



TOWN OF LOOMIS
ACTION MINUTES
SPECIAL MEETING
LOOMIS TOWN COUNCIL
AT THE H CLARKE POWERS SCHOOL
3296 HUMPHREY ROAD, LOOMIS, CA

MONDAY

DECEMBER 10, 2018

6:30 P.M.

CALL TO ORDER The meeting was called to order by Mayor Morillas at 6:32 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:

Mayor Rhonda Morillas
Mayor pro tempore Tim Onderko
Councilmember Brian Baker
Councilmember Jeff Duncan
Councilmember Miguel Ucovich

Absent: None

All items on the agenda will be open for public comment before final action is taken. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a three minute time limit. The Mayor has the discretion of limiting the total discussion time for an item.

Written Material Introduced Into the Record: Citizens wishing to introduce written material into the record at the public hearing on any item are requested to provide a copy of the written material to the Town Clerk .

PUBLIC COMMENT: This time is reserved for those in the audience who wish to address the Town Council 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.

Kyle Black, David Avenue, stated no one should park in fire zones.

ADOPTION OF AGENDA: Council will typically adopt the agenda in the order listed or modify the order in a way that can best accommodate the people in attendance who wish to speak on particular items.

A motion was made to adopt the Agenda. On motion by Councilmember Ucovich, seconded by Councilmember Onderko and passed by the following vote:

Ayes: Baker, Duncan, Morillas, Onderko, Ucovich

Noes: None

Abstained: None

Absent: None

BUSINESS

1. The Village at Loomis

To consider applicant's request to amend the Loomis General Plan; Rezone 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.

Recommended action: Staff recommends that the Town Council (Council) receive a presentation from the Applicant regarding revisions to the project in response to Council direction, receive Staff's presentation, receive public comment during the public hearing, and

that the Council consider each of the entitlements needed for the proposed project. This is a discretionary process, meaning that Council has the ability to either approve or deny the project, after weighing the project against the totality of the Town's existing planning documents. Staff recommends that Council conduct the required public hearings

Public comment:

Todd Lowell, the Developer of the Village project, expounded on the changes that have been made, the development agreement, requested approval of the Village project and answered questions.

Sean Rabé, Town Manager, reviewed the project background, revisions to the project after the July 31, 2018 Council meeting, the entitlements that are sought and the alternative to the proposed project.

Katherine Waugh, from Dudek who prepared the environmental impact report for the Village, pointed out that the oak woodland habitat mitigation was meant to ensure that the resource is maintained at a regional level reflecting watershed boundary, typical wildlife movement patterns, and the regional landscape fabric.

Mayor opened public comment.

The following addressed the Council:

- Jackie Pitts Euer, King Road
- Kyle Black, David Avenue
- Dot Shiro, Cherokee Lane
- Brian Lewis, Colwell Road
- Jason Foreman, Angelo Drive
- Andrew Dacavitz, Penryn
- Greg Obranovich, Bankhead Road
- Andrea Pickens, New Castle
- Sandra Calvert, Indian Creek Drive
- Shellee Richardson, David Avenue
- Eileen Smith, Barton Road
- William Quenneville Sr., Horseshoe Bar Road
- Elizabeth Whann, Angelo Drive
- Eva Marshall, Kathy Way
- Gary Liss, Gold Trail Way
- Sarah Goulas, Sparas Street
- Eric Neal, Dick Cook Road
- Paula Pitts Labourdette
- Tom Lagerquist, Orchard Park Ct.

