TOWN OF LOOMIS

AMENDED

SPECIAL PLANNING COMMISSION MEETING AGENDA

BLUE GOOSE EVENT CENTER
3550 TAYLOR ROAD
LOOMIS, CALIFORNIA

ALTERNATE LOCATION FOR THE MEETING

Tuesday	November 7, 2017	7:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

___ Chairman Hogan
___ Commissioner Clark-Crets
___ Commissioner Kelly
___ Commissioner Wilson
___ Commissioner Obranovich

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. **The time allotted to each speaker** is three minutes but can be changed by the Chairman.

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 HEARING (CONTINUED FROM October 24, 2017 Planning Commission Meeting)

1. **#14-05 THE VILLAGE AT LOOMIS PROJECT**
   To consider making a recommendation to the Town Council regarding the applicant's request to amend the Loomis General Plan; Rezone the Project Site to the Planned Development (PD) District; Approve the Village at Loomis Preliminary Development Plan, Development Standards, and Design Guidelines; Approve Specific Development Plans for Village Areas 1, 2 and 3; Approve the Village at Loomis Tentative Subdivision Map; and the Village at Loomis Development Agreement; subject to the Certification of the Village at Loomis Final Environmental Impact Report (FEIR) as required by the California Environmental Quality Act.
   a) **THE FOCUS OF TONIGHT'S MEETING WILL BE TO HEAR PLANNING COMMISSION CONCERNS REGARDING THE PROJECT AND TO DISCUSS A SUPPLEMENTAL TRAFFIC TRIP GENERATION ANALYSIS PREPARED BY TRAFFIC CONSULTANT KD ANDERSON & ASSOCIATES, INC. NO ACTION BY THE PLANNING COMMISSION IS ANTICIPATED AT THIS MEETING.**

APPLICANT: VILLAGE AT LOOMIS, LLC

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 Planning Commission decisions. 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. **

PUBLIC HEARING PROCEDURE:

1. **Town staff makes its presentation on the Project and outlines all recommended actions**
2. **Commission/Council asks questions of staff**
3. **Chair/Mayor opens the public hearing**
4. **Applicant makes its presentation – 15 minutes (At the discretion of the mayor or chair, time may be extended depending on the size/scope of the proposed project. The applicant must make the request for a time extension prior to the beginning of the meeting.)**
5. **Commission/Council asks questions of the applicant (and staff)**
6. **Public comment – maximum 3 minutes per speaker, one opportunity to speak each**
7. **Applicant opportunity to respond to public comments – 3 minutes (At the discretion of the mayor or chair, time may be extended depending on the number of comments made during public comment.)**
8. **Chair/Mayor closes the public hearing is closed**
9. **Staff responds to all public comments; Commission/Council asks any additional questions of staff**
10. **Council deliberates and acts on requested entitlements**

***Note that the above procedure is a guideline rather than a commandment on how a public hearing item is conducted.**

CERTIFICATION OF POSTING OF AGENDA

I, Carol Parker, Administrative Clerk/Planning Assistant for the Town of Loomis, declare that the foregoing amended agenda for November 7, 2017 Meeting of the Town of Loomis Planning Commission was posted November 3, 2017 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, November 3, 2017 at Loomis, California.

Carol Parker

Carol Parker, Administrative Clerk/Planning Assistant