



**TOWN OF LOOMIS
PLANNING COMMISSION MINUTES
LOOMIS DEPOT
5775 HORSESHOE BAR ROAD
LOOMIS, CALIFORNIA**

TUESDAY

February 17, 2009

7:30 P.M.

CALL TO ORDER Meeting called to order at 7:33 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL Present Chairman Hogan
Commissioner Wilson
Commissioner Obranovich
Commissioner Thew
Commissioner Arisman

COMMISSION AND STAFF COMMENTS

NONE

PUBLIC COMMENT

NONE

ADOPTION OF AGENDA

The agenda was adopted on a motion by Commissioner Obranovich and seconded by Commissioner Arisman and approved by a voice vote:

Ayes: Obranovich, Arisman, Thew, Wilson, Hogan

Noes: None

CONSENT AGENDA

RECOMMENDATION

1. MINUTES OF JANUARY 20, 2009

APPROVED

2. PROJECT STATUS REPORT

RECEIVED AND FILED

Public Comment on Consent Agenda:

None

A motion was made to approve the Consent agenda by Commissioner Obranovich and seconded by Commissioner Thew and approved by the following voice vote:

Ayes: Obranovich, Thew, Arisman, Wilson, Hogan

Noes: None

PUBLIC HEARINGS

3. #08-02 I. DUMM CODE COMPLIANCE APPLICATION, CONDITIONAL USE PERMIT-DESIGN REVIEW-VARIANCE, 3415 & 3485 SWETZER ROAD, APNs 043-030-064 & 043-030-065

Irving Dumm, the applicant, requests a Conditional Use Permit (CUP), Design Review (DR), Sign Review (SR), and Variance (VAR) approval on three parcels/leaseholds located at 3415 and 3485 Swetzer Road, APN's: 043-030-064, -065, and 043-020-022 to continue certain businesses and structures for which Town approvals were never obtained. The CUP is required for Manufacturing/processing-Intensive (§13.28.030) uses within the Light Industrial (IL) zoning district. Design Review is required for the construction of non-permitted structures (in order to verify that all structures that have been illegally erected comply with the town's ordinance). A Variance is requested to allow an office building to remain within the front setback area.

Recommended Action: That this item be continued indefinitely to allow staff to work out the septic/sewer issues with Placer County Environmental Health and South Placer Municipal Utility District. Staff will re-notice the project once all issues have been worked out.

Public Comment:

None

A motion was made to continue the item indefinitely and re-notice the public by Commissioner Arisman and seconded by Commissioner Wilson and approved by the following voice vote:

Ayes: Arisman, Wilson, Thew, Obranovich, Hogan

Noes: None

4. # 08-23 LUGO CONDITIONAL USE PERMIT AND DESIGN REVIEW, 3240 TAYLOR ROAD, APN: 043-014-008

The Town of Loomis has received an application for a free-standing office-warehouse building and auto sales facility to be located at 3240 Taylor Road. A Conditional Use Permit and Design Review approval are required for this proposal. A Categorical Exemption is proposed under CEQA section 15332- in-fill development.

Recommended Action: Staff believes that the Planning Commission should consider approving the project subject to the attached conditions as well as the submitted project description as a classic car restoration facility.

Public Comment:

Richard Rozumowicz- Area West Engineers

Mr. Rozumowicz reiterated his agreement with provided staff conditions and discussed the Google images and videos taken by Mayor Scherer. He also described the fees the town would receive as a result of the development. He also mentioned the 300' mailing notice labels and that they had been sent to adjacent neighbors notifying them of the project.

Vic Markey- 3254 Taylor Road

Mr. Markey said that the business was not appropriate for the zone since all is residential and he was concerned with the run-off, pollution and lot coverage percentage. He was also worried about affected property values.

Ray Miller-3151 Rippey Road

Mr. Miller voiced his support for the project.

George Basera- Loomis Building Systems

He worked on the project and said that it would be a great addition to the town and area.

