



**TOWN OF LOOMIS  
PLANNING COMMISSION MINUTES  
LOOMIS TOWN HALL  
6140 HORSESHOE BAR ROAD, SUITE K  
LOOMIS, CALIFORNIA**

**TUESDAY**

**JUNE 17, 2008**

**7:30 P.M.**

**CALL TO ORDER**                      **7:34pm**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**All Present**

Chairman Hogan  
Commissioner Wilson  
Commissioner Obranovich  
Commissioner Thew  
Commissioner Arisman

**COMMISSION AND STAFF COMMENTS**

*No Comment*

**PUBLIC COMMENT**

*No Comment*

**ADOPTION OF AGENDA**

*A motion was made by Commissioner Thew to move Brace Ranch Estates to item #5 and adopt the agenda. Motion seconded by Commissioner Arisman and passed by the following voice vote:*

*Ayes: Arisman, Obranovich, Wilson, Thew, Hogan*

*Noes: None*

**CONSENT AGENDA**

- 1. MINUTES OF MAY 20, 2008**
- 2. MINUTES OF MAY 29, 2008**
- 3. PROJECT STATUS REPORT**

**RECOMMENDATION**

**APPROVED**

**CONTINUED TO NEXT MONTH**

**RECEIVED AND FILED**

**Public Comment on Consent Agenda:**

*A motion was made by Commissioner Obranovich to pull Morgan Estates from the Consent Agenda and approve the Consent Agenda with said modification. Motion seconded by Commissioner Thew and passed by the following voice vote:*

*Ayes: Arisman, Obranovich, Wilson, Thew, Hogan*

*Noes: None*

**PUBLIC HEARINGS**

- 4. #06-15 MORGAN ESTATES, SAUNDERS AVENUE  
APN:044-051-048, CLUSTERED SUBDIVISION  
CONCEPTUALLY APPROVED 5/20/2008**

**APPROVE RESO. #08-05**

**Public Comment:**

The Commission had some minor modifications that they wanted staff to make regarding the conditions of approval (specify the dedicated open space parcels, remove duplicate condition, correct the date of approval).

*A motion was made by Commissioner Obranovich to approve Resolution #08-05 with the minor corrections as discussed and seconded by Commissioner Thew and passed by the following roll call vote:*

*Ayes: Arisman, Obranovich, Wilson, Thew, Hogan*

*Noes: None*

## **BUSINESS**

### **5. #05-32 BRACE RANCH ESTATES, Subdivision, 5505 Brace Road, APN: 044-123-006**

The Town of Loomis has received a request from Coldwell Construction to revise the drainage plan from underground piping back to the originally approved V-ditch drainage system on the eastern property line of Brace Ranch Estates. The Town Manager initially approved a revision to allow the drainage to be altered to underground piping at the request of the applicant and acceptance by the neighbors, as outlined in letter of October 2006. Underground piping was completed on the western property line.

**Recommended Action:** Review staff report, take public comment, and direct staff.

#### **Public Comment:**

Dave Hood (Coldwell Construction)- Explained that the V-Ditch drainage system was originally approved by the Planning Commission. He later asked to change the V-Ditch system to a pipe system on the western property line to give those lots backyards. The neighbors were okay with that and the pipe system was installed on the western property line. He was told that the eastern property line would have to be piped drainage as well. Said that a V-Ditch system makes more sense on the eastern property line (referred to Town Arborist report which stated that more trees would be impacted by a piped drainage system rather than a V-Ditch system). The existing V-Ditch drainage has been working great for the past 18 months and would like to leave as-is on the east side.

Randy Howard (3980 Howard Lane)- Large vegetation growth on eastern property line. Would like a fence on his property so he doesn't have to look at the V-Ditch.

Linda Howard (3980 Howard Lane)- Read Adeline Trowbridge's (3990 Howard Lane) letter. Letter supports pipe drainage system. This winter was very dry so actual impact not seen.

Cheryl Benson (5515 Brace Road)- Stated that she did not see any cobble in the V-Ditch and that the drainage was the number one concern before the subdivision was approved. (Submitted pictures)

Bill Mitchell (Land Development Services)- Original design of drainage (V-Ditch) was directed by Town to save trees on eastern property line. V-Ditch drainage system best satisfies the protection of trees. Pipes tend to plug up. Cobble swales are the way of the future (water quality, as directed by the state and fed.'s: Clean Water Act).

