TOWN OF LOOMIS

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

TUESDAY	September 27, 2016	7:30 PM

CALL TO ORDER 7:30PM
PLEDGE OF ALLEGIANCE
ROLL CALL
x Chairman Hogan
x Commissioner Duncan
x Commissioner Kelly
x Commissioner Onderko
x Commissioner Wilson

COMMISSION COMMENT FOR ITEMS NOT ON THE AGENDA:

Chairman Hogan commented that the Council adopted a resolution for public meetings – then read it to the public, stating that the Planning Commission will follow this procedure

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.

Rhonda Fernandez: Thornwood Drive – ask about projects going on in town and stated she will contact Town Hall for information

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.

Motion was made to adopt the Agenda. 1 Wilson 2. Kelly; passed by the following vote:
Ayes: Hogan, Duncan, Onderko, Wilson, Kelly
Noes: None
Abstained: None
Absent: None

PUBLIC COMMENT ON CONSENT AGENDA: None

CONSENT AGENDA	RECOMMENDATION
1. PROJECT STATUS REPORT	RECEIVE AND FILE
2. August 23, 2016 MINUTES	APPROVE

Motion was made to accept the consent Agenda. 1 Kelly 2 Duncan; passed by the following vote:
Ayes: Hogan, Duncan, Onderko, Wilson, Kelly
Noes: None
Abstained: None
Absent: none

PUBLIC HEARING:

3. **#16-12 TAYLOR ROAD MIXED USE TENTATIVE TRACT, CONDITIONAL USE PERMIT, DESIGN REVIEW EXTENSION APN: 044-123-059 & 068**

To extend the approval of the Tentative Tract Map, Conditional Use Permit, and Design Review of the Taylor Mixed Project to December 20, 2018 subject to the previous conditions of approval and the previous Mitigated Negative Declaration (MND

The project consists of two existing parcels, to be divided into 45 lots (33 residential, 11 commercial and 1 open space) in order to construct 8 single story homes with detached garages, 13 two story homes with carriage units over detached garages, 3 duplexes with 6 units and 3 two-story and 3 one-story single family units with attached garages- totaling 46 units- and 19,020 square feet of commercial divided into 3 structures with 9 lots.
The Taylor Road Tentative Tract Map, Conditional use Permit and Design Review (Taylor Road Project) was approved by the Planning Commission on December 20, 2005 with an expiration date of December 20, 2007.

No substantial changes have occurred which necessitate changes to the conditions of approval by the Planning Commission for this project. Thus the extension may be granted, as per the State Subdivision Map Act that allows an extension, when subject to the previously approved conditions of approval.

RECOMMENDATION

The Planning Commission adopt Resolution #16-09 to extend the Tentative Tract Map, Conditional Use Permit, and Design Review to December 20, 2018 subject to the findings and the previous conditions of approval, and adopt the previous Mitigated Negative Declaration as per the California Environmental Quality Act (CEQA).

COMMISSIONER COMMENT:

Planner Robert King corrected a tying error, 11 lots instead of 9 lots, in the second to the bottom paragraph
Commission Kelley asked for clarification of extension only
Commission Ondeko aksed about water hook-ups
Richard Rozumowicz – Applicant
-clarified they are requesting a 2 year extension
-stated they have water hook ups and a sewer line in the front of the property. They had a will serve letter from SPMUD that has since expired, they have met with SPMUD and things are in process
Joan Phillipe, Interim Town Manager: Commented that she has met with SPMUD and was told will serve letter will be available in March 2017

PUBLIC COMMENT:

Dave Walter, Tudor Way: His home backs up to the project, stated that in 2011 a majority showed up to oppose the project.
- He voiced concerns over possible traffic impacts and drainage impacts
- Concerned about potential changes in the project
Manuel Azares, Tudor Way: Concerned about drainage issues
The applicant stated they have drainage plans, did a drainage study and any additional run off will go to underground retention basins.

COMMISSIONERS DELIBERATION:

Commissioner Wilson clarified that in the project was changed, the applicant would have to come back before the commission.
Commissioner Onderko noted that there are several conditions placed on the project to mitigate drainage issues during improvement of the property.

Motion was made the Planning Commission adopt #16-09 to extend the Tentative Tract Map, Conditional Use Permit, and Design Review to December 20, 2018 subject to the findings and the previous conditions of approval, and adopt the previous Mitigated Negative Declaration as per the California Environmental Quality Act (CEQA)..1 Kelly 2. Wilson; passed by the following vote:
Ayes: Hogan, Duncan, Onderko, Wilson, Kelly
Noes: None
Abstained: None
Absent: none

ADJOURNMENT: 8:00 PM

Signed, October 18, 2016 at Loomis, California.

Carol Parker, Administrative Clerk/Planning Assistant