John Ireland- 3777 Bankhead Road

Mr. Ireland said that he knew the Lugo's and was excited to see potential a possible positive income stream and revenue. He was hopeful that the use would act as a seed and encourage other business to locate there. He mentioned that if the parcel is a gateway site, it is in disrepair

and should be improved. The boundary line issue could be held off by holding permits and he supported the resolution between the neighbors and the Lugo's.

Colleen Romig- 3244 Taylor Road

Mrs. Romig spoke to the history of the parcel and the affects on the family. She asked for a 1 month postponement on the decision by the Commission so that she could complete negotiations with the Lugo's.

Scott Jordan- Penryn

Mr. Jordan said that he understood the position of those against the project but thought the Lugo's would do an excellent job.

Mike Phillips- 3150 Orchard Park Ct.

Mr. Phillips was concerned about the added traffic and that the school traffic was already routed his direction. He asked that other businesses not be able to just rent space and should be required to receive approval from the town.

Brian Schell-3010 Orchard Park Ct.

Mr. Schell did not think that auto restoration use was viable at the location and that the noise and other nuisances might be to much to mitigate.

Hazel Hinline- 3443 Barker Road

Mrs. Hinline talked about the use and that it would be a successful business with the approval of a Use Permit. She said the conditions would be enough to mitigate noise and the Lugo's would be good neighbors and run a successful business. She talked about the history of Loomis' incorporation and the resultant General Plan and Zoning decisions that led to the area in question being zoned General Commercial.

Paul Scheiss- 3070 Eagles Nest Dr (Legacy Lane HAO Pres.)

Mr. Scheiss stated that he had spoken with the applicants and was concerned that the project was in their backyard.

Walt Scherer- Mayor

Mr. Scherer submitted a letter of request to play a series of videos he took of the Lugo business in Huntington Park.

Jeremy Sutter-3145 Orchard Park Ct

Mr. Sutter asked why the videos were played when the submitter was not here to talk about them. He did not understand the reasoning for the video and thought that they had no basis to the approval of the project for Loomis.

Omar Lugo- Applicant

Mr. Lugo addressed the Commission and stated that the video taken was of his family property but did not include his business. Wants to locate in Loomis and to be treated fairly and will have a great, clean facility. He felt that the videos attacked his project and were unethical in nature. He went on to say that he has made concessions such as lowering the height of the building and agreeing to the conditions put on his project by staff.

Planning Commission deliberation

Chairman Hogan-

He said that although he had not been able to attend the January meeting, he had spoken with staff, listened to the audio tapes and felt that he could make an informed unbiased decision. He also said that the videos presented by Mr. Scherer did not show anything that had to do with this hearing. He asked if the uses were allowed by the zoning in southern California and thought that if the use was in violation then they would be important.

Commissioner Obranovich

He was worried about the lot line issue and wanted to see resolution to the problem to the satisfaction of both sides. The town attorney said that a condition could be added to not issue a building permit until the matter was resolved by the neighbors.

Commissioner Arisman-

She was concerned that about the filtration system in the accudraft paint booth, traffic from Del Oro and circulation.

Commissioner Wilson

She reiterated that the use was approved for the applied zoning and that staff report and information on this and all projects was available for public review. She asked that the trees on Taylor screen the use and said that 15 gallons would actually be healthier trees in the long run if planted correctly and were better than larger gallon sizes.

Commissioner Thew

She expressed her concern that the Commission would not be able to make the findings and approve the use permit given the proposed use and design of the building. She reminded the Commission that this was a "Gateway" area and should be treated with special deference.

The Commission added a condition that the lot line/modular issue be resolved prior to building permit issuance.

Following further discussion a motion was made by Commissioner Obranovich and seconded by Commissioner Wilson to approve Resolution #09-01 with changes to the conditions and the added condition that the lot line be resolved prior to the issuance of a building permit for Building A with the findings in Exhibit A and the conditions (revised) in Exhibit B. The motion was passed by the following roll call vote:

Ayes: Obranovich, Wilson, Hogan

Noes: Arisman, Thew

ADJOURN: The meeting was adjourned at 9:32 PM.

Ryan Wunsch, Assistant Planner

Janet Thew, Planning Commission Chairman