TOWN OF LOOMIS

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

REGULAR MEETING AGENDA

TUESDAY	August 25, 2026	7:00 PM

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.*
4. *Advisement for Zoom participants: In the event of a Zoom disruption, disturbance, or disconnection for any reason, Zoom may be suspended or eliminated, without notice. Zoom is provided as a courtesy to the public, but the Town cannot guarantee against any interruption, disturbance, disruption, or disconnection. Please be advised that the Planning Commission meeting may proceed as agendized in the event of such disconnection or disturbance.*

You may also view the meeting through the **Town's YouTube Channel** at:
https://www.youtube.com/channel/UCy8o0_g9piGfhFmfkM1IZLQ
Please note that YouTube livestream comments are disabled during livestream viewing.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL:
____ Chairman Onderko
____ Vice Chair Kelly
____ Commissioner Wilson
____ Commissioner Lee
____ Commissioner Dipillo

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. The commission may refer your concerns raised during public comment to staff

or placed on future agenda. ***Please note that you will be allotted three minutes to make public comments on any item on the agenda at the time it is heard.***

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	**RECOMMENDATION**
1. May 26, 2026 - PLANNING COMMISSION MINUTES	**APPROVE**
2. August 2026- PLANNING PROJECT STATUS	**RECEIVE AND FILE**

BUSINESS

3. Senate Bill 9 Overview (Presentation)

Senate Bill 9 (SB 9) is a California law that took effect on January 1, 2022, that requires cities to allow (a) up to two primary dwelling units on a single-family-zoned lot or (b) an urban lot split of a single-family-zoned lot, or both, ministerially, without any discretionary review.

As of January 1, 2024, the California Department of Housing and Community Development (HCD) has enforcement authority over the SB 9 statutes, Government Code sections 65852.21 and 66411.7. These may be combined with other housing laws.

RECOMMENDATION

Receive and file.

4. Town of Loomis Accessory Dwelling Unit Ordinance (Hearing)

An urgency Accessory Dwelling Unit Ordinance (Ordinance 307) was adopted by Town Council on June 9, 2026, amending Section 13.42.270 of the Loomis Municipal Code to better align the Loomis Municipal Code with changes in state law with respect to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). The best practice when adopting code amendments by urgency ordinance is to follow as soon as possible with a re-adoption of the same amendments by non-urgency ordinance, to avoid having to rely on urgency findings longer than necessary. The urgency ordinance took effect immediately upon adoption. This non-urgency re-adoption Ordinance is now brought to the Planning Commission for review and recommendation to the Town Council. This Ordinance re-adopts the same amendments to Loomis Municipal Code section 13.42.270 (which added definitions and processing details, including for previously unpermitted ADUs, revised height and size standards, and established two classes of ADUs among other updates to reflect current state law).

RECOMMENDATION

Recommend adoption of the ADU Ordinance to the Loomis Town Council.

PLANNING DIRECTORS REPORT

COMMISSIONER REPORTS

ADJOURNMENT

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 asks questions of staff.**
3. **Chair opens the public hearing.**
4. **Applicant makes its presentation – 15 minutes. (At the discretion of the 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 asks questions of the applicant (and staff).**
6. **Public comment – maximum three- minutes per speaker, one opportunity to speak each.**
7. **Applicant opportunity to respond to public comments – three-minutes. (At the discretion of the Chair, time may be extended depending on the number of comments made during public comment.)**
8. **Chair closes the public hearing.**
9. **Staff responds to all public comments; Commission asks any additional questions of staff.**
10. **Commission deliberates and acts on requested entitlements**

CERTIFICATION OF POSTING OF AGENDA

I, Sarah Jennings, Planning Secretary for the Town of Loomis, declare that the foregoing meeting agenda for Tuesday August 25, 2026 Planning Commission meeting was posted August 20, 2026 at Town Hall of the Town of Loomis, 3665 Taylor Road, Loomis, California, 95650. The agenda is also available on the Town website at https://loomis.ca.gov/planning-commission-meetings/

Signed, August 20, 2026 at Loomis, California.

Sarah Jennings
Sarah Jennings, Planning Secretary