



**TOWN OF LOOMIS
PLANNING COMMISSION MINUTES
LOOMIS TOWN HALL
6140 HORSESHOE BAR ROAD, SUITE K
LOOMIS, CALIFORNIA**

TUESDAY

APRIL 15, 2008

7:30 P.M.

CALL TO ORDER The meeting was called to order at 7:30 pm

PLEDGE OF ALLEGIANCE

ROLL CALL Present

- Chairman Hogan
- Commissioner Wilson
- Commissioner Obranovich
- Commissioner Arisman
- Commissioner Thew (Arrived at 7:34 p.m.)

COMMISSION AND STAFF COMMENTS

Chairman Hogan addressed the audience and explained the 5 minute time limit for public comment.

PUBLIC COMMENT

No public comment

ADOPTION OF AGENDA

A motion was made to adopt the agenda by Commissioner Obranovich and seconded by Commissioner Arisman and passed by a voice vote:

*Ayes: Obranovich, Arisman, Wilson, Thew, Hogan
Noes: None*

CONSENT AGENDA

- 1. MINUTES OF MARCH 18, 2008**
- 2. PROJECT STATUS REPORT**

Public Comment on Consent Agenda:
No public comment

RECOMMENDATION

**REVISED AND APPROVED
RECEIVED AND FILED**

A motion was made to adopt the consent agenda with the minutes as revised by Commissioner Wilson and seconded by Commissioner Arisman and passed by a voice vote:

*Ayes: Wilson, Arisman, Obranovich, Thew, Hogan
Noes: None*

PUBLIC HEARINGS

3. #06-15 Morgan Estates Subdivision and Conditional Use Permit

The Town of Loomis has received an application for a clustered subdivision of 10 residential lots located off of Saunders Ave. across from Wine Way and Frost Lane APN: 044-123-006. The site is

zoned (RR) and designated Rural Residential in the General Plan. The proposed project, if granted an approval, could be found to be consistent with the Zoning Ordinance and General Plan. A Mitigated Negative Declaration is being proposed for approval with this project. The comment period on the MND is from March 28, 2008 to April 15, 2008.

Recommended Action: Continue item #3 to the May 20, 2008 Planning Commission meeting.

Public Comment:

No public comment

A motion was made to continue the Morgan Estates Subdivision and Conditional Use Permit to the May 20, 2008 Planning Commission meeting by Commissioner Wilson and seconded by Commissioner Thew and approved by the following voice vote:

Ayes: Wilson, Thew, Hogan, Obranovich, Arisman

Noes: None

4. Sierra de Montserrat Subdivision, Tree Protection Mitigation Revision, Barton and Rutherford Roads

Revision to the Tree Mitigation and Protection Plan. Revision has been recommended by the Town's consulting arborist. Proposes a re-vegetation/restoration type of mitigation in place of replanting and incentives

Recommended Action: Hear staff report and applicant presentation. Take public comment, consider proposal and give direction to staff.

Public Comment:

Riley Swift- Restoration Resources- 3868 Cincinnati Ave, Sacramento

Mr. Swift presented the proposed revision to the Tree Mitigation and Protection Plan to the Planning Commission, submitted in October 2007, and summarized the report in a presentation attempting to outline the established value of habitat within the Montserrat subdivision. He explained the use of conservation easements and other components for habitat enhancement and restoration.

Chad Akre-Restoration Resources- 3868 Cincinnati Ave, Sacramento

Mr. Akre presented an explanation on how to quantify impacts to the habitat and what methods were used in the report by Restoration Resources. He then explained the text of the report in relation to the idea of ideal habitat value for wildlife species.

Dr. Patrick Shea- Wildlife Heritage Foundation

Dr. Shea expressed his encouragement for the proposed project and how the Wildlife Heritage Foundation would be the steward of the conservation easements and how the endowment worked. He said that he believed the plan took a scientific, ecological approach and addresses total habitat, not just an inch for inch mitigation.

