to get the best use; the

General Plan Amendments need a finding of significant community wide benefit for each one; and we need 1.5 million dollars in commercial revenue if we want to survive as a town

- Stephanie Henry, Bush Lane: we need better traffic circulation and a pedestrian circulation plan; not sure how the park will work with safe routes to school; and there are no amenities for residents
- Michael Morris, Laird Street: noise pollution during construction, need to expand the Loomis Library
- Roger Smith, Wells Avenue: need more park space; the three story apartments next to Raley's is not the vision for Loomis; didn't see any routes to school shown; the General Plan Amendments need to be a community wide benefit; and the highest density is at the most congested area in Loomis
- Nathan Cox, off of David and Day Avenue: what is the benefit to Loomis; and will our Fire Department, Law Enforcement and emergency services be able to support the increase in density
- Justin Masters, Thornwood Drive: too dense; not enough parking; urged Council to look at the character of Loomis and what we want here
- Chris Alston, Silver Ranch Road: they were originally told that the homes backing up to their development would be single story homes so they wouldn't be looking into back yards; they were also told there would be a distance between the two developments; to make this fit into Loomis it needs to be one level and smaller homes
- Steve Alston, Silver Ranch Road: increase of 5000 trips a day is a big deal for Loomis (major traffic impact); who will pay and maintain the parks, open space and security; and if this goes through, than the sign that says "a small town is like a big family" has to come down
- Andrew Richardson, Day Avenue: there will be a lot more traffic and concerned with safety for kids going to school
- Jenny Knisley, Hunters Drive: we need more education on this and she is in favor of the commercial
- Bert Braun, Taylor Road: this is a good project, the commercial and additional housing will help the downtown area
- Randy Elder, Mareta Lane: this is a golden opportunity for Loomis to get it right and give the town additional retail space and housing
- Ramona Brockman, Horseshoe Bar Road: this is a good opportunity for Loomis; keep more of the trees for shade; it does need more civic space, mixed use, commercial; and suggested mixing the affordable homes throughout the commercial and mixed use areas
- Russ Kelley, Barton Road: if we are going to have a vibrant community then we will need to fund it, a lot of time has been put into this project and we should help Mr. Lowell get it done

Councilmember Ucovich stated the following:

- the facts presented tonight have not been totally accurate
- he would like to see the plan submitted over six years ago, it was totally different
- the smallest zoning we had was 3500 square foot lots and none of those are in this project
- Mr. Lowell's first project had Craftsman homes with regular streets, it was a great plan
- today's plan is market driven (high density)
- we need a development that is indicative of Loomis, not of the other areas
- there needs to be about 5 ½ acres of parks provided from this development
- there will be a major impact on the schools, not counting Bickford Ranch Development that will also impact Loomis schools
- he is not in favor of the narrow alleys and dead-ends in the development
- we promised Day Street residents that we would only allow one-story houses backing up to their development

Councilmember Baker stated the following:

- he heard a lot about schools, parking, larger civic space
- talking about types of houses with alleys, there are a lot of people going to the compact lifestyle

Councilmember Black stated the following:

- they want to make this work for everyone and get it right
- he appreciates the points that have been brought out and we want them incorporated in the project

Mayor Morillas stated the following as a recap on what was discussed and needs to be addressed in the project:

- health and safety issues
- parking issues
- impact on schools
- impact on traffic and noise
- walking and biking trails
- more park space
- single story houses
- more commercial
- more civic areas
- keep the trees

Rick Angelocci, Town Manager, stated the following:

- comments can still be submitted at Town Hall at www.loomis.ca.gov and reference the project
- this is the first few steps in a lengthy process, there will be many hearings in front of the Planning Commission and the Council
- we will post on the website when all the hearings will be
- the project can still be modified

ADJOURNMENT The workshop adjourned at 8:15 p.m.



Mayor



Town Clerk

