



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

TUESDAY

July 21, 2009

7:30 P.M.

CALL TO ORDER *Meeting called to order at 7:31pm.*

PLEDGE OF ALLEGIANCE

ROLL CALL *Present* Commissioner Arisman
Present (via phone) Commissioner Fettke
Present Commissioner Obranovich
Present Commissioner Wilson
Present Chairman Thew

COMMISSION AND STAFF COMMENTS *None*

PUBLIC COMMENT *None*

ADOPTION OF AGENDA

A motion to adopt the agenda was made by Commissioner Obranovich and seconded by Commissioner Arisman and passed by a unanimous voice vote.

CONSENT AGENDA

1. MINUTES OF JUNE 16, 2009
2. MINUTES OF JUNE 30, 2009
3. PROJECT STATUS REPORT

RECOMMENDATION

APPROVED

APPROVED

RECEIVED AND FILED

CONSENT PUBLIC HEARINGS

4. A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS APPROVING A 2 YEAR EXTENSION OF TIME FOR A CONDITIONAL USE PERMIT, DESIGN REVIEW AND SIGN REVIEW FOR A 2,400 SQ.FT. CHINESE RESTAURANT AT 6130 HORSESHOE BAR ROAD.
5. A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS APPROVING A MODIFICATION TO EXTEND THE TIME OF AN APPROVED CONDITIONAL USE PERMIT FOR THE TAYLOR ROAD MIXED-USE PROJECT (PAT CANNON, LLC) AT APN'S: 044-123-072 & 044-123-073.
6. EXTENSION OF TIME FOR THE APPROVED POPPY RIDGE PHASE 2 TENTATIVE MAP, LOCATED AT 5145 JAMES DRIVE, FOR JAMES BERTONI.

APPROVED RESO. #09-10

APPROVED RESO. #09-11

RECEIVED AND FILED

PUBLIC HEARINGS

7. #08-20 & #08-22 Town of Loomis Housing Element Update, An Amendment to the Town of Loomis General Plan, Draft Inclusionary Ordinance, Zoning Amendment (Will Propose Negative Declaration of Environmental Impact)

The Commission will focus on the vacant land survey, housing types to be included as affordable housing, and proposed new and zoning programs in connection with the Draft Housing Element, receive public input, and address questions. Current housing programs, housing resources, and housing constraints will be reviewed. The continued hearing (from discussions of the November 6, 2007, Town Council meeting on the Housing Element, January 15, 2007, and February 19, 2008 Planning Commission hearings leading to the re-noticed April 21, 2009 hearing on the draft Housing Element and continued hearings since then. One of the goals of the Town's current and proposed Housing Element is to adopt an Inclusionary Housing Ordinance that requires at least 10 percent of the units in market-rate developments to be affordable to very low, low, and moderate-income households. This ordinance will identify acceptable methods to provide affordable housing such as: a) construction of housing on-site, b) construction of housing off-site, c) dedication of land for housing, and d) payment of an in-lieu fee.

Recommended Action: Receive public testimony on the draft General Plan Housing Element and Inclusionary Housing Ordinance. **Staff recommends that the Planning Commission adopt Resolution #09-09, recommending that the Town Council forward the draft 2008-2013 Housing Element Update to the Department of Housing and Community Development. Continue Inclusionary Housing Ordinance to the September 15, 2009 Commission meeting.**

Public Comment:

Commissioner Wilson asked what the Planning Commission's recommendation will mean. Staff informed her that the Commission's recommendation sites are for the Town Council to review and determine what properties to utilize and what parts of those properties are to be zoned for affordable housing, in order to comply with State Law. Commissioner Arisman asked if all property owners have been notified that their property(ies) are currently recommended sites for further consideration. Staff informed her that all property owners have been properly notified.

Lisa Wise (Consultant working with the Town on the Housing Element Update) gave a presentation to the Commission. She answered Commissioner Thew's question regarding why the CDBG Grant was denied (it may be due to the Town not having an updated Housing Element certified by the State. Commissioner Thew wondered if the numbers for persons ages 24-38 owning property have gone down due to a lack of affordable housing available. Lisa Wise concurred with Commissioner Thew and also stated that the current economy (job loss, hard to get lending) has also played a factor in that decline.

Cane Sussman (5535 Mimosa Ct.) – Concerned about Humphrey Road site. Does not feel it fits the search criteria and feels it would create too much traffic near elementary school.

Carolyn Bohannon (5540 Mimosa Ct.) – Humphrey Road site is not a good fit (high-density near elementary school). She does understand that State Law requires this of the Town.

