



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

TUESDAY	OCTOBER 2, 2018	7:30 PM
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CALL TO ORDER: 7:31pm

PLEDGE OF ALLEGIANCE

ROLL CALL

- X Chairman Obranovich
- X Commissioner Clark-Crets
- X Commissioner Hogan
- X Commissioner Kelly
- X Commissioner Wilson (arrived 7:32)

COMMISSION COMMENT FOR ITEMS NOT ON THE AGENDA

Chairman Obranovich recognized outgoing Town Planner Robert King.

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 Clark- Crets
 Ayes: Wilson, Hogan, Clark-Crets, Obranovich, Kelly
 Noes: 0
 Absent: 0
 Abstain: 0

BUSINESS ITEMS

- 1. APPLICATION #18-01**
NUTE ROAD MINOR LAND DIVISION
 6010/ 6090 NUTE ROAD, LOOMIS CA
APN: 045-170-012 &071
APPLICANT: ROD & ELIZABETH ENRIGHT / MICHAEL & CHRISTINA KALUZA

The Town has received a request to divide two adjacent parcels being 15.6 acres and 52.00 acres (67.6 acres total) into four lots and a Remainder. The size of the new lots will be approximately: Parcel 1 - 16.7 acres, Parcel 2 - 5.7 acres, Parcel 3 - 5.5 acres, Parcel 4 - 15.4 acres and a Remainder of 24.3 acres. There are no plans to expand the existing dwelling sites, which will be Parcels 1 and 4, nor to develop the Remainder. However, Parcels 2 and 3, currently vacant, are proposed to be sold and developed with single family residences consistent with the RA zoning and approved conditions of approval of this minor land division.

RECOMMENDATION

The Planning Commission adopt Resolution #18-06 approving the Minor Land Division (#18-01) subject to the findings and the recommended conditions of approval and adopt the recommended Mitigated Negative Declaration as per the requirements of the California Environmental Quality Act (CEQA).

COMMISSIONER COMMENTS

Commissioner Wilson voiced concerns about the extent of the ISMND, she also initiated a discussion regarding grading and well requirements.

Commissioner Kelly asked about the road finishing requirements and asked about the CC&R's covering road maintenance.

Commissioner Clark-Crets asked about curb, gutter and sidewalk requirements for the rural districts, she also initiated a discussion about the geotechnical report requirements.

Commissioner Hogan asked about the requirement for widening the shoulder and the grading requirements. He also voiced concern about the requirements placed on the remainder parcel, and opened a discussion about subdivision and minor land division differences.

PUBLIC COMMENT

Bob Enright – Nute Road: Asked about the driveway width requirement.

Kristina Kaluza- Nute Road: Voiced frustration over the process.

Motion that the item be continued to a date certain – October 23, 2018, Clark-Crets 2nd: Kelly

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

Noes: 0

Absent: 0

Abstain: 0

ADJOURNMENT: 8:35 PM

Signed, 10/18/2018 at Loomis, California.

Carol Parker, Administrative Clerk/Planning Assistant