TOWN OF LOOMIS

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

TUESDAY	February 23, 2016	7:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

___ Chairman Hogan
___ Commissioner Duncan
___ Commissioner Kelly
___ Commissioner Onderko
___ Commissioner Wilson

COMMISSION COMMENT FOR ITEMS NOT ON THE AGENDA:

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:

TOWN MANAGER COMMENTS:

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.

AT THIS TIME THE COMMISSION WILL ELECT A CHAIRMAN AND VICE-CHAIRMAN

PUBLIC COMMENT ON CONSENT AGENDA:

CONSENT AGENDA	RECOMMENDATION
1. PROJECT STATUS REPORT	RECEIVE AND FILE
2. JANUARY 26, 2016 MINUTES	APPROVE

PUBLIC HEARING:

3. #15-12 CONDITIONAL USE PERMIT AND MINOR DESIGN REVIEW REQUEST FOR PRE-FABRICATED COMMERCIAL BUILDING INSTALLATION WITHOUT TENANT OCCUPATION AT 3334 SWETZER ROAD, APN: 044-220-041-000

The applicant/owner requests approval of a Conditional Use Permit and Design Review to allow for the installation of a 6,000-square foot, prefabricated metal commercial building at 3334 Swetzer Road. The site is zoned Limited Industrial (ILT) and designated for industrial use in the General Plan. The use proposed on this parcel is permitted through the Loomis Zoning Code; however, "A Conditional Use Permit (CUP) is

required when a proposed land use is listed as "conditionally permitted" by the Zoning Ordinance or a **new building**, greater than 500 square foot addition, lapse in use without required parking for over one year, revision to a building's recent use requiring additional parking, **or is proposed to be placed on a commercial or industrial site**." A Design Review Approval is also "required on all **building permits** to be issued in the **Commercial or Industrial zoning district**." The proposed Project, if granted a Conditional Use Permit and Design Review Approval, could be found to be consistent with the Town of Loomis Zoning Ordinance. Staff believes that this finding can be made for this proposal as conditioned by the Planning Commission.

RECOMMENDATION: Hear staff report, take public comment, and consider approval of Resolution #15-12a and b approving the Conditional Use Permit and Minor Design Review , per the findings in Exhibit A and conditions of approval in Exhibit B.

PUBLIC COMMENT:

ADJOURNMENT: _____ PM

INFORMATION SUBMITTED AT HEARING OR AFTER PREPARATION OF PACKETS

The Planning Commission may not have time to read written information submitted at the hearing or after 5:00 p.m. the Friday before the scheduled hearing date. We encourage you to present your comments, during the scheduled time period, at the public hearing.

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

In compliance with the Americans with Disabilities Act, the Town of Loomis encourages those with disabilities to participate fully in the public hearing process. If you have special needs or requirements in order for you to attend or participate in the Town's public hearing process or programs, please contact Town Hall at 652-1840 prior to the public hearing or program you wish to attend, so that we can accommodate you. Materials relating to an item on this agenda can be obtained at Town Hall (3665 Taylor Road) or on the Town's website at www.loomis.ca.gov.

ADMINISTRATIVE REMEDIES MUST BE EXHAUSTED PRIOR TO ACTION BEING INITIATED IN A COURT OF LAW

If you challenge the proposed project described above in court, you may be limited to raising only those issues you raised at the public hearing described in this notice, or in written correspondence delivered to the Town at, or prior to the public hearing.

APPEAL PERIOD

** There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party by submittal of a written appeal request to the Loomis Town Clerk, 3665 Taylor Road, Loomis, California, 95650. **

CERTIFICATION OF POSTING OF AGENDA

I, Carol Parker, Administrative Clerk/Planning Assistant for the Town of Loomis, declare that the foregoing agenda for the Tuesday, February 26, 2016 Regular Meeting of the Town of Loomis Planning Commission was posted February 16, 2016 at Town Hall of the Town of Loomis, 3665 Taylor Road, Loomis, California, 95650. The agenda is also available on the Town website at www.loomis.ca.gov .

Signed, February 16, 2016 at Loomis, California.

Carol Parker

Carol Parker, Administrative Clerk/Planning Assistant