



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

TUESDAY

FEBRUARY 19, 2008

7:30 P.M.

CALL TO ORDER

Meeting was called to order at 7:31pm

PLEDGE OF ALLEGIANCE

ROLL CALL All Present

–	✓	Chairman Hogan
–	✓	Commissioner Wilson
–	✓	Commissioner Obranovich
–	✓	Commissioner Thew
–	✓	Commissioner Arisman

COMMISSION AND STAFF COMMENTS

Commissioner Arisman- Asked about solar energy and if the Commission would like to discuss at a future meeting. (Commission directed staff to agendize a discussion on solar energy for next month's meeting).

PUBLIC COMMENT

None

ADOPTION OF AGENDA

Staff asked Commission to move Item #8 up on the agenda to Item #5.

A motion was made by Commissioner Arisman to adopt the agenda with Item #8 moving to Item #5 and seconded by Commissioner Obranovich and approved by the following voice vote:

Ayes: Wilson, Obranovich, Hogan, Arisman, Thew

Noes: None

CONSENT AGENDA

- 1. MINUTES OF JANUARY 15, 2008**
- 2. PROJECT STATUS REPORT**

RECOMMENDATION

REVISED AND APPROVED
RECEIVED AND FILED

Public Comment on Consent Agenda:

There was no public comment on the Consent Agenda. The Commission clarified direction of future Project Status Reports with staff.

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

Ayes: Wilson, Obranovich, Hogan, Arisman, Thew

Noes: None

PUBLIC HEARINGS

- 3. #07-05 Landmark Construction, Design Review Approval, 5948 King Road
APN: 044-072-045**

Applicant requests Design Review approval to obtain occupancy in existing buildings as office use. Work to be done includes improvements to the parcel, and ADA compliance and landscaping improvements. The site is located at 5948 King Road APN 044-072-045. The site is zoned Office Commercial and designated CO in the General Plan. The proposed project, if granted Design Review approval, could be found to be consistent with the Zoning Ordinance and General Plan.

Recommended Action: Review staff report, take public comment, discuss, and approve. A categorical exemption of environmental impact is proposed under section 15332.

Public Comment:

Following staff report, Commissioner Wilson asked for clarification on the shed located onsite and whether it is considered a cargo container or a shed. Staff informed Commission that it is a shed and was pre-existing when Landmark Constructions purchased the property. Applicant indicated that the shed is used for storage of chairs and paperwork. Commissioner Obranovich asked if the access to the parking in the rear was adequate. Staff informed Commission that the access width conformed with the Town's standards. Commissioner Arisman asked about dumpster and trash enclosure onsite, as there was not one shown on the site plan. Staff informed Commission that applicant must comply with Auburn Placer Disposal and that a garbage can would most likely suffice, do to their volume. (Conditioned to have weekly refuse pick-up).

Kevin Brennan-5948 King Road

Does not anticipate needing a dumpster as they currently use two garbage cans (one for recycling paper and one for trash). Confirmed that the existing shed is used strictly for storage of chairs and tables. Was concerned with some of the Conditions of Approval.

The Commission and staff reviewed and discussed the draft conditions of approval. Some conditions were modified, removed, and/or combined with other conditions. A condition was added to require parking for bicycles.

A motion was made by Commissioner Obranovich to approve this project with the discussed modifications to the conditions of approval. Motion was seconded by Commissioner Thew and approved by the following voice vote:

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

**4. #06-26 Loomis Basin Veterinary Clinic, Modification to Conditional Use Permit (CUP)
3901 Sierra College Blvd. APN: 044-121-053 & 054.**

The Town of Loomis has received an application for a Modification to an Existing Conditional Use Permit to allow future phased expansion of the current veterinary facilities. Planned construction is to include 27,000-35,000 square feet of facility area. The site is zoned (RE) and designated Residential Estates in the General Plan. The proposed project, if granted a CUP Modification approval, could be found to be consistent with the Zoning Ordinance and General Plan. A Mitigated Negative Declaration has been prepared for this project.

Recommended Action: Review staff report, take public comment, discuss item and continue to the March 18, 2008 meeting.

Public Comment:

Following staff report, the Commission was concerned with the amount of impervious parking, the dates for proposed phasing of the project, and potential project extensions. Another concern was with future traffic and the Veterinary Clinic's ingress and egress on Sierra College Boulevard. A stop light might eventually be needed. There was some concern with potential lot coverage (structures) and total pervious coverage.

Greg Fellers-3304 Opal Lane

Stated that he dislikes the idea of impervious paving. Indicated that trucks with trailers unloading horses need a non-slippery surface (pervious) for safety reasons. The dates for phasing were given as a benchmark and by no means are they set in stone. Finally, as a commercial operation supplied by well, the Placer County Environmental Health Department has them do extensive testing on a regular basis.

Rick Frey-8830 King Road

Had specific questions/comments pertaining to Draft Conditions of Approval and discussed solar energy as possible mitigation. Mr. Frey had a concern with the parking (per square footage). He stated that 1 space for every 250 square feet seems too high of a ratio.

Paul Fellers-110 Boulder St., Nevada City

Spoke about parking and how he would like to break it down by the different uses and not go by the 1 space per 250 square feet (too high of a ratio).

Sonja Junghardt-5855 Shambaugh Lane-Shambaugh Ranch Equestrian Facility

Re-iterated Greg Fellers sentiments about safety concerns if impervious paving will be required. Believes it is unsafe for horses and their owners when they are trying to unload them from their trailers.

Dom Fortunato-5948 Via Francesca Ct.

Stated that it is ludicrous to approve a project on a Use Permit for something fifteen to twenty years down the line. He would like to see a specific zoning for this type of land use.

