



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

REGULAR MEETING AGENDA ACTION MINUTES

TUESDAY

October 28, 2025

7:00 PM

CALL TO ORDER 7:00PM.

PLEDGE OF ALLEGIANCE

ROLL CALL:

 X Chairman Onderko
 X Vice Chair Kelly
 X Commissioner Wilson
 X Commissioner Lee
 X Commissioner Dipillo

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA- None.

ADOPTION OF AGENDA

Motion to adopt the agenda: Commissioner Dipillo, 2nd Commissioner Kelly.

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

Noes: None.

Absent: None.

PUBLIC COMMENT ON CONSENT AGENDA- None.

CONSENT AGENDA

Motion to adopt the agenda: Commissioner Wilson, 2nd Commissioner Dipillo.

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

Noes: None.

Absent: None.

PUBLIC HEARING

1. Carménère Estates 24-Lot Subdivision Vesting Tentative Map and CEQA Initial Study/Mitigated Negative Declaration

The 98-acre project site is comprised of two sites located in the Town of Loomis: a 37-acre western site (APN 030-130-037) and a 61-acre eastern site (APNs 030-100-037, 030-110-011, and 030-110-018), split by Delmar Avenue. The project would subdivide the site into 24 single-family residential lots ranging from 2.3 to 4.7 acres in size, five accessory dwelling units (ADUs), and associated utility improvements. Site access would be provided by two new roadways off Delmar Avenue, one extending into the western site and one into the eastern site. The proposed project would also include frontage improvements along Delmar Avenue. Development would occur over three phases, starting on the western site. The existing General Plan designations are Residential Agricultural (RA) and Residential Estate (RE), as is the existing zoning (RA and

RE). The proposed project would require Town approval of a Vesting Tentative Subdivision Map. A CEQA Initial Study Mitigated Negative Declaration has been prepared for the project.

RECOMMENDATION

- 1 Discuss and provide input on the proposed Carménère Estates 24-lot Subdivision Vesting Tentative Map and CEQA Initial Study/Mitigated Negative Declaration;
- 2 Adopt Resolution #25-05 finding that the project has been properly analyzed under the California Environmental Quality Act (CEQA) through preparation and circulation of an Initial Study/Mitigated Negative Declaration (IS/MND) (SCH#2025070798), and recommending the Town Council adopt the IS/MND and the Mitigation Monitoring and Reporting Program (MMRP) that reduce potential impacts to a less than significant level.
- 3 Adopt Resolution #25-06 recommending that the Town Council approve the Carménère Estates Subdivision Vesting Tentative Map.

The Planning Commission each disclosed that they had met with the applicant prior to this meeting to receive information on the project.

Commission Comment

The Planning Commission discussion included the following:

- Sidewalk requirements.
- Road standards and Land Development manual.
- Pathway maintenance.
- Streetlight inclusion.
- Landscaping guidelines.
- Walls and fencing.
- On-street parking.
- Water rights.

Public Comment

Mike Froineski-Delmar- commented on compatibility for the area, sidewalks, and water.

Jeffrey Pollis-Housing demands for area, location, walking trail.

Aleena Miller-Bankhead Rd-Consideration for lighting and sidewalks.

Al Mangioni- Project design and compatibility with area.

Motion to approve Resolution 25-05 and 25-06 with amendment to condition 33, added conditions from Placer County Flood control, and recommendation to Town Council to approve: Commissioner Dipillo, 2nd Commissioner Kelly.

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

Noes: None.

Absent: None.

BUSINESS

2. CONSIDERATION OF RESCHEDULING THE NOVEMBER AND DECEMBER PLANNING COMMISSION MEETINGS

As the regularly scheduled November and December Planning Commission meetings fall during the holiday weeks of Thanksgiving and Christmas, it is recommended the November 25, 2025

Planning Commission meeting be rescheduled to November 18, 2025, if needed and the December 23, 2025 Planning Commission meeting rescheduled to December 16, 2025.

RECOMMENDATION:

Approve Resolution #25-07 rescheduling the November 25, 2025 Planning Commission meeting to November 18, 2025, if needed, and the December 23, 2025 Planning Commission meeting to December 16, 2025.

Motion to approve resolution 25-07: Commissioner Lee, 2nd Commissioner Dipillo.

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

Noes: None.

Absent: None.

TOWN PLANNERS REPORT

Planning Director Christy Consolini provided a report on welcome of Community Development Director Christian Svensk, Hidden Grove, Municipal Code Update, SB-9, Quick Quack Car Wash, Creekstone Senior Living Community, Harvest Oaks Subdivision, Bankhead II Subdivision, Reserve Subdivision, Ivan's Recycling, Community Development Director hire, Town Hall counter hours, Town website, Building Inspection hours, fall clean-up day.

COMMISSIONER REPORTS- None.

ADJOURNMENT 9:02PM.

To view the video and full comments for this meeting, please visit the Town YouTube page:

<https://www.youtube.com/watch?v=999SwwiQ24I>

Signed, October 30, 2025 at Loomis, California.

Sarah Jennings

Sarah Jennings, Planning Secretary