



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

TUESDAY

January 20, 2009

7:30 P.M.

CALL TO ORDER Meeting was called to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present	Acting Chair Thew Commissioner Wilson Commissioner Obranovich Commissioner Arisman
Absent	Chairman Hogan

COMMISSION AND STAFF COMMENTS: None

PUBLIC COMMENT: None

ADOPTION OF AGENDA

The Commission decided to move item 5 to item 4 and adopted the agenda on a motion made by Commissioner Obranovich and seconded by Commissioner Arisman and approved by a voice vote:

Ayes: Obranovich, Arisman, Thew, Wilson

Noes: None

Absent: Hogan

CONSENT AGENDA

RECOMMENDATION

- | | |
|---------------------------------|--------------------|
| 1. MINUTES OF DECEMBER 16, 2008 | APPROVED |
| 2. PROJECT STATUS REPORT | RECEIVED AND FILED |

Public Comment on Consent Agenda:

There was no public comment on the Consent Agenda

A motion was made by Commissioner Obranovich and seconded by Commissioner Wilson to adopt the Consent agenda and approved by a voice vote:

Ayes: Obranovich, Wilson, Arisman, Thew

Noes: None

Absent: Hogan

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: Hear staff report, take public comment and continue this item to the February 17, 2009 Planning Commission meeting to allow staff, applicant, and Placer County Environmental Health to discuss and work further on the septic/sewer issue.

Public Comment:

There was no public comment on this item.

The item was continued to the February 17, 2009 Planning Commission meeting on a motion made by Commissioner Arisman and seconded by Commissioner Wilson and approved by the following voice vote:

Ayes: Arisman, Wilson, Obranovich, Thew

Noes: None

Absent: Hogan

4. #09-01 SWETZER ROAD BUSINESS PARK EXTENSION REQUEST, 3363 & 3373 SWETZER ROAD, APNs 043-020-015 & 043-030-062

The Town of Loomis has received a one (1) year extension request for Swetzer Road Business Park, previously approved in 2006, Resolution #06-20 (SUBD, CUP, DR). The project consists of subdividing two parcels into six parcels and building six new office buildings.

Recommended Action: Hear staff report, take public comment and approve a one year extension for Swetzer Road Business Park.

Public Comment:

Bill Mitchell-Project applicant/engineer

Mr. Mitchell stated that the extension was needed due to the challenging economic times and that the project may need to apply for an additional extension in 12 months depending on how the market reacts.

A motion was made by Commissioner Wilson, seconded by Commissioner Obranovich and approved by a voice vote:

Ayes: Wilson, Obranovich, Arisman, Thew

Noes: None

Absent: Hogan

5. # 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: Hear staff report, take public comment and discuss design review approval. Staff is unable to recommend approval of the metal building on Taylor Road, but provides information and recommendations for the Planning Commission if it is found appropriate.

Public Comment:

Richard Rozumowicz- Applicant/engineer

Mr. Rozumowicz outlined the changes to the project from the November meeting and discussed the merits of the project. He stated that he felt the buildings were adequately setback that the 35' height was allowed by ordinance and that all equipment, cars etc. would be stored inside the buildings which is why they were asking for the size included in the plan.

Pete Lugo- Lead Designer

Mr. Lugo discussed the changes to the submitted elevation plan and explained the additions of the stucco, scaling and improvements to the front of the project.

Hazel Hineline-

Mrs. Hineline talked about the applicants and told the Commission that they run a good, clean business and should be welcomed into the town.

Vic Markey- Taylor Road

Mr. Markey said that he did not agree with the use, did not like the building and thought that it was out of character and not appropriate for the location on Taylor Road.

Scott Jordan- Penryn

Mr. Jordan said that he had known the Lugo's for a good amount of time and that they were looking to make Loomis their place of business in addition to their home and that they would be a benefit to the community.

Following public comment the Commission deliberated and discussed the project and public testimony. The Commission discussed the height, design and that the parcel is a talked about "Gateway" entry point into Loomis. The use itself came into question and the Commission was worried that the use would be strictly automotive collision repair and restoration. They discussed the paint booth and hazardous materials and were informed by staff that those regulations and approvals would be conducted by Environmental Health and Air Pollution Control. The discussion then led to an analysis of the building and discussion on lighting, fencing and roof pitch design. The Commissioners reviewed the conditions of approval and made some revisions to the recommendations. Following this deliberation a motion to conceptually approve the motion was made by Commissioner Wilson and seconded by Commissioner Obranovich. A roll call vote resulted in a 2-2 decision (Chairman Hogan was unable to make the meeting) which resulted in an automatic denial of the motion. After further discussion, it became apparent to the Commissioners that there was not enough agreement on the focus points of the project, namely the building height and lack of massing, scale and design; fencing, onsite lighting (in particular the lighting on Taylor Road), proper Hazardous Material protection and resolution to the onsite modular owned by the abutting property owners at 3244 Taylor Road.

After further discussion, a motion to continue the item to the February 17, 2009 meeting was made by Commissioner Arisman and seconded by Commissioner Thew and approved by a voice vote:

Ayes: Arisman, Thew, Obranovich, Wilson

Noes: None

Absent: Hogan

ADJOURN: The meeting was adjourned at 9:53 p.m.