



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

TUESDAY

June 16, 2009

7:30 P.M.

CALL TO ORDER *Meeting called to order at 7:36pm*

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioner Arisman	-	<i>Present</i>
Commissioner Fettke	-	<i>Absent</i>
Commissioner Obranovich	-	<i>Present</i>
Commissioner Wilson	-	<i>Present</i>
Chairman Thew	-	<i>Present</i>

COMMISSION AND STAFF COMMENTS *None*

PUBLIC COMMENT *None*

ADOPTION OF AGENDA

A motion to swap items 4 and 5 and adopt the amended Agenda was made by Commissioner Obranovich and seconded by Commissioner Arisman and passed by a unanimous voice vote.

CONSENT AGENDA

- 1. MINUTES OF MAY 19, 2009**
- 2. PROJECT STATUS REPORT**

RECOMMENDATION

AMENDED & APPROVED
RECEIVED AND FILED

Public Comment on Consent Agenda: *None*

A motion to adopt the Consent Agenda was made by Commissioner Wilson and seconded by Commissioner Arisman and passed by a unanimous voice vote.

PUBLIC HEARINGS

- 3. #09-07 Irving Dumm Variance , 3485 Swetzer Road, APN: 043-020-022,**
Irving Dumm, the applicant, requests a Variance (VAR) approval on a 1.4-acre parcel located at 3485 Swetzer Road, APN: 043-020-022. The Variance request is to allow an existing modular office building to be located within the front setback area. The parcel is owned by Union Pacific Railroad with Mr. Dumm as the lease-holder. The property is zoned Light Industrial (IL) and designated "Light Industrial" in the General Plan.

Recommended Action: Hear staff report, take public comment, and approve Resolution #09-06 denying a request for a Variance, with the recommended findings.

Public Comment:

Jeff Dumm (4415 Racetrack Rd., Rocklin) - Mr. Dumm submitted two documents to the Commission and staff (variance request description and site plan with measurements of three possible locations) and discussed the possible locations and their limitations. One of the locations is currently being sub-leased to a landscape company and they use the area for parking their vehicles. Another location brought about noise concerns, as it is located 50' from the railroad tracks with no buffer to deflect train noise. The third location would restrict delivery vehicles from making the necessary turn radius needed. His father, Irving Dumm, asked staff how they determined the front, side, and rear setbacks of his parcel (lease-hold). Staff referred to §13.30.110 C. – Measurement of Setbacks.

Commissioner Thew stated that the modular office should never have been placed on the property without first being permitted. Commissioner Obranovich said it is a fairness issue to the rest of the community that the structure be moved outside of the setbacks, as it is too close to the neighboring property. Commissioner Wilson said that the hardest part is making the legal findings to approve the variance.

A motion to approve Resolution #09-06 denying the request for a variance was made by Commissioner Obranovich and seconded by Commissioner Wilson and passed by a unanimous voice vote.

4. #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. 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. ***Continue discussion of vacant sites and policies in proposed draft Housing Element and give staff direction. Staff recommends that the Planning Commission adopt Resolution 09-___, recommending approval of the 2008-2013 Housing Element Update to the Town Council. Continue Inclusionary Housing Ordinance to July meeting.***

Public Comment:

Pat Cannon (1011 Jacob Ln., Carmichael) – He talked about his project (Taylor Road Mixed Use) and stated that with the carriage units, his project will provide affordable housing. He also informed staff and the Commission that his project is currently in a holding pattern until the market turns.

Commissioner Wilson spoke about the KOA site on Taylor Road as an attractive site for re-zoning (walkability is perfect with Downtown Loomis and the Rocklin projects going on in the vicinity). Commissioner Wilson asked staff if there is policy that requires the Town to provide for the homeless. She was also curious if the Town has considered 3 story buildings. The Planning Director informed the Commission that 100 or more affordable housing units is exempt from CEQA (California Environmental Quality Act). She also stated that the Town must still follow all other local, state, and federal laws but it would not require an environmental document (Environmental Impact Report, Mitigated Negative Declaration).

The Commission and staff talked about the Inclusionary Ordinance, and the Planning Director informed them that an in-lieu fee will have to be included. By consensus, the Planning Commission decided to continue this item to the July 21, 2009 Planning Commission meeting.

5. #09-08 Sierra Christian Academy Conditional Use Permit & Design Review, 6245 King Road APN: 043.030.019

David & Cynthia White, representing Sierra Christian Academy, are requesting approval of a Conditional Use Permit (CUP) and Design Review (DR) to operate a private K-8 school at 6245 King Road APN:043.030.019 on a 1-acre parcel. The use includes up to 180 students and 8-12 staff/administrative employees.

Recommended Action: Hear staff report, take public comment, and approve Resolution #09-0_ approving a request for a Conditional Use Permit & Design Review with the recommended findings and conditions of approval.

Public Comment:

David White (Applicant, 13987 Camino De Lego, Auburn) – Spoke to the issue over the amount of money the improvements cost and who would pay those monies. He hoped that the Commission would decide to hold a special meeting on June 30th in order for the project to be heard.

Commissioner Obranovich wanted to clarify that the money issue is not applicable to the Planning Commission's ultimate decision on approval the Conditional Use Permit.

A motion to continue this item to the June 30, 2009 Special Planning Commission meeting was made by Commissioner Obranovich and seconded by Commissioner Arisman and passed by a unanimous voice vote.

NEW BUSINESS

6. Possible Item on Discussion of General Plan

Recommended Action: That the Planning Commission discuss the possibility of placing an item on a future agenda to discuss the Town's General Plan.

Public Comment:

The Planning Director spoke to the consistency of the General Plan (competing interests/issues). She used the Del Oro Vista' Subdivision as an example, as the road improvements were conflicting with two areas of the General Plan (Water Quality-environmentally friendly, vs. Complete Streets-Downtown Master Plan road standards). Staff would like set policy in zoning ordinance to avoid competing interests in the General Plan (i.e. Open Space issues). Staff and the Commission discussed form based codes and their advantages.

7. #09-10 CORE Placer Cond. Use Permit request for a special meeting of the Commission

Recommended Action: That the Planning Commission schedule a special meeting for June 30, 2009.

Public Comment:

A unanimous voice vote was made by the Commission to hold a Special Meeting on June 30, 2009 at 5:00pm.

ADJOURN: Meeting was adjourned at 10:30pm

Matt Lopez, Planning Technician

Janet Thew, Chairperson