



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

**TUESDAY**

**MAY 20, 2008**

**7:30 P.M.**

**CALL TO ORDER**     7:32 PM

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**            All Present  
Chairman Hogan  
Commissioner Wilson  
Commissioner Obranovich  
Commissioner Thew  
Commissioner Arisman

**COMMISSION AND STAFF COMMENTS**

Town Attorney, Dave Larsen- Informed the Planning Commission that the Town Council passed the new Fence and Wall Ordinance last night (May 19, 2008). It becomes effective 30 days from its approval date.

**PUBLIC COMMENT**

No public comment

**ADOPTION OF AGENDA**

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

*Ayes: Wilson, Thew, Hogan, Arisman, Obranovich  
Noes: None*

**CONSENT AGENDA**

- 1. MINUTES OF APRIL 15, 2008**
- 2. PROJECT STATUS REPORT**

**ACTION**

**REVISED & APPROVED**  
**RECEIVED AND FILED**

**Public Comment on Consent Agenda:**

No public comment

*A motion was made by Commissioner Wilson to adopt the consent agenda with the revision made to the April 15, 2008 minutes and seconded by Commissioner Thew and passed by the following voice vote:*

*Ayes: Wilson, Thew, Hogan, Arisman, Obranovich  
Noes: None*

**PUBLIC HEARINGS**

**3. #06-15 Morgan Estates, Saunders Avenue, Assessor's Parcel Number 044-051-048**

The Town of Loomis has received an application for a clustered subdivision of 8 residential lots located off of Saunders Ave. across from Wine Way and Frost Lane APN: 044-123-006. The site is zoned (RR) and designated Rural Residential in the General Plan. The proposed project, if granted an approval, could be found to be consistent with the Zoning Ordinance and General Plan. A Mitigated Negative

Declaration is being proposed for approval with this project. The comment period on the MND is from March 28, 2008 to April 15, 2008.

**Recommended Action:** Review staff report, take public comment, and approve the Mitigated Negative Declaration, Conditional Use Permit and Subdivision Map for an 8-lot clustered development project per Resolution #08- with the Findings in Exhibit A and conditions in Exhibit B.

**Public Comment:**

Commissioner Obranovich mentioned that the Open Space Committee report for Morgan Estates suggested no sidewalk on Saunders Avenue and wanted more information as to a walkway/bikeway on Saunders. Commissioner Hogan wants to see this development participate with their fair-share of the improvements on Saunders Avenue. Commissioner Arisman was concerned with overflow parking. Commissioner Thew was concerned with keeping the rock-outcroppings on Lot 5. She also wanted information on 2<sup>nd</sup> units onsite (20,000 sq.ft. lots could have a 2<sup>nd</sup> unit with 640 sq.ft. max). Chairman Hogan was curious as to who is going to maintain the two Open Space areas. The Commission wanted each parcel to have building envelopes, consistent with the approved setbacks.

Bill Mitchell, Land Development Services- The emphasis on the project design came from the Open Space Committee. Stated that the General Plan allows for clustering, but that nine (9) 40,000 sq.ft. lots could be done but that it would not save any open space. The clustered design is more environmentally sensitive (conserve wetlands and protected trees). He asked the Commission for 30% lot coverage (RS-10 coverage) in order to discourage two-story homes. In response to Commissioner Arisman concerns with overflow parking, Mr.Mitchell informed her that each lot is designed to accommodate 6 cars. He suggested that a condition could be written to not allow the removal of any rock-outcroppings onsite.

Linda Green (5230 Saunders Ave.)- She was concerned with the drainage on the south-west edge of the project. She was also curious as to who would maintain the open space areas.

Bill Mitchell, L.D.S.- Stated that having open space areas gives the opportunity to detain seasonal waters onsite and that when the road is put in on Saunders, they will be able to control the drainage outlet in question. Stated that the Home Owner's Association or a non-profit organization (i.e. Placer Land Trust) would maintain the open space areas.

Mark Morgan, property trustee- Informed Commission that this piece of property has been in his family since 1970. He wants to carry out his parents desires to one day develop the property.

