



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

NOTE: THE MEETING LOCATION IS AT THE BLUE GOOSE

Tuesday	February 27, 2018	7:30 PM
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CALL TO ORDER: 7:30pm

PLEDGE OF ALLEGIANCE

ROLL CALL

Absent	Chairman Hogan
X	Commissioner Kelly
X	Commissioner Wilson
X	Commissioner Obranovich
X	Commissioner Clark-Crets

AT THIS TIME THE COMMISSION WILL ELECT A CHAIRMAN AND VICE-CHAIRMAN – Deferred to next regularly scheduled meeting

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 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 now. 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: Kelly 2nd: Clark-Crets

Ayes: Wilson, Kelly, Clark-Crets, Obranovich

Noes: 0

Absent: Hogan

Abstain: 0

PUBLIC COMMENT ON CONSENT AGENDA - none

CONSENT AGENDA

RECOMMENDATION

1. PROJECT STATUS REPORT
2. JANUARY 23, 2018 MINUTES

**RECEIVE AND FILE
APPROVE**

Motion to adopt the consent agenda: Kelly 2nd: Wilson

Ayes: Wilson, Kelly, Clark-Crets, Obranovich

Noes: 0

Absent: Hogan

PUBLIC HEARING

3. #17-13 CONDITIONAL USE PERMIT\DESIGN REVIEW

3334 Swetzer Road, APN: 044-220-041

APPLICANT: Energy Saving Pros

REQUEST: To allow the construction and operation of a 3,000 sf warehouse and a 4,400 sf office building on a one acre parcel with an existing 7,500 sf office/warehouse. The site is the location of a 7,500 sf building approved by the Planning Commission on April 26, 2016 and has since been constructed. The site is now owned by Energy Pros a solar power company, who uses the existing building house and prepare their stock for sale and installation. In addition the buildings second floor serves as their office training area. These facilities are inadequate for their needs and they propose an additional 3,000 sf steel frame building to house their operations, and a two story 2,200 sf steel frame building, providing at total of 4,400 sf for office and training uses.

RECOMMENDATION:

The Planning Commission adopt Resolution #18-04 to approve the Conditional Use Permit and Design Review subject to the recommended findings and the conditions of approval.

COMMISSION COMMENTS TO STAFF:

Commissioner Wilson asked about agency response COA's and vehicle trips per day

Commissioner Kelly asked about landscape design in regard to line of sight/traffic

Commissioner Clark-Crets asked about Recology access

PUBLIC COMMENT:

Mike Boberg – business owner Jetton Lane: Fit and expansion is good for the town, asked about design review

Motion to adopt Resolution #18-04 to approve the Conditional Use Permit and Design Review subject to the recommended findings and the conditions of approval: Wilson 2nd: Kelly

Ayes: Wilson, Kelly, Clark-Crets, Obranovich

Noes: 0

Absent: Hogan

Abstain: 0

4. #14-05 THE VILLAGE AT LOOMIS PROJECT (CONTINUED FROM JANUARY 23, 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.

COMMISSIONERS COMMENTS TO STAFF:

Commissioner Obranovich: Questions on actual numbers of dwelling units

Commissioner Clark-Crets: Asked about the universal design in the high density units clarified it is the first floor only, also had questions about the Thornwood pathway and the drainage in the area, elevation / sloping in the backyards bordering David Ave and asked about the pedestrian crossing at Raley's (truck corridor)

Commissioner Wilson: Asked about the extra parking in the ally-loaded housing. Asked about the retaining walls in the backyards of the dwelling units bordering David Ave; also concerned about the homes in the ally loaded area lack sufficient private spaces. Commented that project renderings are not accurate in representing landscape plans.

PUBLIC COMMENT

Applicant: Todd Lowell– Clarified not all of the alley loaded housing units have side patio areas, and that driveways will have some limited trees/ landscaping;

Steve Alston – Silver Ranch: voiced concern about the process, the density of the project, maintenance of park, tree mitigation, restricted garage uses, lack of sidewalks, and the 2nd story units bordering David Ave.

Shelly Richardson – David Ave: Cited concerns about the space between the new dwellings and the homes on David Ave, potential flooding of the homes bordering David Ave., and the overall loss of trees.

Tara – King Road: Appreciates the changes in the project but is still concerned about the density and wants to see more mixed use area.

Alston – Silverthorne: Voice concerns about the density, parking and traffic issues related to the project, especially in the area by David Ave and wants to see only single story units bordering David Ave.

