



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

**REGULAR MEETING AGENDA ACTION MINUTES**

<b>TUESDAY</b>	<b>May 27, 2025</b>	<b>7:00 PM</b>
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The Planning Commission meeting will be held at the Loomis Depot Building and is open to public attendance.

The meeting is also available through the Town of Loomis **Zoom** platform by clicking the following link:

<https://us02web.zoom.us/j/84933352414>

*Public comment will be opened for each agenda item through the Zoom platform. Use the "Raise Hand" feature.*

*Instructions for using the "Raise Hand" feature when using a computer or mobile device can be found at:*

<https://support.zoom.us/hc/en-us/articles/205566129-Raising-your-hand-in-a-webinar>

**ZOOM Participation by telephone (Audio Only Option)**

1. Dial (669) 900-9128
2. When asked for the meeting ID, enter **849 3335 2414 #**.
3. You will be muted by default. To inform the Clerk that you would like to make a public comment during each agenda item, dial \*9 to "Raise your hand". The Clerk will unmute you when it is your turn to speak and will identify you by the last three digits of your phone number. Please note that you should only raise your hand during public comment on the agenda item you are concerned about.

You may also view the meeting through the **Town's YouTube Channel** at:

[https://www.youtube.com/channel/UCy8o0\\_g9piGfhFmfkM1IZLQ](https://www.youtube.com/channel/UCy8o0_g9piGfhFmfkM1IZLQ)

Please note that YouTube livestream comments are disabled during livestream viewing.

**CALL TO ORDER 7:00PM**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

- ☒ Chairman Onderko
- ☒ Vice Chair Kelly
- ☒ Commissioner Wilson
- ☒ Commissioner Lee
- ☒ Commissioner Dipillo

**PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA-None.**

Motion to adopt the agenda: Commissioner Kelly, 2<sup>nd</sup> Commissioner Dipillo.

Ayes: Kelly, Wilson, Lee, Dipillo, Onderko.

Noes: None.

Absent: None.

**PUBLIC COMMENT ON CONSENT AGENDA-None.**

## **CONSENT AGENDA**

- 1. April 22, 2025 - PLANNING COMMISSION MINUTES**
- 2. May 2025- PLANNING PROJECT STATUS**

## **RECOMMENDATION**

**APPROVE**  
**RECEIVE AND FILE**

Motion to adopt the consent agenda: Commissioner Dipillo, 2<sup>nd</sup> Commissioner Kelly.

Ayes: Kelly, Wilson, Lee, Dipillo, Onderko.

Noes: None.

Absent: None.

## **PUBLIC HEARING**

### **3. #23-18 – PURE LIFE PILATES – CONDITIONAL USE PERMIT AND DESIGN REVIEW AT 6130 HORSESHOE BAR ROAD, APN 043-100-043**

The Town of Loomis has received application #23-18 from applicant Kristi Jackson of PureLife Properties LLC for a Conditional Use Permit and Design Review for a proposed pilates studio and site improvements on a 0.37-acre parcel located at 6130 Horseshoe Bar Road, Loomis, CA 95650 – APN 043-100-043. The property is located across from the Raley's shopping center, specifically Taco Bell, south Mail Biz, and is north of the Placer County Sheriff Substation and Ideal Body Center (Figure 1). The property is zoned (CC) Central Commercial and designated "Town Center Commercial - TC" in the General Plan. There is an existing vacant single-family residence, detached garage, and outbuilding on the property, of which the residence would be repurposed as a pilates studio and the garage and outbuilding, as well as the screened patio, would be removed and replaced with a parking lot to serve the studio. Accessible pathways and frontage improvements are proposed as well as landscaping.

A Conditional Use Permit is required even though a pilates studio is an allowed use in the CC zone because the current residential structure would be converted to commercial use and the new construction associated with a commercial parking lot requires a use permit per Zoning Code Section 13.26.040 Table 2-6 note 5 for the CC zone. Design Review is requested to address the creation of the associated parking area, rear access driveway, landscaping, frontage improvements and new signage. The proposed project, if granted a conditional use permit and design review approval is consistent with the General Plan and the Zoning Ordinance, and is Categorically Exempt under CEQA Section 15303 c.

## **RECOMMENDATION**

1. Conduct a public hearing and receive public input regarding the project; and
2. Find the project is exempt from the provisions of the California Environmental Quality Act under Section 15303 of the CEQA Guidelines (Class 3: New Construction or Conversion of Small Structures)
3. Adopt Resolution #25-04 approving the conditional use permit and design review for the project, per the findings in Exhibit A, subject to the conditions of approval in Exhibit B, and as depicted in Exhibit C.

## **COMMISSIONER COMMENTS**

The Planning Commission discussed the following:

- Property drainage
- Easements on property
- On street parking concerns
- Parking/Ingress and egress
- Garbage disposal
- Fire access

## **PUBLIC COMMENT -None.**

Motion to adopt Resolution 25-04 approving the conditional use permit and design review for Pure Life Pilates and the CEQA exempt findings : Commissioner Kelly, 2<sup>nd</sup> Commissioner Dipillo.

Ayes: Kelly, Wilson, Lee, Dipillo, Onderko.

Noes: None.

Absent: None.

Abstain: None.

## **PLANNING DIRECTORS REPORT**

Planning Director Christy Consolini provide a report on Hidden Grove, Municipal Code Update, Inclusionary Housing Ordinance fee schedule, SB-9, Quick Quack Car Wash, Creekstone Senior Living Community, Carménère Estates Subdivision, Harvest Oaks Subdivision, Bankhead II Subdivision, Reserve Subdivision, HCD Loomis housing compliance, Town Hall counter hours, Town website, Building Inspection hours, next Planning Commission scheduled for June 24<sup>th</sup>.

## **COMMISSIONER REPORTS**

Dipillo-Loomis dump day

## **ADJOURNMENT 7:46PM.**

Signed, May 29, 2025 at Loomis, California.

*Sarah Jennings*

Sarah Jennings, Planning Secretary