



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

TUESDAY	April 18, 2017	7:30 PM
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CALL TO ORDER

PLEDGE OF ALLEGIANCE

- ROLL CALL**
- Chairman Hogan
 - Commissioner Duncan
 - 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. 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.

PUBLIC COMMENT ON CONSENT AGENDA

CONSENT AGENDA

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

RECOMMENDATION

**RECEIVE AND FILE
 APPROVE**

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

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.

PUBLIC COMMENT

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 December 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

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 – 5 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

CERTIFICATION OF POSTING OF AGENDA

I, Carol Parker, Administrative Clerk/Planning Assistant for the Town of Loomis, declare that the foregoing agenda for Tuesday April 18, 2017, Meeting of the Town of Loomis Planning Commission was posted April 12, 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, April 12, 2017 at Loomis, California.

Carol Parker, Administrative Clerk/Planning Assistant