



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

**TUESDAY** **AUGUST 26, 2014** **7:30 PM**

**CALL TO ORDER:** 7:29 PM

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

- X Chairman Hogan
- X Commissioner Baker
- X Commissioner Duncan
- X Commissioner Miller
- X Commissioner Wilson

**COMMISSION COMMENTS:**

Commissioner Miller voiced concern on where the public notice was placed in the Loomis News.  
Commissioner Miller noted that a dead bird found in the Gold Trail Way area tested positive for West Nile.

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

**ADOPTION OF AGENDA**

**Motion to accept:** Wilson **Seconded by:** Baker

**Vote: Ayes:** Wilson, Baker, Duncan, Miller, Hogan **noes:** \_\_\_\_\_ **Abstained:** \_\_\_\_\_

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.

**CONSENT AGENDA**

**RECOMMENDATION**

1. MARCH 18, 2014 MINUTES

APPROVE

2. PROJECT STATUS REPORT

RECEIVE AND FILE

**COMMISSIONER COMMENT ON CONSENT AGENDA:**

Chairman Hogan asked about the progress on the S.P.M.U.D. sewer line issue. Town Manager Rick Angelocci gave a report on the 2x2 committee meetings.

**PUBLIC COMMENT ON CONSENT AGENDA:** None

**ADOPTION OF CONSENT AGENDA:**

**Motion to accept:** Duncan **Seconded by:** Miller

**Vote: Ayes:** Wilson, Baker, Duncan, Miller, Hogan **noes:** none **Abstained:** none

**PUBLIC HEARING**

**3. GENERAL PLAN AMENDMENTS TO COMPLY WITH THE 2013-2021 HOUSING ELEMENT**

The 2013-2021 Housing Element Update was adopted by the Council on February 28, 2014 in compliance with state law. The Housing Element Update identified amendments that would have to be made to the General Plan in order for the two documents to be consistent and for the General Plan to comply with State housing law and SB 2 State law requirements. The General Plan Land Use and Community Development section will be amended in the following areas: text changes on pages 23 and 39, text change to Table 3-1 – General Plan Land Use Categories, Maximum Density and Intensity (1), and text change and marked parcels on Figure 3-1 Land Use Diagram. These proposed changes add information concerning the Residential High Density overlay designation. This designation complies with and implements Program 10 of the Housing Element. The Housing Element Update is a policy document. No development or construction is being proposed. Pursuant to CEQA, a Negative Declaration was approved by the Town Council for the Housing Element Update. The Update identified areas within the General Plan that would have to be amended for consistency between the documents. As such, no further environmental documentation is required.

**RECOMMENDATION:** Hear staff report, take public comment, discuss and approve Resolution #14-02 recommending that the Town Council approve the amendments to the General Plan in order to complete the tasks identified in the 2013-2021 Housing Element Update.

**COMMISSIONER COMMENTS:**

Commissioner Wilson asked for clarification of the terms "by rights" and alternative zoning. Chairman Hogan discussed alternate zoning and zoning standards  
Commissioner Miller asked for a definition of a zoning overlay district.

**PUBLIC COMMENTS:**

Joanne Bridges – 3568 Day Ave asked for clear picture of where this project was as the maps and diagrams were very difficult for her to understand  
Kim Hayashida – 3551 Laird Street voiced concern over location of rezone, impact of high density housing in the area and potential project. Also found map non-descriptive.  
Gary Liss – 4395 Gold Trail Way voiced concerns over "by-rights" standards and who gets final decision on a project in the affected zone. Mr. Liss also questioned the need for flexibility in the zoning standard in the affected area. Suggested the Town consider an open space overlay area between the project and existing residential border.  
Heidi Brink – 6311 Eldon Ave ask for clarification on the date frame for the housing element and the time constraints for establishing the high density zone.

**COMMISSIONER COMMENTS:**

Commissioner Duncan initiated a discussion on how height restriction limitations come into effect in order to accomplish the 20 /25 units per acre density requirement in the high density zoning.  
Chairman Hogan restated previous Planning Commission commitment that multistory dwellings would not be placed on the residential borders of any projects built in the area referenced in the future high density zoning district.  
Commissioner Miller voiced concern over the placement of the high density parcel next to the residential border and is directing staff to relay to the Council the Planning Commission preference and recommendation that they locate the 7 acre high density parcel adjacent to Raley's, away from the existing residences.

**Motion to approve Resolution #14-02 recommending that the Town Council approve the amendments to the General Plan in order to complete the tasks identified in the 2013-2021 Housing Element Update.**

Consensus of Commissioners to Direct staff to relay to the Council the Planning Commission preference and recommendation that they locate the 7 acre high density parcel adjacent to Raley's, away from the existing residences.

**By:** \_\_\_\_\_ **Seconded by:** \_\_\_\_\_  
**Vote:** Ayes: Wilson, Baker, Duncan, Miller, Hogan    noes: none    Abstained: none

**4. ZONING ORDINANCE AMENDMENTS TO COMPLY WITH THE 2013-2021 HOUSING ELEMENT**

The 2013-2021 Housing Element Update was adopted by the Council on February 28, 2014 in compliance with state law. The Housing Element Update identified amendments that would have to be made to the Zoning Ordinance in order for the two documents to be consistent and for the Zoning



the Zoning Ordinance that would have to be amended for consistency between the documents. As such, no further environmental documentation is required.

**RECOMMENDATION:** Hear staff report, take public comment, discuss and approve Resolution 14-04 recommending that the Town Council approve the rezone of APNs 043-080-015 and 043-080-044 to apply a zoning overlay district in order to complete a task identified in the 2013-2021 Housing Element Update.

**COMMISSIONER COMMENTS:**

none

**PUBLIC COMMENTS:**

Gary Liss – 4395 Gold Trail – restated his concern over the placement of the high density parcel next to the residential border and is directing staff to relay to the Council the Planning Commission preference and recommendation that they locate the 7 acre high density parcel adjacent to Raley’s, away from the existing residences and wants this direction placed on all 3 resolutions.

Heidi Brink – 6311 Eldon Ave - Asked for clarification on land use in CG zone district

**COMMISSIONER COMMENTS:**

None

**Motion to approve Resolution 14-04 recommending that the Town Council approve the rezone of APNs 043-080-015 and 043-080-044 to apply a zoning overlay district in order to complete a task identified in the 2013-2021 Housing Element Update.**

Consensus of Commissioners to Direct staff to relay to the Council the Planning Commission preference and recommendation that they locate the 7 acre high density parcel adjacent to Raley’s, away from the existing residences.

**By:** \_\_\_\_\_ Miller \_\_\_\_\_ **Seconded by:** \_\_\_\_\_ Wilson \_\_\_\_\_

**Vote:** **Ayes:** Wilson, Baker, Duncan, Miller, Hogan **noes:** none **Abstained:** none

**ADJOURN:** 9:10 PM