



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

TUESDAY

JANUARY 15, 2008

7:30 P.M.

CALL TO ORDER Meeting called to order at 7:31 p.m.

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

A motion was made to adopt the agenda by Commissioner Thew and seconded by Commissioner Arisman and approved by the following voice vote:

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

CONSENT AGENDA

RECOMMENDATION

- | | |
|--|-------------------------------|
| 1. MINUTES OF DECEMBER 18, 2007 | REVISED & APPROVED |
| 2. PROJECT STATUS REPORT | RECEIVED AND FILED |

Public Comment on Consent Agenda:

There was no public comment on the Consent Agenda. The Commission clarified direction of minutes with staff.

A motion was made to adopt the consent agenda by Commissioner Thew and seconded by Commissioner Wilson and approved by the following voice vote:

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

PUBLIC HEARINGS

- 3. #07-05 Landmark Construction Design Review 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: Continue Item #3 to February 19, 2008 Planning Commission meeting. Staff was attempting to setup a meeting with the applicant to discuss improvement issues prior to bringing the item to the Planning Commission. A categorical exemption of environmental impact is proposed under section 15332.

Public Comment:

There was no public comment on the agenda item.

A motion was made to continue the item to the February 19, 2008 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. 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: Open public hearing, take testimony, discuss and make a recommendation to the Town Council on proposed revisions.

Public Comment:

Following staff report questions were asked of staff regarding the inclusion of wineries/tasting rooms in the Central Commercial (CC) zoning district. The Commissioners and staff discussed the definition of wineries and whether or not to include wineries in the downtown core (CC zoning district). Points of discussion included agricultural uses, processing of wine and what combination of uses should be allowed when considering the ordinance revisions.

Ron Morris- Secret Ravine Winery

Mr. Morris took questions from the Planning Commissioners and offered information relating to the Placer County draft winery ordinance and his own experiences as a vintner (winemaker). He related the amount of wine that would most likely be practical for storage, tasting and sales within a parcel of limited space in the downtown core. He states that the Placer county draft winery ordinance has set to define a small winery as any winery under 20,000 cases. He said that a typical small winery can produce roughly 20,000 gallons (and that is the expected yield from the Montserrat vineyard). He also informed the PC about the licensing requirements for the FED govt. (excise taxes) and state ABC licensing board.

Roger Smith- 6755 Wells Avenue

He stated his concern with having a winery in the rural areas with regards to the traffic and tours that the tasting would bring and stated that these events should be located within the downtown area to draw foot traffic and other business to the area. He said that he was concerned with the traffic, congestion and noise levels that would be present with the winery being open in the rural area.

Staff was directed by the PC that they would like to allow this use in the downtown core below 20,000 cases with a MUP Also, to research how this would affect other districts and to continue to search other areas such as Nevada City, Sonoma, etc. for ordinances or regulation for a downtown winery/ tasting area and report back to the Commission with more information at the next meeting.

A motion was made to continue the item to the February 19, 2008 meeting by Commissioner Wilson and seconded by Commissioner Thew and approved by the following voice vote:

Ayes: Wilson, Thew, Hogan, Obranovich, Arisman

Noes: None

5. 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: Open public hearing, take testimony, begin discussion and give any direction on proposed revisions to staff and continue item to February 19, 2008, for final recommendations to the Town Council on proposed revisions.

Public Comment:

Staff report was given to the Commission and discussion ensued concerning the density requirements by the State (15 units per acre is goal but 20 u/pa is State default) and the timeline that the town must follow. Staff was proceeding according to the timeline set forth in November by the consultant and mentioned that they were looking for direction on how to proceed: specific sites, Village at Loomis (at 25/20 as proposed by the applicant) or other methods. Could bring in a consultant to discuss design and understand how other intricacies affect density. Staff informed the PC about density/zoning revisions to other areas, along Sierra College Blvd., the KOA property on KOA, the Gates property and the vacant parcel on Brace Rd and Sierra College Blvd. The town is also looking into affordable housing programs to help first time buyers.

The PC directed staff to focus on the KOA property on Taylor Road, The Village at Loomis and other sites.

A motion was made to continue the item to the February 19, 2008 meeting by Commissioner Obranovich and seconded by Commissioner Thew and approved by the following voice vote:

Ayes: Obranovich, Thew, Hogan, Wilson, Arisman

Noes: None

NEW BUSINESS

6. Consideration of Possible Components of Design Guidelines – Master Plan Section Review

Staff informed the PC that they had decided to draft a letter to the Town council to hire a consultant to help with the Design Guidelines. The Director spoke about the two large projects in town and retaining the assistance of the consultants working on those projects to assist the town in drafting the guidelines. The Director also talked about utilizing green building and possibly LEED, solar power stub out, sun lights, etc. Ground mounted solar arrays may need to be looked at in the future and design or other requirements could be needed.

The meeting was adjourned at 10:00 p.m.

Ryan Wunsch, Assistant Planner

Chairman Hogan, Planning Commission