TOWN OF LOOMIS

PLANNING COMMISSION MINUTES
LOOMIS DEPOT
5775 HORSESHOE BAR ROAD
LOOMIS, CALIFORNIA

TUESDAY	NOVEMBER 6, 2012	7:30 PM

CALL TO ORDER *7:30pm*

PLEDGE OF ALLEGIANCE

ROLL CALL *All Present*
Chairman Hogan
Commissioner Bordelon
Commissioner Miller
Commissioner Thew
Commissioner Wilson

COMMISSION COMMENTS: *Chairman Hogan stated that if anyone in attendance had not had a chance to vote and wished to do so prior to the polls closing at 8:00pm, the meeting would be recessed until such time any such person(s) had returned from voting.*

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA: *None*

ADOPTION OF AGENDA
A motion to adopt the agenda was made by Commissioner Bordelon and was seconded by Commissioner Thew and passed by a unanimous voice vote (5-0).

CONSENT AGENDA	RECOMMENDATION
1. AUGUST 7, 2012 MINUTES	APPROVED
2. PROJECT STATUS REPORT	RECEIVED AND FILED

PUBLIC COMMENT ON CONSENT AGENDA:
A motion to adopt the consent agenda was made by Commissioner Wilson and was seconded by Commissioner Bordelon and passed by a unanimous voice vote (5-0).

PUBLIC HEARING

3. **PROJECT #12-08 WALDEN VARIANCE REQUESTS, 3467 HUMPHREY ROAD, APN: 044-042-020**
Cindy Walden, the owner/applicant, is requesting the following variances:
(1) To allow animal-keeping structures to encroach into the 20' side-yard setbacks (0' is proposed);
(2) To allow more fowl/poultry to be kept on the property than is allowed (8 allowed, 14 requested).

RECOMMENDATION: Hear staff report, take public comment, and approve Resolution #12-05 thereby approving the setback variance for the animal-keeping structures and denying the variance for additional fowl/poultry, per the findings in Exhibit A and conditions of approval in Exhibit B.

PUBLIC COMMENT:
Staff received letters of opposition from neighbors the day of the meeting. Chairman Hogan called for a 5-minute break sp the Commission could review the letters.

After the break, Commissioner Thew asked staff the following questions regarding this application and the background relating to the filing of this application (code violation):

-How much has this issue cost the Town up to this point?
-Why was the fee for these variance requests waived?
-Why is staff recommending approval of the structure variance?

Staff estimated the cost to the Town up to this point as well as the reasoning for the waiver of fees and why approval of the structure variance was recommended.

Cindy Walden (3467 Humphrey Road-applicant) – She briefly talked about the history/background of the issues she's had with her neighbor. She stated that she would like to keep her additional 6 fowl/poultry until they die. Stated that her animal keeping structured border an unbuildable piece of land that is in a flood zone. She stated that her animal keeping structures are in the best place (highest elevation) to avoid high waters during the winter season. She also spoke about the letters of opposition that were received. Asked that her variance requests be approved by the Commission.

Stephanie Henry (3402 Bush Lane) – Thanked staff for amending the Animal Keeping Ordinance to allow chickens in the RS-10 zone. She hopes thing like this issue between Ms. Walden and her neighbor don't become issues in the future. Stated that she was in favor of Ms. Walden's requests.

Commissioner Miller stated that she spoke with Ms. Walden and her neighbor regarding their ongoing issue. She stated that Ms. Walden rescues animals as opposed to raising them. She agrees with staff's recommendations, although, she would like Ms. Walden to be able to keep her 6 additional hens.

Commissioner Wilson stated that she would like to give Ms. Walden until Spring (maybe 6 months or so) to have the additional 6 hens removed from the property.

Commissioner Thew said the Town has bent over backward for Ms. Walden over this issue (code violations) and the Town has expended far too much money. Stated that she can't make finding C. in the required findings due to the opposition letters that have been received regarding these requests.

Chairman Hogan summarized the discussion and expressed the discussed options.

A motion to adopt Resolution #12-05 while amending condition #6 to allow 6 months (until May 1, 2013) instead of 30 days to remove the 6 additional hens, was made by Commissioner Miller and seconded by Commissioner Wilson and passed by the following roll call vote:

AYES: Miller, Wilson, Bordelon
NOES: Thew, Hogan

BUSINESS

4. TREE ORDINANCE UPDATE

Staff will be giving a brief update as to the status of the draft Tree Ordinance.

RECOMMENDATION: Hear from staff.

PUBLIC COMMENT:

Staff updated the Commission on the status of the Tree Ordinance Update. Chairman Hogan asked if the Town would be doing a Tree Nexus Study. The Town Attorney explained what a potential Tree Nexus Study would look like.

ADJOURN: *8:58pm*

Michael Hogan, Chairman

Matt Lopez, Assistant Planner