



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

<b>TUESDAY</b>	<b>April 18, 2017 - Action Minutes</b>	<b>7:30 PM</b>
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**CALL TO ORDER: 7:30 PM**

**PLEDGE OF ALLEGIANCE**

- ROLL CALL**
- Chairman Hogan
  - Commissioner Duncan
  - Commissioner Kelly
  - Commissioner Wilson
  - Commissioner Obranovich

**COMMISSION COMMENT FOR ITEMS NOT ON THE AGENDA : none**

**PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA : none**

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.**

**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. Kelly 2. Duncan  
 passed by the following vote:

Ayes: Hogan, Wilson, Kelly, Duncan, Obranovich  
 Noes: 0  
 Abstained: None  
 Absent: None

**PUBLIC COMMENT ON CONSENT AGENDA: none**

**CONSENT AGENDA**

**RECOMMENDATION**

- 1. PROJECT STATUS REPORT**
- 2. MARCH 28, 2017 MINUTES**

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

**COMMISSIONERS DELIBERATION: none**

Motion was made to approve the consent Agenda. 1. Kelly 2. Wilson  
 passed by the following vote:

Ayes: Hogan, Wilson, Kelly, Duncan, Obranovich  
 Noes: 0  
 Abstained: None  
 Absent: None

## **BUSINESS ITEMS**

### **3. CONTINUED FROM 3/28/2017 PC MEETING #17-02 FEATHERED NEST - MAJOR USE PERMIT AND DESIGN REVIEW APPLICATION 3264 TAYLOR ROAD APN 043-014-011 APPLICANT: RICHARD MASSIE**

The applicant proposes to construct an 11,000 square foot (sf) building, along with 34 parking spaces, delivery and loading areas and roadways. The latter will create approximately 20,000 sf of coverage for an approximate total of 30,000 sf of lot coverage. Plans call for removal of 9 protected trees, and 7 unprotected trees subject to the provisions of Section 13.54.00 Tree Preservation and Protection of the Loomis Zoning Ordinance. The applicant will add CC&R's to restrict any and all development in perpetuity within the Stream and Wetland area identified in the Foothill Associates Aquatic Resource Study. The proposed project is consistent with the requirements of Section 13.56.00 Waterway and Riparian Habitat Protection, and Section 13.58 Wetland Protection and Restoration of the Loomis Zoning Ordinance. The Army Corps of Engineers (ACOE) has granted permission to proceed, subject that the delineated wetland\stream area is not impacted.

*The applicant, SPMUD and the Town have developed a plan to extend sewer service from Mandarin Court, through the Town corporation yard, then along the existing sewer easement to the project site. Upon approval of all parties the extension will serve the project site, and a means to serve other property in need of public sewer service.*

#### **RECOMMENDATION**

The Planning Commission adopt Resolution #17-02 to allow construction and operation of a 11,000 square foot retail furniture store "The Feathered Nest" at 3264 Taylor Road, subject to the findings in Exhibit A and the Conditions of Approval in Exhibit B, and find the project exempt from the California Environmental Quality Act (CEQA) as per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning.

#### **PUBLIC COMMENT :**

**Wheeler – Barker Road: Spoke on behalf of the project; voiced frustration on / about the tree ordinance mitigation fee schedule**

#### **COMMISSIONERS DELIBERATION:**

**Commissioner Kelly commended the applicant on submitting a well thought out, complete application. Opened a discussion on the tree mitigation fee schedule.**

Motion was made adopt Resolution #17-02 to allow construction and operation of a 11,000 square foot retail furniture store "The Feathered Nest" at 3264 Taylor Road, subject to the findings in Exhibit A and the Conditions of Approval in Exhibit B, and find the project exempt from the California Environmental Quality Act (CEQA). 1. Wilson 2. Kelly  
passed by the following vote:

Ayes: Hogan, Wilson, Kelly, Duncan, Obranovich

Noes: 0

Abstained: None

Absent: None

### **4. CONTINUED FROM 3/28/2017 MEETING #17-07 ZONE TEXT AMENDMENT ESTABLISHMENT OF PLANNED DEVELOPMENT ZONE**

The Town of Loomis is proposing to add a new zoning district entitled Planned Development (PD) consistent with the Loomis General Plan