*Robert Weygandt- 4595 Wise Road, Lincoln
(Wildlife Heritage Foundation Board)*

Mr. Weygandt expressed his belief that Placer County should be different than other counties by preserving open space and commented that one viable option is habitat restoration.

Irene Smith- 6755 Wells Ave

Mrs. Smith commented that she did not understand why deer fencing was erected to make a zoo out of historical habitat corridors and wetland areas. She said that it was setting a dangerous precedent for keeping wildlife out of such areas.

Pat Miller- 4395 Gold Trail Way

She asked what happens to trees on individual lots and how the town would get monies for open space in the future if the in-lieu mitigations were not required. She asked that there be a public meeting onsite in order to better understand the proposal.

Kim Fettke- 4920 King Road

Mrs. Fettke also requested that an onsite meeting be scheduled to better understand the benefits and drawbacks of the proposal.

Riley Swift- Restoration Resources

Mr. Swift responded to the questions made by the public and Commissioners. He said that the trees on individual lots would be protected by conservation easements and other trees will be saved through mitigation across the site on review. He said that they are not proposing to clear cut any lots and the removal of trees would be approved by the Town consulting arborist. He also commented that in lieu fees were not the best way for a jurisdiction to retain trees. He explained that the fencing is in place to restrict deer from eating the vines and grapes in the vineyard and not to restrict movement within the site corridor. He said that the mitigation and review may last for ten years/until build out and that the funds would be in place for such a stewardship.

Ken Menzer- Abacus Tree, Loomis Consulting Arborist

He supported the idea of diversity of tree species to prevent disease and said that the plan could work on a project of this size with monitoring.

Planning Commission Discussion

In response of Mrs. Smith's comments about deer fencing, Chairman Hogan stated that the deer fencing was not the issue at hand, and that the right to farm existed at Montserrat, and with that right goes the right to protect your crop. This is in accordance with the provisions of the zoning ordinance.

The Commissioners began deliberating and Commissioner Thew suggested that the Commission request an onsite meeting at the Montserrat subdivision in order to have the plan explained to them where they could better understand the proposal and ask questions of the applicant. The Commission also requested that the council be there and directed staff to coordinate a joint meeting of the Council and Commission.

Chairman Hogan directed staff to organize an onsite joint workshop of the Council and Commission at the Montserrat subdivision and to visit a separate development where private land has been restored and preserved in the same way.

5. Loomis Plaza Sign Review and Variance Request, 5911 King Road, APN: 044-200-015.

Property owner is requesting approval to change the existing Loomis Plaza monument sign to allow for 36 more inches in height (3 feet) and to allow for interior illumination.

Recommended Action: Review staff report, take public comment, discuss and approve Resolution #08-04 for the Loomis Plaza monument sign review and variance with the findings in Exhibit A and the recommended conditions in Exhibit B.

Public Comment:

Cecil Price- 11920 Brooke Crest Drive, Auburn

Mr. Price explained his reasoning for a sign variance request at his property on 5911 King Road. He asked that the site be internally lit because kids habitually kick out external lighting. He apologized to the Commission for his current illegal signage and said that he would remove all of the unapproved signage. He said that he would put the lighting on a timer to shut off at closing time (9pm) and agreed with the Commissioners that an open bottom structure would be more aesthetically pleasing.

Commissioner Thew said that she was concerned with the effect on night sky and Commissioner Obranovich suggested that Mr. Price look into solar power. Chairman Hogan said that he did not like the extension piece on the bottom of the sign and wanted it to remain open.

A motion was made by Commissioner Obranovich and seconded by Commissioner Wilson to approve Resolution #08-04 to allow an 8' sign at 5911 King Road with attached findings and conditions and approved by the following vote:

Ayes: Obranovich, Wilson, Hogan, Arisman, Thew

Noes: None

6. Request by Poppy Ridge (Poppy Hills) Homeowners Association to revise condition #44 of project approval to allow 25' side and rear setbacks from the current 30' required in conformance with the Zoning Ordinance.

