



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

TUESDAY **January 27, 2015** **6:30 PM**

CALL TO ORDER: 6:30 pm

PLEDGE OF ALLEGIANCE

ROLL CALL

- Chairman Hogan
- Commissioner Duncan
- Commissioner Miller
- Commissioner Wilson

CEREMONIAL MATTERS

ADMINISTRATION OF OATH TO INCOMING PLANNING COMMISSIONER: LINDA KELLY

COMMISSION COMMENTS:

Commissioner Miller asked that the Planning commission make a recommendation to the Town Council to support Placer County's plan to open the army barracks to the homeless population in the area.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA: 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. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a five minute time limit. The Chairman has the discretion of limiting the total discussion time for an item.

ADOPTION OF AGENDA

Motion to accept: Duncan **Seconded by:** Kelly
Vote: Ayes: 5 noes: 0 Abstained: 0

CONSENT AGENDA

RECOMMENDATION

1. PROJECT STATUS REPORT
2. OCTOBER 28, 2014 MINUTES

RECEIVE AND FILE
APPROVE

COMMISSION COMMENT ON CONSENT AGENDA: none

PUBLIC COMMENT ON CONSENT AGENDA: none

ADOPTION OF CONSENT AGENDA:

Motion to accept: Wilson **Seconded by:** Duncan
Vote: Ayes: 5 noes: 0 Abstained: 0

PUBLIC NOTICE

3. MONSEF MINOR LAND DIVISION

Mike Izadjou, the applicant, requests approval of a Minor Land Division (MLD) to divide a 5.1-acre residential parcel located at 3595 Bankhead Road, APN: 044-051-007, into two (2) parcels. Proposed Parcel 1 would be 2.55 acres and proposed Parcel 2 would be 2.55 acres in size. The property is zoned Residential Estate – 2.3 acre lot minimum (RE) and designated "Residential Estate-2.3 acres/du" in the General Plan. The proposed project is consistent with the General Plan and Zoning Ordinance. This project is Categorically Exempt under CEQA Section 15315, Minor Land Divisions, Class 15.

RECOMMENDATION: That the Planning Commission review the staff report, ask questions of staff and/or the applicant, take public testimony, and approve a resolution approving #14-10 Monsef Minor Land Division with the recommended findings in Exhibit A and the recommended conditions of approval in Exhibit B.

COMMISSION COMMENTS:

Commissioner Wilson asked if sewer was available in the area
Commissioner Miller confirmed no new building proposed at the new lot at this time

PUBLIC COMMENT: none

COMMISSION COMMENTS:

Chairman Hogan voiced concern over and led discussion on the existing "shed remnant" that is located on the property line and wanted to know if it is to be removed as a condition of approval. He also led discussion on the need for on-site detention.

Motion to approve resolution #15-01 approving #14-10 Monsef Minor Land Division with the recommended findings in Exhibit A and the recommended conditions of approval in Exhibit B, to include in the conditions of approval the following added condition : " Prior to the issuance of any Building Permits on either the existing or the new lot, the owner shall ensure that all existing and future structures, inclusive of the existing shed, shall comply with the Town's setback regulations"

By: Wilson Seconded by: Kelly
Vote: Ayes: 5 noes: 0 Abstained: 0

4. WELLS AVENUE – BARTON ROAD MINOR LAND DIVISION (MLD) AND NEGATIVE DECLARATION

Ron Smith, the applicant, requests a Minor Land Division (MLD) approval on a 21.7-acre parcel located at the southeast corner of Wells Avenue and Barton Road, APN: 045-182-001. The request is to subdivide 21.7-acre APN 045-182-001 into four lots each with a minimum lot size of 4.6 net acres. The property is zoned Residential Agricultural (RA) and designated "RA" in the General Plan. The proposed project, if granted a MLD is consistent with the General Plan and the Zoning Ordinance. A Negative Declaration has been prepared and circulated under CEQA.

RECOMMENDATION: That the Planning Commission approve Resolution #15-02 approving a Negative Declaration and Project #13-13 MLD allowing subdivision of the 21.7-acre APN 045-182-001 into four lots each with a minimum lot size of 4.6 net acres with the Findings in Exhibit A and the Conditions in Exhibit B.

COMMISSION COMMENT:

Chairman Hogan commented on the tree table included in the packet and the tree mitigation plan
Commissioner Wilson commented on the tree mitigation plan and on the driveway plan

APPLICANT RON SMITH SPOKE ON THE PLAN – discussed , answered questions raised by commissioners

PUBLIC COMMENT: none

COMMISSION REVIEW:

Commissioner Miller opened a discussion on bike paths and routes in the area and their possible impact by the project.
Commissioner Wilson asked about park fees mentioned in the conditions on approval.

Motion to approve Resolution #15-02 approving a Negative Declaration and Project #13-13 MLD allowing subdivision of the 21.7-acre APN 045-182-001 into four lots each with a minimum lot size of 4.6 net acres with the Findings in Exhibit A and the Conditions in Exhibit B.

By: Kelly Seconded by: Duncan
Vote: Ayes: 5 noes: 0 Abstained: 0

5. SIERRA COLLEGE ESTATES SUBDIVISION AND NEGATIVE DECLARATION