Dave Hood- Fence will be on property line so neighbors to the east will not see V-Ditch. The western side is much different (topography) as compared with the eastern side. That is why the pipe drainage was requested on the western side.

The Commission had some concerns with the trees to be impacted if the pipe drainage system was to be installed. Commissioner Obranovich stated that they initially approved the V-Ditch drainage system to save more trees. The Commission asked the Town Engineer about his opinion. He stated that his biggest concern was that a fence on the eastern property line would block drainage from the east because there was no established drainage system east of this subdivision. It was determined that a six inch opening (open fencing) would be placed under any solid fencing to accommodate the natural drainage coming from the east. The owner is to install this fencing.

*A motion was made by Commissioner Wilson to accept the return to the originally approved drainage swale while requiring the owner to build a fence on the eastern property line to accommodate drainage. Motion was seconded by Commissioner Obranovich and passed by the following voice vote:*

*Ayes: Obranovich, Hogan, Thew, Wilson*

## **PUBLIC HEARINGS**

### **6. REVISIONS TO THE TOWN OF LOOMIS ZONING ORDINANCE REGARDING DRAFT WINERY USE IN THE CENTRAL COMMERCIAL (CC) AND GENERAL COMMERCIAL (CG) ZONING DISTRICTS**

The Town of Loomis Planning Commission will consider draft revisions to the Zoning Ordinance to allow winery use in the Central Commercial Downtown Core and General Commercial zoning districts. This may involve revision to the winery standards under section 13.42.290 and the definitions of winery in section 13.80.020. There will be a presentation on this topic at the meeting.

**Recommended Action:** Review staff report, hear presentation, take public comment, and review draft zoning ordinance revisions to existing regulations in the CC and CG zoning districts.

**Public Comment:**

Rod Byars (Nevada City Winery)- Gave presentation and stated that he is here as a tool to help answer any questions.

The Commission asked the number of cases one could expect from an average facility. Mr. Byars stated that a 8,000 sq.ft. facility (the size of his Nevada City Winery) produces 10,000 cases a year. Mr. Byars also stated that a winery in “a downtown location is a win-win situation for all parties” (owner and Town). In his opinion, a facility that can produce 20,000 gallons in a year is a huge winery and too large for our area. He went on to say that wineries bring other businesses, help existing businesses by bringing in customers. The Commission discussed the different types of wineries and how they could be defined (i.e. Wine Tasting=retail, Stored Wine onsite=wine cellar). Chairman Hogan stated that he wants to discourage tasting facilities in rural zoning districts and encourage tasting facilities to the downtown. The Commission discussed further their main concerns (production limits, square footage limits, distance to schools, define tasting room separately than a winery?, and require a use permit).

### **7. #05-33 LOOMIS VILLAS, Conditional Use Permit-Subdivision-Design Review, Taylor Road, APN: 043-030-056, -057**

The Town of Loomis has received an extension of time request to an approved Conditional Use Permit, Subdivision and Design Review to subdivide two parcels into 4 lots consisting of 8 multi-family units and 3 single-family dwellings. The project is located on two parcels, APN: 043-030-056 and 057. The zoning designations are General Commercial (CG) and Single Family Residential (RS-5). A Notice of Exemption was previously filed.

**Recommended Action:** Review staff report, take public comment, and approve the Loomis Villas Subdivision extension of 1 year.

**Public Comment:**

Dave Hood (Coldwell Construction)- Stated that sewer (SPMUD) and water (PCWA) issues have now been resolved. Wanted an extension at this point.

*A motion was made by Commissioner Obranovich to approve Loomis Villas extension for two, one year periods, and have the project come back to the Commission in 12 months for review. Motion was seconded by Commissioner Wilson and passed by the following voice vote:*

*Ayes: Wilson, Obranovich, Thew, Hogan*

*Noes: None*

*Abstain: Arisman*

**ADJOURNED: 10:21pm**

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Matthew Lopez, Planning Technician

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Michael Hogan, Chairman