Jackie Euer: Concerned about the proposed changes to the general plan to make this project fit

Mike Boberg – Hunter Oaks: Stated this project has been in the town plan for more than 30 years and fits in the proposed area. Agreed that single story homes transitioning to the older homes has merit. Voiced that school traffic will always be an issue with or without the project.

Dave Wheeler – Barker Road: Important to put personal bias aside, this project has benefits to the town – Town traffic issued addressed, schools with benefit by mitigation measures and higher local resident population; the sheriff and fire department have signed off on the project, the project addresses our required RHNA numbers for housing, project location and plan is smart growth.

Jenny Knisley – Loomis Chamber of Commerce: Loomis business's need roof-tops to help our business's thrive. Foot traffic will be good for town, success attracts success, the changes by the applicant have strengthened the project.

Miguel Ucovich- Craig Court: Stated this project does not reflect what the town put into place in 2002, DG trails are an issue, parking for the project is not adequate, who is going to put in the needed sidewalk for pedestrian traffic on King Road. Sound wall is inadequate. Mitigation for the displacement of small animals needs to be addressed.

Eva Marshall – Kathy Way: Project changes by applicant going is right direction, but more is needed. Location of the project is best for the town. Concerned about the loss of commercial property, density and guest parking.

Kim Hyasida- Laird Street: Voiced concerned about the Sunknoll/ Gateway to the walking paths and potential parking issues. Also voiced concerns about excessive drainage from the retaining walls, traffic, density, animal displacement and tree mitigation.

Michelle Fernandez – David Ave: Agrees with the previous comments against the project, specifically the higher density. Stated that while change is inevitable, she is concerned about the 2nd story housing near David Ave and the lack of privacy.

Pat Brechtal – Brace Road: Project is good, will benefit town.

Paula Lanterman- David Ave: In opposition of project, cited concerns with density, privacy, air pollution, proximity to freeway and traffic.

Kevin MacDonald- King Road: In favor of the project. Stated that Loomis is unaccustomed to this type of development, but the housing crisis in California dictates the need to build.

Ramona Brockman – Ridge Road: Stated proposed changes to project are good, More housing is needed, infill high density sites are good for a community. Parking in the project is sufficient.

Lisa Clevinger – Laird Street: Voiced concern about the traffic caused by the project- like a small town feel and this project does not fit Loomis.

Peter Vanderwerker – Dentist King Road: Stated that project is needed in Loomis, housing and opportunities are limited. Concerned about the proposed density, should be lowered and parking is not sufficient.

Todd Lowell – Applicant: Stated that SPFD has approved the project – road width, parking etc. all meet their standards. Also stated that the sites bordering David Ave has 15' setbacks and will be single story.

COMMISSIONERS COMMENTS:

Commissioner Wilson: Voiced appreciation for the park addition to the project, has a better understanding of the ally loaded property use and stated project addresses many of our traffic issues, and voiced concerns in the following areas:

Density – overall the project is too dense, setbacks to small, ally loaded units lack of privacy, 2200 sq ft lots do not fit zoning codes. Questions Calthorpe context in relation to this project. Also questions the need for the pop-ups on the single family homes bordering David Ave.

Much of the open space is wetlands area and not available for use, and the DG pathways are problematic. Development area does not provide much green space.

Stated that the density issues overshadow the benefits of the project; noted these are market rate homes and will not be “affordable housing” and questions the effectiveness of the PD designation being used for this project.

Commissioner Kelly: Stated that job as planning commissioner is to evaluate project objectively without personal bias. Noted the following positive features in the project.

Doc Barnes extension will help mitigate traffic and circulation issues in town;

Schools will benefit in two ways – by mitigation fees and by increase local student enrollment;

Development will provide several types of homes, fitting many different needs;

Development will provide greenspace to the town, and will build a civic park / center.

The project fulfills a promise to S.P.M.U.D by bringing people/project to area.

Project promotes positive growth in town, provides needed housing to local workers, brings in young, vital families.

Town benefits by a well thought out master plan versus several independent developers.

Voiced concerns in the following areas:

Overall density, lack of affordable housing, potential inconsistencies between general plan and proposed re-zoning,

Commissioner Clark-Crets: Stated the Doc Barnes extension is a benefit to the town, voiced concerns about the overall density of project and noted the need for a buffer between the project and the homes on David Ave.

Motion to adjourn meeting and continue item to the March 14, 2018 PC Special meeting at 6:30pm at the Blue Goose Event Center: Clark-Crets –2nd: Wilson

Ayes: Wilson, Kelly, Clark-Crets, Obranocich

Noes: 0

Absent: Hogan

Abstain:

ADJOURNMENT: 9:50 PM

Carol Parker, Administrative Clerk/Planning Assistant