



TOWN OF LOOMIS
PLANNING COMMISSION ACTION MINUTES
LOOMIS DEPOT
5775 HORSESHOE BAR ROAD
LOOMIS, CALIFORNIA

TUESDAY	May 22, 2018	7:30 PM
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CALL TO ORDER – 7:30

PLEDGE OF ALLEGIANCE

ROLL CALL

- x Chairman Hogan
- x Commissioner Clark -Crets
- x Commissioner Kelly
- x Commissioner Wilson
- x Commissioner Obranovich

AT THIS TIME THE COMMISSION WILL ELECT A CHAIRMAN AND VICE-CHAIRMAN

Motion to select Greg Obranovich as Chairman and Mike Hogan as Vice-Chairman – Wilson 2nd: Kelly
 Ayes Hogan, Wilson, Obranovich, Wilson, Kelly, Clark-Crets
 Noes – none
 Absent- none
 Abstain- none

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 to adopt agenda: Kelly - 2nd: Wilson
 Ayes: Wilson, Hogan, Clark-Crets, Obranovich, Kelly
 Noes: 0
 Absent: 0
 Abstain: 0

PUBLIC COMMENT ON CONSENT AGENDA – none

CONSENT AGENDA

- 1. PROJECT STATUS REPORT**
- 2. APRIL 25, 2018 MINUTES**

RECOMMENDATION

**RECEIVE AND FILE
 APPROVE**

Motion to adopt consent agenda: Wilson- 2nd: Hogan
 Ayes: Wilson, Hogan, Clark-Crets, Obranovich, Kelly
 Noes: 0
 Absent: 0
 Abstain: 0

BUSINESS ITEMS

- 3. APPLICATION #18-03 (MASTER DEVELOPMENT PLAN) TO CONVERT AN EXISTING HOUSE TO OFFICE USE ON A 3.4 PARCEL LOCATED IN THE CT ZONE.**
5847 BRACE ROAD
APN: 043-093-049
APPLICANT: JARED TAYLOR

The Town of Loomis has received an application to permit the conversion of a single family dwelling (SFD) to an office in the CT Tourist Commercial as per Section 13.26.030 Commercial Permitted Use Table 2-6 of the Loomis Zoning Ordinance. The site and adjacent properties, northeast of I-80 and Brace Road are zoned CT Tourist Commercial consistent with Tourist Commercial designation of the General Plan.

All new uses in the CT Zone require approval of a Master Development Plan (MDP) by both the Planning Commission and the Town Council. CT regulations apply to all projects in the zone, whether large multi-parcel projects, or a simple permitted use. In order to apply the zoning code equitably, the MDP applies only to the southeast ½ acre of the project site, where the dwelling is located. The MDP approval will be limited to only the conversion of the SFD for office uses. No other entitlement or approval is part of the ½ acre portion, or elsewhere on the 3.4 acre parcel

RECOMMENDATION

The Planning Commission adopt Resolution #18-06 to approve the Master Development Plan and Design Review subject to the recommended findings and the conditions of approval.

PUBLIC COMMENT - none

COMMISSION COMMENTS:

Commissioner Kelly: Asked about ADA compliance and the ability to split lot

Commissioner Wilson: Asked for clarification of drainage requirements (COA item 14), hours of operation and fire plan check requirements

Commissioner Hogan: Clarified the zoning of the parcel

Motion that The Planning Commission adopt Resolution #18-06 to approve the Master Development Plan and Design Review subject to the recommended findings and the conditions of approval, noting the item 21 shall read "Construction and Operating hours shall be consistent with the Loomis municipal Code: Wilson - 2nd: Kelly

Ayes: Wilson, Hogan, Clark-Crets, Obranovich, Kelly

Noes: 0

Absent: 0

Abstain: 0

ADJOURNMENT: 8:20 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. **

Signed, July 17, 2018 at Loomis, California.

Carol Parker, Administrative Clerk/Planning Assistant