



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

TUESDAY

MARCH 18, 2008

7:30 P.M.

CALL TO ORDER

Meeting was called to order at 7:33pm

PLEDGE OF ALLEGIANCE

ROLL CALL

_	✓	Chairman Hogan
_	✓	Commissioner Wilson
_	✓	Commissioner Obranovich
_	✓	Commissioner Thew
_	✓	Commissioner Arisman

COMMISSION AND STAFF COMMENTS

Chairman Hogan asked staff if shake roofs are still allowed in town (re-roof and new construction). Staff checked with the Chief Building Inspector, John Kintz, who informed staff that shake roofs are allowed, however, they must be fire retardant shakes.

PUBLIC COMMENT

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.

A motion was made by Commissioner Obranovich to adopt the agenda and seconded by Commissioner Arisman and passed by the following voice vote:

Ayes: Obranovich, Wilson, Thew, Arisman, Hogan

Noes: None

CONSENT AGENDA

- 1. MINUTES OF FEBRUARY 19, 2008**
- 2. PROJECT STATUS REPORT**

RECOMMENDATION

REVISED AND APPROVED
RECEIVED AND FILED

A motion was made by Commissioner Wilson to adopt the consent agenda and seconded by Commissioner Obranovich and passed by the following voice vote:

Ayes: Obranovich, Wilson, Thew, Arisman, Hogan

Noes: None

Public Comment on Consent Agenda:

None

PUBLIC HEARINGS

3. #06-26 Loomis Basin Veterinary Clinic, Modification to Conditional Use Permit (CUP) 3901 Sierra College Blvd. APN: 044-121-053 & 054.

The Town of Loomis has received an application for a Modification to an Existing Conditional Use Permit to allow future phased expansion of the current veterinary facilities. Planned construction to include 27,000-35,000 square feet of facility area. The site is zoned (RE) and designated Residential Estates in the General Plan. The proposed project, if granted a CUP Modification approval, could be found to be consistent with the Zoning Ordinance and General Plan. A Mitigated Negative Declaration has been prepared for this project.

Recommended Action: Hear staff report, take public comment and approve the Modification to existing Conditional Use Permit per Resolution #08-___ finding that the design of the conceptual site master plan is in conformance with Zoning Ordinance and General Plan. A mitigated Negative Declaration is proposed for approval with this project.

Public Comment:

Following staff report, Commissioner Obranovich was concerned with the location of overflow parking and asked the applicant, Greg Fellers, what their plan for overflow parking would be, as the Commission cannot approve any parking on Sierra College Boulevard. Commissioner Wilson stated that 1 space for every 250 sq.ft. does not work for this use, as it is too high of a ratio. Chairman Hogan was concerned with sediment run-off into Sucker Ravine if too much pervious pavement were to be allowed for the proposed driveways and parking. Chairman Hogan stated that he would like to reduce the amount of impervious pavement onsite, sediment run-off into Sucker Ravine would greatly affect water quality and he was worried about consistency. The Commission stated that the Fire District might require impervious pavement and they will determine what is required.

Greg Fellers (3344 Opal Lane)

Would like the Commission to evaluate the parking during each phase of development. Mr. Fellers, responded to Commissioner Obranovich's concern of overflow parking, stating that the Veterinary Clinics pastures can be and have been used in the past for overflow parking on a temporary basis, as needed.

Paul Fellers (110 Boulder St., Nevada City)

Echoed Greg Fellers' comments that a review of the parking requirements at each phase is a good idea. Stated that not all square footage is used for the public (i.e. dog runs, surgery areas, etc.).

A motion was made by Commissioner Wilson to approve this project with the discussed modifications to the conditions of approval. Motion was seconded by Commissioner Obranovich and approved by the following voice vote:

Ayes: Wilson, Obranovich, Hogan, Thew, Arisman

Noes: None

Item #7 has been moved up to Item #4 in order to receive comments from the public in attendance.

4. Workshop on 2008-2013 Housing Element Update

The workshop will focus on the Housing Element update, receive public input, and address questions. Current housing programs, housing resources, and housing constraints will be reviewed. The workshop will also summarize key opportunities and issues identified in the November 6, 2007, Town Council meeting on the Housing Element and the January 15, 2007, Planning Commission hearing on revisions to the Zoning Ordinance to implement the current Housing Element.