The following addressed the Council in support of the Village project:

- Dr. George Sziraki, Placer Union High School District Superintendent
- Peter Efstathiou, Placer Union High School District Assistant Superintendent
- Pat Brechtal, Brace Road
- Kevin McDonald, King Road
- Fuzzy Jarnagine, Sudor Lane
- Loren Mathias, Arcadia Avenue
- Henry Schneider, Horseshoe Bar Road
- Reverent Casey Tinnin
- Ann Baker, Loomis Union School District Board
- Jacob Hardy, Kathy Way and Loomis Union School District Board
- Todd Wilson, Loomis Union School District Board
- Jim Foster, Loomis Union School District Board
- Jared Taylor, Brace Road
- Sheryl Stokes
- Ramona Brockman, Ridge Drive
- Kurt Sandhoff, Thornwood Drive
- David Morgan, Frost Lane
- Matt Williams, Williams Lane
- Russ Kelley, Barton Road
- Mary Jo Payne, Williams Pond Lane
- Linda Kelly, Barker Road
- Paula Morgan, Frost Lane
- Jim Williams, Williams Pond Lane
- Mike Boberg, Hunter Oaks Lane
- Mike Lee, Pheasant Trail
- Jenny Knisley, Hunters Drive
- Patricia Green
- Paul Johnson, Granada Lane
- Jim Perell, Holly Hill Lane
- Dave Wheeler, Barker Road
- Jeff Catalano, Oak Tree Lane
- Erin Hatter, Taylor Road
- Harly Madsen, No Name Lane
- Kenny Gowan, Swetzer Road
- Ed Horton, Kind Road

The following addressed the Council opposing the Village project:

- Steve Fittke, Humphrey Road
- Holly Former, H Clarke Powers student
- Reagan Johnston, H Clarke Powers student
- Barbara Maguire, Eldon Avenue
- Susan Dobies, Arcadia Avenue
- Pamela Blake, Angelo Drive
- Cheryl Hadley, Laird Street
- Jamie Howard, King Road
- Mary Coffman, Oak Street
- Paula Lanterman, David Avenue
- Michelle ? , Sparas Street

Public comment was closed.

Councilmember Duncan stated the following:

- some of his concerns are the traffic impact, density (example: 3500 sq.ft. lot included alley space), and reduction of commercial property
- he likes the active parks and the single-story homes next to the existing neighborhoods

Councilmember Onderko stated the following:

- this project is consistent with the vision and policies of the General Plan
- a yes vote provides a lesser dense project than what is allowed under the general plan and zoning code, guarantees public benefit of over 18 acres of active parks and open space, 15 million in critical infrastructure build out, delivers 3 times the amount of impact fees to our schools than legally required, will help traffic circulation and will encourage small businesses to invest in Loomis

Councilmember Ucovich stated the following:

- he agrees with Councilmember Duncan and added that we need more commercial space than what is allocated, and he is concerned about the sound
- he would like a higher wall, the design of Boyington should allow for an on-ramp onto Interstate 80, and there is not enough turf in the parks

Councilmember Baker stated the following:

- there still needs to be some work on the project, such as public bathrooms at the parks, look into some plans for an off ramp at King and Boyington, more thought to how the lots are positioned, and activate the parks space a little better
- a yes vote tonight is not approval of the project, it is a continued negotiation

Mayor Morillas stated the following:

- she is voting to support the project because it will be an overall benefit to the Town, the alternative might not be a benefit to the town and could actually do harm to Loomis
- she doesn't like everything about this project, but the developer has made the changes the Council asked for

Following further discussion on the matter, a motion was made to introduce for first reading an ordinance approving the rezoning of approximately 66.5 acre site to Planning Development, establishing the PD, and approving a preliminary development plan and development standards for the Village at Loomis project; and, introduce for first reading the ordinance approving a development agreement with the Village At Loomis LLC, with direction to staff to look at the realignment of Doc Barnes Drive to accommodate the connection off King Road to Interstate 80, and to review the noise mitigation measures to see if a redesign of the sound wall could eliminate some of the other mitigation measures associated with noise. On motion by Councilmember Onderko, seconded by Councilmember Baker and passed by the following vote:

Ayes: Baker, Morillas, Onderko

Noes: Duncan, Ucovich

Abstained: None

Absent: None

ADJOURNMENT Mayor Morillas adjourned the meeting at 10:40 p.m.

Mayor

Town Clerk