



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

**TUESDAY**

**August 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:**

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. JULY 26, 2016 MINUTES

**RECOMMENDATION**

RECEIVE AND FILE  
APPROVE

**PUBLIC HEARING:**

3. #16-7 3227 RIPPEY ROAD MINOR USE PERMIT AND DESIGN REVIEW  
APN: 043-020-031

The applicant Gary Doupnik requests to construct a 15,000 square foot general warehouse building on his 11.4 acre parcel at 3227 Rippey Road.

The project site is an existing industrial park, with several businesses located within it, including Ruff Stuff Specialty, Apex Brewing Supply, J & J Recycling, and Homewood Door, along with the applicant's modular office leasing business. The entire parcel is paved, with no vegetation except for the landscaping along Rippey Road.

The site is not within the 100 year flood zone, and existing drainage would not be altered by the proposed building.

Water, sewer, and power supply already serve the site. Letters in response to our request for comment and review were received from the Loomis Fire District, The South Placer Municipal Utility District (SPMUD), the Placer County Water Agency (PCWA), the Placer County Environmental Health Services, and Recology. The agencies had no objections, and provided the standard conditions of approval, required by their respective agencies.

Approximately 2.9 acres of the existing parcel 11.4 acre parcel would be covered by building, or approximately 25%, which is below the 50% maximum. The proposed 18 foot high building is less than the maximum height of 35 feet, and will be at least 39 feet from the rear property line, and over 100 feet from any other property line, thus meeting the setback requirements. The design of the proposed warehouse will be similar to those already on site, with metal clad siding matching the existing buildings.

### **RECOMMENDATION**

The Planning Commission adopt Resolution #16-08 approving the Minor Use Permit and Design Review to allow construction of a 15,000 square foot general warehouse building, subject to the findings in Exhibit A and the Conditions of Approval in Exhibit B, and find the project exempt from the California Environmental Quality Act (CEQA) as per *Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning*.

### **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.

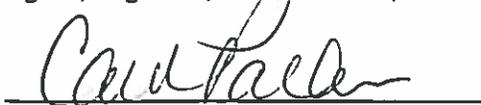
### **APPEAL PERIOD**

\*\* 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, August 16, 2016 at Loomis, California.



Carol Parker, Administrative Clerk/Planning Assistant