The Housing Element, part of the Town's General Plan, is required to be revised every five years by State law and must follow the Housing Element Guidelines published by Housing and Community Development. Basically, the Element update will include an evaluation of the Town's 2006 Housing Element, an assessment of housing needs based on demographic data, an inventory of land resources available to increase the housing supply, a discussion of constraints and barriers to the development of new housing, a statement of housing goals, a list of housing policies and recommendations, and a Housing Element implementation program and schedule.

Recommended Action: Continue indefinitely; staff will re-notice the item for a future Planning Commission meeting.

Public Comment:

The Commission discussed the Housing Element and a report that was put out by SACOG (Sacramento Area Council of Governments) that pertained to the Housing Element.

A motion was made by Commissioner Arisman to continue this item indefinitely and seconded by Commissioner Thew and passed by the following voice vote:

Ayes: Wilson, Obranovich, Thew, Hogan, Arisman

Noes: None

5. Revisions to the Town of Loomis Zoning Ordinance Regarding Draft Winery Use in the Central Commercial Zoning District

The Town of Loomis Planning Commission will consider draft revisions to the Zoning Ordinance to allow winery use in the Central Commercial Downtown Core. This may involve revision to the winery standards under section 13.42.290 and the definitions of winery in section 13.80.020. A Negative Declaration will be required for a change to the allowed uses.

Recommended Action: Open public hearing, take testimony, give direction on proposed revisions, and, recommend the Zoning Ordinance revision to the Town Council.

Public Comment:

Following staff report, the Commission stated that they would like to have an expert come to a meeting and answer questions that they have (i.e. how much square footage is needed to store a certain amount of wine). If wineries are allowed to be up to 10,000 square feet in the Central Commercial (CC) zoning district, how many cases of wine could be accommodated, including space for retail sales and wine tasting? The Commission has many questions that they hope an expert can answer before they proceed and give a recommendation to the Town Council.

A motion was made by Commissioner Thew to continue this item to the April 15, 2008 Planning Commission meeting and seconded by Commissioner Arisman and passed by the following voice vote:

Ayes: Wilson, Thew, Arisman, Obranovich, Hogan

Noes: None

6. Revisions to the Town of Loomis Zoning Ordinance and General Plan to Implement the Housing Element and Facilitate a Variety of Housing Types

The Town of Loomis Planning Commission will consider draft revisions to the Zoning Ordinance to implement the 2001-2008 Housing Element and facilitate a variety of housing types. Such revisions may include one or more of the following: Allowing 15 units per acre in the General Commercial Zoning District or the Commercial Tourist zoning District or identifying a specific site(s) for medium and high-density residential development at 15 units per acre or requiring a residential component of 15 units per acre in mixed-use projects. The Town will amend the General Plan and Zoning Ordinance to allow high-density residential development of at least 15 dwelling units per acre "by right" on at least 10 acres of these sites - (the lands behind Raleys formerly known as) the Gates property or other appropriate sites suitable for medium and high-density residential development.

Recommended Action: Continue indefinitely; staff will re-notice the item for a future Planning Commission meeting.

Public Comment:

Chairman Hogan was curious if “Constraint Analysis” is a useful argument.

A motion was made by Commissioner Arisman to continue this item indefinitely and seconded by Commissioner Thew and passed by the following voice vote:

Ayes: Wilson, Obranovich, Thew, Hogan, Arisman

Noes: None

NEW BUSINESS

7. Discussion of Solar Power

This item was moved up to Item #4 in order to receive comments from the public in attendance.

Recommended Action: Discuss ideas and thoughts on potential ways the Town might want to encourage developers to install solar or other alternate power with future developments in Town.

Public Comment:

After staff report, the Commission discussed options and ideas regarding the use of solar power. This led to a broader discussion encompassing all types of alternative energy as well as promoting Green Building. The Commission thought that it was too premature to start requiring developers to install solar panels for energy. They liked the idea of possibly requiring developers to stub-out for future installation of solar energy. The Commission asked staff to schedule an expert come to and give a presentation regarding Green Building (Quincy McCourt with MNK Construction gave a presentation to the Council on February 12, 2008). They also indicated that the Leadership in Energy and Environmental Design (LEED certification) Green Building and the Build It Green rating systems would be great tools to use in promoting energy and environmentally efficient development. The consensus of the Commission was to bring this item back at the next joint workshop with the Town Council, in order to further discuss this topic.

Rick Frey (8830 King Road)

Strongly supports the use of solar, however, he would not like to see it become a requirement as it is not cost effective at the present time.

ADJOURNED Meeting was adjourned at 10:00pm

Matt Lopez, Planning Technician

Michael Hogan, Chairman