After public comment, Commission discussed issue about the timeframe of this project and the possible rezoning (special zoning) to make this process easier. Commissioner Wilson would like to see flexibility in the phasing of this project (can be done in any order). Commissioners thought that the 1 parking space per every 250 square feet might not be realistic. Commissioner Arisman would like them to keep their existing well as a reserve, if and when they connect to city water (PCWA). Future traffic is going to be a major issue.

A motion was made by Commissioner Obranovich to continue this item to the March 18, 2008 Planning Commission meeting. Motion was seconded by Commissioner Thew and passed by the following voice vote:

Ayes: Wilson, Obranovich, Hogan, Arisman, Thew

Noes: None

5. Workshop on 2008-2013 Housing Element Update

The workshop will focus on the Housing Element update, receive public input, and address questions. Current housing programs, housing resources, and housing constraints will be reviewed. The workshop will also summarize key opportunities and issues identified in the November 6, 2007, Town Council meeting on the Housing Element and the January 15, 2008, Planning Commission hearing on revisions to the Zoning Ordinance to implement the current Housing Element.

The Housing Element, part of the Town's General Plan, is required to be revised every five years by State law and must follow the Housing Element Guidelines published by Housing and Community Development. Basically, the Element update will include an evaluation of the Town's 2006 Housing Element, an assessment of housing needs based on demographic data, an inventory of land resources available to increase the housing supply, a discussion of constraints and barriers to the development of new housing, a statement of housing goals, a list of housing policies and recommendations, and a Housing Element implementation program and schedule.

Recommended Action: Hear presentation by consultant, take public comment, and continue to a date certain in March 2008.

Public Comment:

Lisa Wise gave an informative presentation to the Commission regarding the Housing Element and what needs to be accomplished to comply with State law. Stated that 148 affordable housing units are currently needed. She recommended the rezoning of properties to increase densities. June 2008 is the deadline to adopt Housing Element. Commissioners questioned if current approved projects can count towards the Town's required numbers and were told "yes" (Taylor Road Mixed Use Project).

No motion was determined to be made, however, this item will be continued to the March 18, 2008 Planning Commission meeting.

6. Revisions to the Town of Loomis Zoning Ordinance Regarding Draft Winery Use in the Central Commercial Zoning District

The Town of Loomis Planning Commission will consider draft revisions to the Zoning Ordinance to allow winery use in the Central Commercial Downtown Core. This may involve revision to the winery standards under section 13.42.290 and the definitions of winery in section 13.80.020. A Negative Declaration will be required for a change to the allowed uses.

Recommended Action: Staff has been re-working a proposed recommendation on this project and recommends it to be continued to March 18, 2008.

Public Comment:

No public comment.

A motion was made by Commissioner Obranovich and seconded by Commissioner Thew to continue this item to the March 18, 2008 Planning Commission meeting and passed by the following voice vote:

Ayes: Wilson, Obranovich, Hogan, Thew, Arisman

Noes: None

7. Revisions to the Town of Loomis Zoning Ordinance and General Plan to Implement the Housing Element and Facilitate a Variety of Housing Types

The Town of Loomis Planning Commission will consider draft revisions to the Zoning Ordinance to implement the 2001-2008 Housing Element and facilitate a variety of housing types. Such revisions may include one or more of the following: Allowing 15 units per acre in the General Commercial Zoning District or the Commercial Tourist zoning District or identifying a specific site(s) for medium and high-density residential development at 15 units per acre or requiring a residential component of 15 units per acre in mixed-use projects. The Town will amend the General Plan and Zoning Ordinance to allow high-density residential development of at least 15 dwelling units per acre "by right" on at least 10 acres of these sites - (the lands behind Raley's) formerly known as the Gates property or other appropriate sites suitable for medium and high-density residential development"

Recommended Action: Continue public hearing to March 18, 2008.

Public Comment:

No public comment.

A motion was made by Commissioner Thew and seconded by Commissioner Arisman to continue this item to the March 18, 2008 Planning Commission meeting and passed by the following voice vote:

Ayes: Wilson, Obranovich, Hogan, Thew, Arisman

Noes: None

NEW BUSINESS

8. Shambaugh Ranch, 5855 Shambaugh Lane, #04-24 Conditional Use Permit.

Letter requesting Commission to consider revocation of Conditional Use Permit for non-compliance with bi-weekly pickup of manure.

Recommended Action: Review staff report, take public comment, and discuss.

Public Comment:

Following staff report, the Commission wanted to hear from the parties involved.

Maureen Reissmann-5837 Shambaugh Lane

Shambaugh Ranch's approved CUP requires that manure be removed bi-weekly (Condition of Approval #29). Stated that Mrs. Junghardt (owner and operator of Shambaugh Ranch) has failed to abide by this condition recently. Mrs. Reissmann informed Commissioners that she could provide proof of once-per-month pickup dating back eight to ten months. Stated that her and her husband would like for the Commission to revoke Shambaugh Ranch CUP due to non-compliance.

Sonja Junghardt-5855 Shambaugh Lane

Stated that her vendor was having vehicle problems and that there are not many manure removing companies. At this time however, she has found a new vendor who has agreed to bi-weekly manure removal. Went on to say that the Reissmann's are the only neighbors who complain.

After public comment, the Commission directed staff (Code Enforcement) to monitor Shambaugh Ranch for bi-weekly manure pickup. Monitoring to take place for six months. After the six months have elapsed, Commission to review spreadsheet and all documentation pertaining to required bi-weekly pickup. If Shambaugh Ranch fails to comply with bi-weekly pickup for these six months, a revocation hearing will be agendized.

Meeting ADJOURNED at 10:40 P.M.

Michael Hogan, Chairman

Matt Lopez, Planning Technician