



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

TUESDAY

JANUARY 19, 2010

7:30 P.M.

CALL TO ORDER 7:36pm

PLEDGE OF ALLEGIANCE

ROLL CALL COMMISSIONER ARISMAN - *Present*
COMMISSIONER FETTKE - *Present*
COMMISSIONER OBRANOVICH - *Present*
CHAIRMAN THEW - *Present*
COMMISSIONER WILSON - *Present*

COMMISSION COMMENTS: (1) *Commissioner Wilson asked about the Loomis Strategic Planning Survey and its intent. (2) Chairman Thew asked the Commission if there were any items that they may want to discuss at future meetings (Water Efficient Landscape Ordinance [WELO]; staff report/conditions of approval; procedures). (3) Commissioner Wilson asked if the Commission should be aware of any new landscape requirements.*

STAFF COMMENTS: (1) *Staff indicated that the survey is for the Council and will be referred to at their Goals Session meeting on February 13, 2010. (2) Regarding the WELO, the Town Attorney stated that the Commission will be informed of any legal updates and Town Engineer Brian Fragio stated that the Town is using the State requirements at this time.*

PUBLIC COMMENT FOR ITEMS NOT ON AGENDA: *None*

ADOPTION OF AGENDA: *A motion to move items 5 and 6 before item 4 was made by Commissioner Wilson and seconded by Commissioner Obranovich and passed by a unanimous voice vote.*

CONSENT AGENDA

RECOMMENDATION

1. MINUTES OF NOVEMBER 17, 2009

AMENDED & APPROVED

2. PROJECT STATUS REPORT

RECEIVED AND FILED

PUBLIC COMMENT ON CONSENT AGENDA: *A motion to adopt the Consent Agenda was made by Commissioner Obranovich and seconded by Commissioner Wilson and passed by a unanimous voice vote.*

PUBLIC HEARINGS

3. PROJECT #09-24 - REQUEST TO MODIFY THE APPROVED IMPROVEMENT PLANS FOR LOT 5 OF THE BRACE RANCH ESTATES SUBDIVISION, LOCATED OFF OF BRACE RANCH COURT, ASSESSOR'S PARCEL NUMBER 044-360-005.

Craig & Joyce Chamberlain, the owners, are requesting to bring in 80 cubic yards of fill dirt to match elevation of the building envelope for lot #5 of Brace Ranch Estates. This request is not consistent with the improvement plans for the Brace Ranch Subdivision. The lot is a 0.328-acre parcel located at the north-west end of Brace Ranch Court. The property is zoned Single-Family Residential 10,000 sq.ft. lot minimum (RS-10).

RECOMMENDATION: Adopt Resolution #10-0_ finding that the revised grading on lot 5 of Brace Ranch Estates is in conformance with the General Plan and the Municipal Code.

PUBLIC COMMENT:

The Commission discussed the following issues with regards to tree #89:

- *Two arborists, including the Town Arborist, have determined that the tree is now dead/dying and recommend removal.*
- *What was the health of the tree prior to site clearing/grading?*
 - *Pictures show the tree was fenced during initial site grading/clearing, dated August 7, 2006.*
 - *Did the wrought-iron fence installation kill the tree?*
 - *Did the drainage outlet that releases near the tree factor into it dying?*
 - *The Town Engineer stated that the onsite grading was done according to the approved improvement plans, however, they did grade a few feet within the drip-line of tree #89, per recent pictures.*
- *Is preservation feasible even though it has been determined to be dead/dying?*
- *Was a 5 year, \$10K Security Bond ever received from the initial developer?*

After further discussion, Chairman Thew asked if a tree protection plan was done, as required by condition of approval #27. How might that affect the other owners within the vacant subdivision if one was never done? The Town Attorney stated that the conditions of approval run with the land and that mitigation for tree removal is required per condition #27. The new landowners are responsible for satisfying that condition. The

Commission directed staff to review the Brace Ranch Estates conditions of approval and verify if condition #27 (tree protection and mitigation plan) was ever done. If not, staff to provide what mitigation is required and the potential mitigation options (i.e. replanting, in-lieu fees). The Commission also directed staff to contact the arborist who did the initial Tree Assessment of the subdivision (Pat Britton of North Fork Assoc.) to verify the health of tree #89 in 2006. More discussion took place on how and who's responsible for tree #89 being dead/dying:

- *Did the Town require the drainage outlet to be located near the tree?*
- *Was the wrought-iron fence required to be placed at the southern boundary of the Open Space and Tree Preservation Area, 2 feet from the tree?*

A motion to continue this item to next month's meeting to allow staff to obtain more information on items discussed was made by Commissioner Obranovich and seconded by Commissioner Wilson and passed by a unanimous voice vote.

BUSINESS

4. *ITEM #6 - GENERAL DISCUSSION OF THE DRAFT TREE ORDINANCE

RECOMMENDATION: Discuss, give staff consensus direction.

PUBLIC COMMENT: *The Commission discussed with staff the following topics regarding the draft tree ordinance:*

- *Add reference to the importance of ANSI standards, with copy available at Town Hall*
- *Add Tree Matrix, as done by Ken Menzer (Town Arborist)*
- *Educational component needed*
- *Reference Model Water Conservation Ordinance, as adopted by Town Council*
- *Require conservation easements for groves*
- *Progressive fines*
- *Require building envelopes on tentative/final maps*
- *Clarification of timing for tree removals (only at issuance of improvement plans or building permit)*
- *Projects should be designed to accommodate protected trees onsite*
- *10 year, \$10K bond – work on security bond for mitigation fees*
- *Maintenance of oak trees as part of an Assessment District*
- *The cost to pay for their arborist & the Town arborist is an issue*
- *Tree Ordinance summary should be on website*
- *Incentives – Allowing native trees under 6" to count as mitigation if saved with some length of guarantee (time-frame to be discussed further)*

5. ***ITEM #4 - TOWN PURCHASE OF THE HERITAGE PARK ESTATES SUBDIVISION, PHASE 2**

RECOMMENDATION: Adopt Resolution #10-__ finding that the Town's purchase of the Heritage Park Estates Subdivision, located at the south-end of South Walnut, is in conformance with the Town's General Plan.

PUBLIC COMMENT:

6. ***ITEM #5 - COMMISSION MEETING START TIME**

RECOMMENDATION: Discuss beginning meetings at an earlier time.

PUBLIC COMMENT: *The Commission decided to bring this item back for discussion in 6 months (July 20, 2010).*

ADJOURN: Meeting adjourned at 10:40pm

Matt Lopez, Planning Technician

Janet Thew, Chairperson