#### **Purpose:**

A Planned Development (PD) Zone is a tool to implement the objectives and policies of the General Plan, especially for larger parcels of land that allow for a mix of residential uses, and some commercial, while

preserving large areas of environmentally sensitive areas for public enjoyment. Importantly it ensures an orderly and quality small town design consistent with the Town goals, and surrounding neighborhoods and uses. The PD zone is a tailored district designating the zoning regulations for a project and setting specific development standards. A PD zone offers the ability to facilitate innovation and specific site conditions, not found in traditional zone districts that often rely on standardized solutions for standard city subdivisions, but not suitable for rural and small town communities. The PD zone also offers a vehicle for negotiation not found in the yes/no options of a traditional zone. Rather it allows the town to negotiate to accommodate the needs and demands of the Town that are enforceable by an ordinance. While a PD zone allows for flexibility, it is not an excuse for reduction of standards, but a mechanism to require higher standards for the town in exchange.

**RECOMMENDATION:** The Planning Commission approve *Resolution #17-07 (Attachment 1)* and adopt the resolution recommending approval to the Town Council of adding the Planned Development Zone to the Loomis Zoning Ordinance.

#### **COMMISSIONER COMMENTS TO STAFF:**

**Commissioner Kelly** asked if the PD shortens or lengthens the process for the applicant

**Commissioner Wilson** asked about the differences between the old process and the new process using the PD ordinance

**Commissioner Duncan** asked about the process used to approve Raley's.

#### **PUBLIC COMMENT:**

**Nathan Depelo** – Helens Court: Spoke on behalf of the project, stated that many developers favor having a PD text ordinance in place.

**Dave Wheeler** – Barker Road: Asked if the PD ordinance is going to help or hinder future development, particularly in mixed use projects.

**Miguel Ucovich** – Craig Court: First Stated he was a Loomis council member and the council did not bring this item to the commission, this proposal was staff directed. Secondly, he stated that based on his experience of working with a PD ordinance in Roseville, a PD ordinance is a contractual agreement between a developer and a public agency. He asked if this PD ordinance allows for negotiation of roads, density, park requirements etc. to be changed from the General Plan requirements.

**Betty Succo** – Mareta Lane: Asked what the purpose of the PD ordinance is and how does it offer more flexibility than we have presently in place.

#### **COMMISSIONERS DELIBERATION:**

General discussion between commissioners, staff and Town attorney addressing various understandings and uses of the PD ordinance.

Motion was made approve Resolution #17-07 (Attachment 1) and adopt the resolution recommending approval to the Town Council of adding the Planned Development Zone to the Loomis Zoning Ordinance. 1. Obranovich 2. Kelly  
passed by the following vote:

Ayes: Hogan Kelly, Duncan, Obranovich

Noes: Wilson

Abstained: None

Absent: None

#### **5. CONSIDERATION OF CHANGING THE MAY 23, 2017 PLANNING COMMISSION MEETING TO THE FIRST TUESDAY OF THE FOLLOWING MONTH (JUNE 6, 2017)**

As the regularly scheduled May Planning Commission Meeting will be while the Town Planner is out on vacation, moving the May 23, 2017 meeting to Tuesday, June 6, 2017

#### **RECOMMENDATION:**

Discuss and approve Resolution # 17-08 to reschedule the regularly scheduled Planning Commission Meeting of May 23, 2017 to the first Tuesday of the following month, June 6, 2016.

#### **PUBLIC COMMENT:** none

**COMMISSIONERS DELIBERATION: none**

Motion was made to approve Resolution # 17-08 to reschedule the regularly scheduled Planning Commission Meeting of May 23, 2017 to the first Tuesday of the following month, June 6, 2016. 1. Kelly 2. Duncan  
passed by the following vote:

Ayes: Hogan, Wilson, Kelly, Duncan, Obranovich

Noes: 0

Abstained: None

Absent: None

**ADJOURNMENT: 9:35 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](http://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. \*\*

Signed, May 30, 2017 at Loomis, California.

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Carol Parker, Administrative Clerk/Planning Assistant