



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

TUESDAY

AUGUST 19, 2008

Tentatively 8:30 P.M.

******Please refer to the Joint Meeting Agenda of the Town Council and Planning Commission which is to start at 7:00 P.M. and is expected to conclude by 8:30 P.M.******

CALL TO ORDER The Meeting was called to order at 8:57 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL Present

Chairman Hogan
Commissioner Wilson
Commissioner Obranovich
Commissioner Thew
Commissioner Arisman

COMMISSION AND STAFF COMMENTS

Chairman Hogan asked for input from other Commissioners concerning which items should be continued and which should be heard at the Planning Commission meeting.

The PC decided to hear items 1, 2, 3, 4 and 5 (continuing items 4 and 5 to the next regularly scheduled meeting on September 16) on the consent agenda and hear item 6 as New Business.

PUBLIC COMMENT

There was no public comment for items not on the agenda.

ADOPTION OF AGENDA

If items on the Agenda will be rescheduled for a different day and time, it will be announced at this time. All matters listed under the Consent Agenda are considered to be routine and all will be enacted by one motion with a voice vote. There is no separate discussion of these items unless members of the Planning Commission, audience or staff request specific items to be removed from the Consent Agenda for separate action. Any items removed will be considered after the motion to approve the Consent Agenda.

A Motion to adopt the agenda was made by Commissioner Wilson and seconded by Commissioner Arisman and approved by a unanimous voice vote.

CONSENT AGENDA

RECOMMENDATION

1. **MINUTES OF JULY 15, 2008**

APPROVED

2. **PROJECT STATUS REPORT**

RECEIVED AND FILED

3. **#04-24 SHAMBAUGH RANCH EQUESTRIAN FACILITY, 5855 SHAMBAUGH LANE, APN: 046-040-038, CONDITIONAL USE PERMIT**

At the Commission meeting of February 19, 2008, the Planning Commission heard complaints from neighbors of Shambaugh Ranch Equestrian Facility regarding the lack of manure pick-up, as conditioned in their approved CUP. The Planning Commission directed staff to monitor the use and to bring back for Commission review at the August 19, 2008 Commission meeting for possible revocation to their CUP.

Recommended Action: Hear staff report, take public comment, and uphold the approved CUP for Shambaugh Ranch.

Public Comment:

There was no public comment regarding the status of the Shambaugh Ranch CUP compliance.

A motion was made by Commissioner Obranovich and seconded by Commissioner Thew to uphold the CUP and accept staff recommendation. The motion was approved by a unanimous voice vote by the Commission.

4. #07-01 NEJADIAN SUBDIVISION, 3739 BERG LANE, APN's: 044-080-052 & -053

The Town of Loomis has received an application for a Subdivision to divide 2 existing parcels into 8 lots on ±9.4 acres. The lots will vary in size from 1.0 - 1.13 acres. This project is located at 3739 Berg Lane, south of Saunders Avenue, APN's: 044-080-052 & -053. The site is zoned (RR) and designated Rural Residential (1-acre minimum) in the General Plan. A Mitigated Negative Declaration (MND) is proposed with mitigation to ensure that no environmental impacts are significant. The project, as proposed, would require the existing homes on Parcel 4 to be demolished. Should the Planning Commission determine to approve the subdivision with the existing homes, a Development Agreement, approved by the Town Council, is required prior to the subdivision action becoming effective. The comment period on the MND is from June 25, 2008 to July 15, 2008.

Recommended Action: That the Planning Commission hear the staff report, take public comment and consider the draft Resolution # 08-___ approving the eight (8) lot subdivision as allowed by the General Plan and Zoning Ordinance (with a condition to retain the 5 units and to become effective only after Town Council action) and adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan, with the findings in Exhibit A and the recommended conditions in Exhibit B. The Planning Commission may recommend that the Town Council review the subdivision if it favors the Alternate-A proposal submitted by the Developer.

Public Comment:

Mr. Jerry Aclass- Burrell Consulting

Mr. Burrell introduced himself and said that he was amenable to continuing the item to the next meeting.

A motion was made by Commissioner Obranovich and seconded by Commissioner Arisman to continue the item to the next scheduled meeting on September 16, 2008 and placing the item as the first public hearing on the agenda.

5. REVISIONS TO THE TOWN OF LOOMIS ZONING ORDINANCE REGARDING DRAFT WINERY USE IN THE CENTRAL COMMERCIAL (CC) AND GENERAL COMMERCIAL (CG) ZONING DISTRICTS

The Town of Loomis Planning Commission will consider draft revisions to the Zoning Ordinance to allow winery use in the Central Commercial Downtown Core and General Commercial zoning districts. This may involve revision to the winery standards under section 13.42.290 and the definitions of winery in section 13.80.020.

Recommended Action: Hear staff report, take public comment, discuss and continue to the September 16, 2008 Planning commission meeting.

Public Comment:

A motion was made to continue item 5 to the September 16, 2008 meeting by Commissioner Thew and seconded by Commissioner Arisman and approved by a unanimous voice vote.

Public Comment on Consent Agenda:

NEW BUSINESS

6. GENERAL PLAN CONFORMITY RESOLUTION, TOWN OF LOOMIS PROPERTY ACQUISITION AND TOWN HALL RELOCATION, 3671 TAYLOR ROAD, TOWN CENTER COMMERCIAL LAND USE DESIGNATION, CENTRAL COMMERCIAL (CC) ZONING

The Town of Loomis is planning on purchasing an approximately 3,330 square foot existing office building located at 3671 Taylor Road, to serve as the new Town Hall. Pursuant to California Government Code Section 65402, "the Planning agency must make a finding of General Plan conformance whenever a governmental entity proposes to acquire or dispose of property."

Recommended Action: Adopt Resolution #08-11 finding that the acquisition and use of the property located at 3671 Taylor Road is in conformance with the Town of Loomis 2001 General Plan.

Public Comment:

Commissioner Obranovich inquired about adequate parking and was informed by staff that there are 8 parking spaces to the rear and that the town would not protest inclusion in a future parking assessment district. Chairman Hogan said that it may be a good idea to conduct public service out of the adjoining building and using the property as administrative use. Commissioner Thew asked if there were still plans to include a municipal building in the Loomis Villages project and was told by the Manager that the civil plans were still in the plan.

A motion was made by Commissioner Thew and seconded by Commissioner Arisman to approve Resolution #08-11 finding that the acquisition and use of the property located at 3671 Taylor Road is in compliance with the Town of Loomis 2001 General Plan.

ADJOURNED AT 9:12 p.m.

INFORMATION SUBMITTED AT HEARING OR AFTER PREPARATION OF PACKETS

The Planning Commission may not have time to read written information submitted at the hearing or after 5:00 p.m. the Friday before the scheduled hearing date. We encourage you to present your comments, during the scheduled time period, at the public hearing.

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

In compliance with the Americans with Disabilities Act, the Town of Loomis encourages those with disabilities to participate fully in the public hearing process. If you have special needs or requirements in order for you to attend or participate in the Town's public hearing process or programs, please contact Town Hall at 652-1840 prior to the public hearing or program you wish to attend, so that we can accommodate you.

ADMINISTRATIVE REMEDIES MUST BE EXHAUSTED PRIOR TO ACTION BEING INITIATED IN A COURT OF LAW

If you challenge the proposed project described above in court, you may be limited to raising only those issues you raised at the public hearing described in this notice, or in written correspondence delivered to the Town at, or prior to the public hearing.

APPEAL PERIOD

** There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party by submittal of a written appeal request to the Loomis Town Clerk, 6140 Horseshoe Bar Road, Suite K, Loomis, California, 95650. **