Request to amend condition of approval for setback requirements in the Poppy Ridge subdivision by the Poppy Hills Home Owners Association.

Recommended Action: Review attached documentation and revise condition #44 to allow 25' side and rear setbacks (from 30') in the Poppy Ridge subdivision in conformance with the Zoning Ordinance.

Public Comment:

Mr. William Loscatoff- Poppy Hills HOA

GW Engineers recommended the setback change at the time of the subdivision application. He stated that the HOA requested the revision to the current 30' setback required.

Chairman Hogan said that he wanted consistency with the Zoning Ordinance and Commissioner Wilson asked if the HOA must inform the town of changes to the CC&R's. The Town Attorney informed the Commission that any changes or other necessary procedures would be handled by staff.

A motion was made by Commissioner Wilson and seconded by Commissioner Obranovich to approve the revision to the approved conditions per Resolution #08-03 with attached findings and conditions. The motion was approved by the following vote:

Ayes: Wilson, Obranovich, Hogan, Arisman, Thew

Noes: None

7. #08-07 5345 Poppy Ridge Court Design Review

The owner of the parcel at 5435 Poppy Ridge Court has submitted a wall plan for his property and seeks approval for a 1,675 linear foot wall 6' along the side and rear property lines and 3' tall with open wrought iron fencing within the 50' front setback.

Recommended Action: Review staff report, take public comment, and consider options to screen and reduce amount of wall proposed.

Public Comment:

Craig Neubauer- 4720 Minnesota Ave. Fair Oaks

Mr. Neubauer told the Commission that his client wanted a wall on his property and explained the proposal. He said that he provided the church to the east a copy of the plans and they had no problems with the proposal.

Mr. William Loscatoff- Poppy Hills HOA

He said that the CC&R's have no regulations for materials but that the HOA would approve the wall.

Commissioner Obranovich said that this is a significant issue for the town and goes against its philosophy. Commissioner Wilson expressed her concern over the wall and agreed with the

neighbor who wrote the letter speaking against such a wall. She also told the applicant that the Council was planning on conducting a second reading of the proposed fence/wall ordinance. Chairman Hogan was concerned about the slope between lots 2 and 3 and the placement of the wall on the property line.

Following further deliberation a motion was made to deny the Design Review application without prejudice on a motion by Commissioner Obranovich and seconded by Commissioner Thew and approved by the following vote:

Ayes: Obranovich, Thew, Hogan, Wilson, Arisman

Noes: None

BUSINESS

8. 6100 Horseshoe Bar Road Sign Interpretation

Staff is requesting Planning Commission interpretation and direction for an approved Master Sign Plan at 6100 Horseshoe Bar Road.

Recommended Action: Review attached documentation of Planning Director interpretation of Master Sign Plan for 6100 Horseshoe Bar Road related to signage for buildings on corner lots, and affirm or revise interpretation.

Public Comment:

Staff gave a report outlining the issues concerning the proposed signage at 6100 Horseshoe Bar Road and took questions from the applicant.

David McCauley- Horseshoe Bar Holdings LLC

He asked that the Commission interpret the Master Sign Plan since he believed that the wording is vague and ambiguous and might have been approved in error. He said that he thought a sign could be placed on the Horseshoe Bar Rd driveway entrance when he bought the property. He said he was not aware of the specifics of the code enforcement action.

A motion was made by Commissioner Wilson and seconded by Commissioner Arisman affirming the Planning Director's interpretation of the Master Sign Plan criteria for the Loomis retail shopping complex as having one corner unit on Horseshoe Bar and Doc Barnes Road. The motion was approved by the following voice vote:

Ayes: Wilson, Arisman, Thew, Hogan, Obranovich

Noes: None

ADJOURNED: The meeting was adjourned at 10:44 pm.

Matthew Lopez, Planning Technician

Michael Hogan, Planning Commission Chairman