



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

**TUESDAY**

**June 28, 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:** This time is reserved for those in the audience who wish to address the Planning Commission on subjects that are not on the Agenda. The audience should be aware that the Commission may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on the next available agenda. Please note that comments from the public will also be taken on any item on the agenda. The time allotted to each speaker is three minutes but can be changed by the Chairman.

**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 three minute time limit. The Chairman has the discretion of limiting the total discussion time for an item.

**PUBLIC COMMENT ON CONSENT AGENDA:**

**CONSENT AGENDA**

1. PROJECT STATUS REPORT
2. May 24, 2016 MINUTES

**RECOMMENDATION**

- RECEIVE AND FILE  
APPROVE

**PUBLIC HEARING:**

3. #16-06 – HUDSON HARDSHIP MOBILE HOME - MINOR USE PERMIT  
4889 BARTON ROAD APN: 045-071-050

The applicant Audra Hudson, requests to temporarily locate a mobile home to care for her elderly and invalid parents Lawrence and Elizabeth Thompson, the owners of the property at 4889 Barton Road within the Town of Loomis.

Section 13.42.170 B of the Loomis Zoning Ordinance *Temporary Dwellings for Persons in Need or Care and Supervision* allows the use of a mobile home as an accessory dwelling to alleviate a verified

personal hardship relating to age or health, not to exceed five years subject to annual renewals.

Though this is a new application, and not an extension of the previous permit, it is the second request for a Hardship Mobile Home on the same property. On March 6, 1997 Elizabeth Thompson obtained approval of a Hardship Mobile Home due to the infirmity of her own late mother Roberta Klemowicz. The previous permit expired in March 2002, and was not renewed or extended. Upon the passing of Roberta Klemowicz, other family members resided within that mobile home, but subsequently moved out of it. However the mobile home itself was not removed, and deteriorated to an uninhabitable state, and was not finally removed until a few years ago.

#### **RECOMMENDATION**

Approve Resolution #16-06 approving Minor Use Permit #16-06 to allow a Hardship Mobile Home at 4889 Barton Road subject to the attached findings (Exhibit A), and attached 30 recommended conditions of approval (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](http://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, June 28, 2016 Regular Meeting of the Town of Loomis Planning Commission was posted June 22, 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](http://www.loomis.ca.gov).

Signed, June 22, 2016 at Loomis, California.



Carol Parker, Administrative Clerk/Planning Assistant