Lynelle Coyle (5305 Saunders Ave.)- She had concerns with the traffic produced by this subdivision and the road width of Saunders Avenue.

*A motion was made by Commissioner Obranovich to conceptually approve with items discussed (setbacks with building envelopes, maintenance plan of open space areas, re-instatement of road improvements, and CUP requirements §13.24.080 C. and F.1) to be deferred to the Planning Director and brought back to the Commission for approval at the June 17, 2008 meeting. Motion was seconded by Commissioner Thew and passed by the following voice vote:*

*Ayes: Thew, Obranovich, Wilson, Hogan, Arisman  
Noes: None*

**4. #08-03 High Hand Nursery, 3750 Taylor Road, APN: 044-111-001 and 044-111-002**

The Town of Loomis has received an application for a Conditional Use Permit for outdoor retail nursery sales and for future expansion of High Hand Nursery. The site is zoned (CC) and designated Central Commercial in the General Plan. The proposed project, if granted an approval, could be found to be consistent with the Zoning Ordinance and General Plan.

**Recommended Action:** Review staff report, take public comment, and approve the Mitigated Negative Declaration and Conditional Use Permit for the Nursery project per Resolution #08- with the findings in Exhibit A and the conditions in Exhibit B.

**Public Comment:**

Commissioner Thew expressed her concerns with parking for special/big events. Commissioner Obranovich suggested signs indicating event parking to the multi-modal. The Commission was concerned with the existing parking that does not meet the shade requirements. After discussion, Chairman Hogan asked staff to omit the regulation on employee parking on Taylor Road (condition of approval #24).

Mike Lee- Fully supports staff's recommendation of approval.

Scott Paris (3750 Taylor Road)- In response to Commissioner Thew's parking concerns for big/special events, he stated that he had thought of using a shuttle to and from the multi-modal. Regarding the parking shade requirements, was hoping for an alternative for these requirements (i.e. trees located on the edges of the parking structure that would shade the parking area, trees in container form placed in parking area).

*A motion was made by Commissioner Obranovich to approve a Conditional Use Permit for High Hand Nursery and seconded by Commissioner Thew and passed by the following voice vote:*

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

*Noes: None*

## **BUSINESS**

### **5. 5345 Poppy Ridge Court, Assessor's Parcel Number 045-150-042**

The Town of Loomis has received a wall plan for the property at 5345 Poppy Ridge Court. The Commission denied a previous Design Review application for a wall 6' in height and over 50' in length. Staff requests a determination of conformance with the General Plan by the Planning Commission. The applicant proposes a 1,530 linear foot solid wall, standing 3 feet in height with 3 feet of wrought iron fencing on top (6 feet total height) to be located on the side and rear property lines and within the 50' front setback. The wall is proposed to be stepped on the sloped areas of the property lines. The applicant is also proposing a 20 linear foot entry gate with four 7 foot pillars, located within the front setback.

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

**Public Comment:**

*Due to the Town Council approving the Fence and Wall Ordinance on May 19, 2008, no action was required for this item as the wall plan, as submitted, conforms to the Fence and Wall Ordinance of the Town. However, no permit will be issued for the wall until the 30 day approval period has commenced (June 19, 2008).*

### **6. Sierra de Montserrat Subdivision, Tree Protection Mitigation Revision, Barton and Rutherford Roads**

Revision to the Tree Mitigation and Protection Plan. Revision has been recommended by the Town's consulting arborist. Proposes a re-vegetation/restoration type of mitigation in place of replanting and incentives

**Recommended Action:** Take public comment and continue to the May 29, 2008 on-site meeting at Shady Canyon Ct. off of Rutherford Road at 6:30 pm.

**Public Comment:**

Chairman Hogan would like to attempt to take action on this item at the next meeting, scheduled for May 29, 2008.

*Commissioner Obranovich motions to continue this item to the meeting of May 29, 2008 and seconded by Commissioner Thew and approved by the following voice vote:*

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

*Noes: None*

*Meeting adjourned to May 29, 2008.*

**ADJOURNED: 10:35 PM**

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Michael Hogan, Chairman

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Matthew Lopez, Planning Technician