



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

TUESDAY	01/22/2019	7:30 PM
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CALL TO ORDER:

PLEDGE OF ALLEGIANCE

- ROLL CALL**
- Chairman Obranovich
 - Commissioner London
 - Commissioner Hogan
 - Commissioner Kelly
 - Commissioner Wilson

CEREMONIAL MATTERS:

ADMINISTRATION OF OATH TO INCOMING PLANNING COMMISSIONERS: **MIKE HOGAN**
BONNIE LONDON

COMMISSION COMMENT FOR ITEMS NOT ON THE AGENDA:

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:

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.

PUBLIC COMMENT ON CONSENT AGENDA:

CONSENT AGENDA

RECOMMENDATION

- 1. PROJECT STATUS REPORT**
- 2. MINUTES 11/27/2018**

RECEIVE AND FILE
APPROVE

PUBLIC HEARING

- 3. #16-16 MINOR USE PERMIT – APPEAL – CONDITION OF APPROVAL #2 – BAY DOORS TO REMAIN CLOSED DURING ALL HOURS OF OPERATION. 3344 SWETZER CT. (APN 044-220-057), LOOMIS**
APPLICANT: GOLDEN SPIKES BASEBALL
BRETT HEMPHILL

Golden Spikes Baseball facility is a Permitted Use (Health/fitness facility) within the ILT (Limited Industrial) zone that was granted zoning clearance for a building permit and business license on February 11, 2014.

In 2016 a request to extend the operating hours from 7:00 am to 7:00 pm to 7:00 a.m. to 9:00 p.m. Monday to Friday; and maintain Saturday hours of 8:00 am to 5:00 pm (#16-16 Minor Use Permit) was approved by the Planning Department Determination No. 16-02, following a public hearing held on November 21, 2016.

The Staff Report for the November 21, 2016 Planning Director Hearing (included in Exhibit A) describes complaints received prior to the extended hours approval and, as a result, Condition #2, “All bay doors shall be closed during batting baseball practice, and any other times that may result in noise exceeding 55 dBA Ldn on adjacent residential properties to the east” was included. In the seven (7) conditions of approval, noise was the predominate issue being addressed and regulated.

On December 5, 2018 business owner Bret Hemphill submitted an Appeal to the condition requiring “all bay doors to remain closed during hours of operation”. Due to continued neighbor(s) complaints, staff brings this matter forward, under a Public Hearing, to the Planning Commission to resolve the matter to the satisfaction of both the business owner and the adjacent neighbors.

RECOMMENDATION:

1. Conduct a public hearing and receive public input; and
2. Deny the appeal of Condition of Approval #2 and determine that the bay doors of the Golden Spikes Baseball facility remain closed during batting baseball practice, and any other times that may result in noise exceeding 55 A-Weighted Decibels (dBA) Day/Evening/Night Level (Ldn) on adjacent residential properties to the east.

PUBLIC COMMENT:

- 4. #18-09 MINOR LAND DIVISION**
4823 SAUNDERS AVE (APN 030-080-036), LOOMIS, CA
APPLICANT: TIMOTHY BLAIR, PLS

Minor Land Division Application #18-09 proposes division of one parcel being 4.60 acres into two individual parcels. The proposed new parcel sizes will be approximately; Parcel 1 = 2.30 acres and Parcel 2 = 2.30 acres. The existing 4.60 acre parcel site consists of one parcel, with a single family residence, garage, stable, and fenced pasture area. The parcel is zoned RE (2.3 acre minimum) and is occupied by the current owner.

RECOMMENDATION:

1. Conduct a public hearing and receive public input; and
2. Adopt the recommended Notice of Exemption as per the requirements of the California Environmental Quality Act (CEQA); and
3. Adopt Resolution #18-12 approving the Minor Land Division (#18-09) subject to the findings in Exhibit A and the recommended conditions of approval in Exhibit B.

PUBLIC COMMENT:

ADJOURNMENT: _____ **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. **

PUBLIC HEARING PROCEDURE:

1. Town staff makes its presentation on the Project and outlines all recommended actions
2. Commission/Council asks questions of staff
3. Chair/Mayor opens the public hearing
4. Applicant makes its presentation – 15 minutes (At the discretion of the mayor or chair, time may be extended depending on the size/scope of the proposed project. The applicant must make the request for a time extension prior to the beginning of the meeting.)
5. Commission/Council asks questions of the applicant (and staff)
6. Public comment – maximum 3 minutes per speaker, one opportunity to speak each
7. Applicant opportunity to respond to public comments – 3 minutes (At the discretion of the mayor or chair, time may be extended depending on the number of comments made during public comment.)
8. Chair/Mayor closes the public hearing is closed
9. Staff responds to all public comments; Commission/Council asks any additional questions of staff
10. Council deliberates and acts on requested entitlements

CERTIFICATION OF POSTING OF AGENDA

I, Carol Parker, Administrative Clerk/Planning Assistant for the Town of Loomis, declare that the foregoing meeting agenda for Tuesday 01/22/2019, Meeting of the Town of Loomis Planning Commission was posted 01/16/2019, at Town Hall of the Town of Loomis, 3665 Taylor Road, Loomis, California, 95650. The agenda is also available on the Town website at www.loomis.ca.gov.

Signed, 01/16/2019 at Loomis, California.

Carol Parker, Administrative Clerk/Planning Assistant