Paul Billick (5690 Monte Claire Ln.) – Asked why student housing was talked about regarding the sites off of Sierra College Boulevard. Believes there are wetlands near or on the Jenson/Kuykendall properties.

Pauline Jenson (5955 Sierra College Blvd.) – She opposed her properties being re-zoned for higher density. She feels her and her husband's properties do not meet the search criteria and want their properties to be removed from consideration.

Derek Cole (Cota Cole & Associates, 2261 Lava Ridge Ct., Roseville, 95661) – Stated he is the Attorney for the Jenson’s. Recommended that their properties not be forwarded to the Town Council for re-zoning consideration. The owners are not interested and there are many oak trees onsite. He also stated that re-zoning their properties would create an island of high-density within an area surrounded by large parcels.

Commissioner Thew stated that she is not a fan of the Humphrey Road site and heard good arguments regarding the Jenson & Kuykendall properties off of Sierra College Boulevard. She wouldn’t mind removing both from the “recommended sites” map. Commissioner Fettke wanted to clarify that the Commission wasn’t recommending any of the sites for strictly student or senior housing but just for high-density, affordable housing. She also agreed with Janet about removing the Humphrey Road site and the Jenson/Kuykendall properties from the map. Commissioner Wilson stated that the Commission should forward their reasons for removing those sites from the “recommended sites” map to the Town Council. The Commission expressed concerns over the infrastructure availability for the Loomis Marketplace site (east of and adjacent to Interstate 80).

Commissioner Obranovich motioned to remove the Humphrey Road site and the properties owned by the Jenson’s and Kuykendall’s (off of Sierra College Blvd.) from further consideration, due to the discussed concerns amongst Commissioners while forwarding the Housing Element, and the revised recommended sites to the Town Council for further consideration. The motion was seconded by Commissioner Arisman and passed by the following roll call vote:

Ayes: Arisman, Fettke, Obranovich, Thew, Wilson
Noes: None

- 8. #09-05 Frank & Teresa Duarte Minor Land Division at 5954 Oak Street, APN: 044-116-010**
Frank and Teresa Duarte, the owners, request a Minor Land Division (MLD) approval on a 0.5±-acre residential parcel located at 5954 Oak Street, APN: 044-116-010. The request is to divide the 0.5±-acre residential parcel into 3 residential lots. The property is zoned RS-5 (Single-Family Residential 5,000 sf. lot minimum) and designated "Residential – Medium-High Density" in the General Plan. The proposed project, if granted Minor Land Division approval, could be found to be consistent with the General Plan and the Zoning Ordinance. The project is Categorically Exempt under CEQA Section 15315.

Recommended Action: Hear staff report, take public comment, and approve Resolution #09-12 approving a Minor Land Division at 5954 Oak Street with the recommended findings and conditions of approval.

Public Comment:

The Commission discussed if the Zoning Ordinance allows them the flexibility to interpret where setbacks are defined. It was determined, with direction from the Town Attorney, that the Commission does have the flexibility to interpret where setbacks are defined. The Commission agreed with the proposed tentative map as submitted regarding proposed parcel C’s front setback location.

Greg Schell (Project Engineer, Land Development Services) – Discussed the project and answered the Commission’s questions regarding proposed parcel C’s building envelope.

Frank Duarte (2303 Duarte Rd., Penryn, 95663) – Commission asked him if he plans to sell or build-out the proposed parcels. Mr. Duarte expressed to the Commission that he purchased the property as an investment and doesn’t know if he will sell the lots or build the homes himself.

A motion to approve the Duarte Minor Land Division, with the added condition to stub-out for solar, was made by Commissioner Obranovich and seconded by Commissioner Arisman and passed by the following roll call vote:

Ayes: Arisman, Fettke, Obranovich, Thew, Wilson
None: None

9. #09-04 Proposed Draft Zoning Ordinance Revision for Entire Town on Processing Ground Mounted Solar Array Systems

Staff is projecting an increase in building permit applications for ground mounted solar array systems. The Town currently does not have a solar array ordinance and the expediting of solar energy permit applications would be better served with a solar array ordinance in which to reference.

Recommended Action: Open public hearing, take comments, review proposed draft ordinance revision, and approve Resolution #09-13 recommending the Zoning Ordinance Revision to the Town Council for review.

Public Comment:

Staff asked that all Planning Commissioners forward their questions and ideas to the Town Attorney for review and inclusion in future staff report.

A motion to continue this item to the next scheduled Planning Commission meeting was made by Commissioner Fettke and seconded by Commissioner Obranovich and passed by a unanimous voice vote.

ADJOURN: *Meeting adjourned at 9:57pm.*