



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

<b>TUESDAY</b>	<b>JANUARY 28, 2014</b>	<b>7:30 PM</b>
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**CALL TO ORDER**      Call to order by Chairman Mike Hogan at 7:31

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

present Chairman Hogan  
present Commissioner Baker  
Present Commissioner Duncan  
present: Commissioner Wilson  
Absent: Commissioner Miller

**COMMISSION COMMENTS**

none

**PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA**

none

**ADOPTION OF AGENDA**

If items on the Agenda will be rescheduled for a different day and time, it will be announced at this time. All matters listed under the Consent Agenda are considered to be routine and all will be enacted by one motion with a voice vote. There is no separate discussion of these items unless members of the Planning Commission, audience or staff request specific items to be removed from the Consent Agenda for separate action. Any items removed will be considered after the motion to approve the Consent Agenda.

Motion to accept the agenda: Jean Wilson  
 Seconded by: Brian Baker  
 Vote: Ayes 4 - Noes 0

**CONSENT AGENDA**

**RECOMMENDATION**

**1. DECEMBER 17, 2013 MINUTES**  
 motion to approve – Wilson; Seconded by B. Baker  
 Vote: Ayes – 4 Noes – 0

**APPROVE**

**2. PROJECT STATUS REPORT**  
 Chairman Hogan brought up questions concerning the variance submitted for 5900 Craig Ct. T.M Rick Angelocci acknowledged concerns and made the commission aware of a meeting staff was holding on Wednesday 1/29/14 with Todd Lowell regarding the variance request.  
 Motion to adopt Item 2 Planning Status Report: Brian Baker  
 Seconded by Jeff Duncan  
 Vote: Ayes – 4 Noes - 0

**RECEIVE AND FILE**

**PUBLIC COMMENT ON CONSENT AGENDA**

none

**PUBLIC HEARING**

**3. 2013-2021 DRAFT HOUSING ELEMENT AND NEGATIVE DECLARATION**  
 The purpose of the Housing Element Update is to establish goals, policies, and programs that address identified housing needs. The Housing Element Update has been prepared to meet the requirements of state law and community objectives as stated in the Town’s General Plan. The Housing Element Update is a policy document. No development or construction is being proposed. The document determines whether the Town can accommodate its regional housing allocation to meet its fair share of housing for all economic segments of the community. The document also reviews the results of previously approved programs. A Negative Declaration has been prepared and circulated under CEQA.

A No Effect Determination (NED) application has been filed with the California Department of Fish and Wildlife.

**RECOMMENDATION:** Hear staff report, hear presentation from Housing Consultant, take public comment, discuss and approve Resolution #14-01 recommending that the Town Council approve a Negative Declaration and amend the General Plan by adopting the 2013-2021 Housing Element with the findings in Exhibit A.

The 2013-2021 Draft Housing Element presented by consultant Lisa Wise

**COMMISSION COMMENTS:**

Commissioner Wilson asked for clarification on vacant lots and potential utility service

Chairman Hogan opened the discussion regarding units per acre, multi-family housing, potential zoning changes and utility service, especially SPMUD. Additional discussion of terms included within the element and understanding of the housing element as written.

**PUBLIC COMMENT:** None

Motion to approve Resolution #14-01 recommending that the Town Council approve a Negative Declaration and amend the General Plan by adopting the 2013-2021 Housing Element with the findings in Exhibit A: Jeff Duncan

Seconded by: Brian Baker

Roll Call vote: Commissioner Wilson- Aye  
Commissioner Baker- Aye  
Commissioner Duncan-Aye  
Chairman Hogan - Aye

**INFORMATION ITEM**

**3. SPMUD UPDATE**

Town Manager Rick Angelocci provided an update on the S.P.M.U.D lack of capacity issue. At present time they have no ability to provide service to new projects within the town. A 2 x 2 committee has been formed and will meet to resolve the issue. It is estimated that it will be approximately 3 to 5 years before resolution at a cost of about 5 to 7 million dollars.

**ADJOURN: 8:15PM**

**INFORMATION SUBMITTED AT HEARING OR AFTER PREPARATION OF PACKETS**

The Planning Commission may not have time to read written information submitted at the hearing or after 5:00 p.m. the Friday before the scheduled hearing date. We encourage you to present your comments, during the scheduled time period, at the public hearing.

**ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS**

In compliance with the Americans with Disabilities Act, the Town of Loomis encourages those with disabilities to participate fully in the public hearing process. If you have special needs or requirements in order for you to attend or participate in the Town's public hearing process or programs, please contact Town Hall at 652-1840 prior to the public hearing or program you wish to attend, so that we can accommodate you. Materials relating to an item on this agenda can be obtained at Town Hall (3665 Taylor Road) or on the Town's website at [www.loomis.ca.gov](http://www.loomis.ca.gov).

**ADMINISTRATIVE REMEDIES MUST BE EXHAUSTED PRIOR TO ACTION BEING INITIATED IN A COURT OF LAW**

If you challenge the proposed project described above in court, you may be limited to raising only those issues you raised at the public hearing described in this notice, or in written correspondence delivered to the Town at, or prior to the public hearing.

**APPEAL PERIOD**

\*\* There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party by submittal of a written appeal request to the Loomis Town Clerk, 3665 Taylor Road, Loomis, California, 95650. \*\*

Signed March 25, 2014 at Loomis, California.

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Carol Parker, Planning Assistant