



TOWN OF LOOMIS
PLANNING COMMISSION ACTION MINUTES
 Blue Goose Event Center
 3550 Taylor Road
 Loomis, CA 95650

NOTE: THE MEETING LOCATION IS AT THE BLUE GOOSE

Wednesday	April 25, 2018	7:00 PM
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CALL TO ORDER: 7:05

PLEDGE OF ALLEGIANCE

ROLL CALL

<u> X </u>	Chairman Hogan
<u>Absent</u>	Commissioner Kelly
<u> X </u>	Commissioner Wilson
<u> X </u>	Commissioner Obranovich
<u> X </u>	Commissioner Clark-Crets

COMMISSION COMMENT FOR ITEMS NOT ON THE AGENDA –

Chairman Hogan: Reminded audience of the importance of maintaining a respectful presence for all those choosing to speak during the meeting

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA :

Sandra Calvert: Indian Creek: Voiced concern over Council Member Tim Onderko’s response to and treatment of those making inquiries regarding his financial holdings.

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 Council may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on the next available 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 to adopt agenda: Wilson 2nd: Clark-Crets

Ayes: Wilson, Hogan, Clark-Crets, Obranovich

Noes: 0

Absent: Kelly

Abstain: 0

PUBLIC COMMENT ON CONSENT AGENDA : None

CONSENT AGENDA

- 1. Planning Status Report**
- 2. March 14, 2018 Minutes**
- 3. March 27, 2018 Minutes**

RECOMMENDATION

RECEIVE AND FILE
APPROVE
APPROVE

Motion to adopt agenda: Obranovich 2nd: Wilson

Ayes: Wilson, Clark-Crets, Obranovich, Hogan

Noes: 0

Absent: Kelly

Abstain: 0

PUBLIC HEARING

4. #14-05 THE VILLAGE AT LOOMIS PROJECT (CONTINUED FROM MARCH 27, 2018 PLANNING COMMISSION HEARING)

To consider amending the Loomis General Plan; Rezoning the Project Site to the Planned Development (PD) District; Approve the Village at Loomis Preliminary Development Plan, Development Standards, and Design Guidelines; Approve Specific Development Plans for Village Areas 1, 2 and 3; Approve the Village at Loomis Tentative Subdivision Map; and the Village at Loomis Development Agreement; subject to the Certification of the Village at Loomis Final Environmental Impact Report (FEIR) as required by the California Environmental Quality Act.

Applicant: Village at Loomis LLC.

RECOMMENDATION

Staff recommends the Commission open the public hearing, receive Staff's presentation, receive a presentation from the applicant, receive public comment, then close the public hearing. Once the public hearing is closed, Staff recommends the Commission approve the following motion:

Motion to adopt the attached Resolution Recommending Denial of the Village at Loomis (Project# 14-05) to the Loomis Town Council due to the following concerns:

1. Inconsistency with the Planning Commission's direction from the March 14, 2018 meeting regarding minimum lot sizes, setbacks and single-story homes along David Drive;
2. Inadequate active park space; and
3. Inadequate General Commercial zoning as part of the overall project.

Prior to any discussion on the item, Town Attorney Mona Ebrahimi brought up to the Commissioners the need to report any ex parte communication regarding the village project.

Commissioner Clark-Crets: Met with the residents of the Day Tract area, had an informal meeting with town Manager Sean Rabe', Applicant Aiden Barry and Commissioner Wilson.

Commissioner Wilson: Had an informal meeting with town Manager Sean Rabe', Applicant Aiden Barry and Commissioner Clark-Crets, informal contact with residents she ran into around Town, attended open house on the project years ago.

Commissioner Obranovich: Fielded one phone call with a concerned citizen.

Chairman Hogan: "Dozens" of informal meetings with residents around town, had an informal meeting with town Manager Sean Rabe', Applicant Aiden Barry and Commissioner Clark-Crets, attended open house on the project years ago.

PUBLIC COMMENT

Jackie Euer – King Road: Ask that the commission not approve the project unless it matches with the General Plan.

Irene Smith – Wells Ave: spoke in opposition to the project, in favor of denial.

Dennis Oliveira – Rachel Lane: In favor of denial, scope of project too large and sacrifice too great.

Tom Lagerquist – Orchard Park: Stated we should build towards the General Plan, not completely outside its scope.

Pablo Seoth -: Supports the denial of project, citing the need to stay within the General Plan.

Amy Touth- Barton Road: Supports denial of the project

Matt Fox – Orchard Park: Spoke in support of the project citing its smart growth plan.

Susan Pikes – Laird Road: Supports denial of the project

Eric Neal – Supports denial of the project stating the project should conform to the General Plan, instead of the General Plan conforming to the project.

Sandra Calvert- Indian Creek: supports denial of project

Steve Fettke – Humphrey Road: Supports denial of project

Kevin McDonald – King Road: Spoke in favor of project stating a comprehensive master plan is preferred over single projects.

Hayden Jenks- Loomis resident: Supports denial of project

Jeanne Probasco – Horseshoe Bar Road: Supports denial of project – questions the feasibility study

Lori Otting – Circle Drive: Supports denial of project

Tara- King Road: Supports denial of project

Susan Dobbies; Sunknoll/Laird: Supports denial of project

Pam Blake – Angelo Drive: Supports denial of project
James Gilbert – Myrtle Drive: Supports denial of project
Dwight James – Canterbury Dr.: Supports denial of project
Mike Catalano – Horseshoe Bar Road: Supports denial of project
Paul Manier- : Supports denial of project
Paul Johnson – S Walnut: Stated disappointment in denial of project
Public Comment closed at 8:32

COMMISSIONER DELIBERATION

Commissioner Obranovich: Disappointed in outcome, failure in process. Project included several significant infrastructure improvements and opportunities for housing, but the final project before us today is still too dense, lot sizes are too small and there is no justification given for the loss of commercial space. Stated the project is still viable, that great forethought went into this at the time our General Plan was adopted – Noted several new laws passed by the state that change the Town’s ability to restrict and direct density and lot sizes in housing and hopes that developer and Town Council work together to resolve the differences.

Commissioner Clark-Crets: does not believe the planning commissioner’s recommendation for denial is a win, disappointed in the lack of fruition of the project.

Commissioner Wilson: Sees a lot of good in the project, appreciates the tenacity of Todd Lowell in carrying the project for as long as he did, and believes the project implements the vision of the original plan. The loss of commercial space without validation is a concern and the use of the PD zone “tweaks” the zoning too much. Lots too small, setbacks are too small and stated while esthetics of the project are nice, they do not represent Loomis and do not provide a “rural feel”. The alley loaded homes are too cramped without adequate outdoor space. Would like to see more accommodations for seniors. Without these noted changes, recommendation of denial of project is only option.

Chairman Hogan: Concurs with the issues commissioner Obranovich’s brought up. Not vehemently against the project, and it is not as out of line with the General Plan as being stated. Circulation and infrastructure improvements included in the project are pivotal for solving present and future traffic issues. Noted that the developer has responded positively to requests for greater park space, changes in parking and safer pedestrian access to Raley’s. Wants to see some revisions to the project to bring it closer in line with the requests of the Planning commissioners.

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3. Inadequate General Commercial zoning as part of the overall project.:

Motion: Clark-Crets; 2nd: Wilson

Ayes: Wilson, Clark-Crets, Obranovich, Hogan

Noes: 0

Absent: Kelly

Abstain: 0

ADJOURNMENT: 9:28 PM

Carol Parker, Administrative Clerk/Planning Assistant