



**TOWN OF LOOMIS**  
**PLANNING COMMISSION ACTION MINUTES**  
**BLUE GOOSE EVENT CENTER**  
**3550 TAYLOR ROAD**  
**LOOMIS, CALIFORNIA**

**NOTE: NEW LOCATION FOR THE MEETING**

<b>TUESDAY</b>	<b>SEPTEMBER 26, 2017</b>	<b>7:30 PM</b>
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**CALL TO ORDER: 7:32pm**

**PLEDGE OF ALLEGIANCE**

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

**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 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 was made to adopt the Agenda. 1 Kelly 2. Duncan

passed by the following vote:

Ayes: Hogan, Wilson, Kelly, Duncan, Obranovich

Noes: 0

Abstained: None

Absent: None

**PUBLIC COMMENT ON CONSENT AGENDA : None**

**CONSENT AGENDA**

- 1. PROJECT STATUS REPORT**
- 2. JUNE 6, 2017 MINUTES**

**RECOMMENDATION**

**RECEIVE AND FILE  
APPROVE**

Motion was made to approve the consent Agenda. 1. Kelly 2. Obranovich

passed by the following vote:

Ayes: Hogan, Wilson, Kelly, Duncan, Obranovich

Noes: 0

Abstained: None

Absent: None

## **BUSINESS ITEMS**

### **3. #14-05 THE VILLAGE AT LOOMIS PROJECT**

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**

#### **PUBLIC COMMENT:**

Laura Haase-Yamada: Rocky Hill Court – Spoke against the project – Density and low income housing concerns

Kyle Black: David Ave -spoke against the project- citing traffic, infrastructure cost, parking and school impact concerns

Craig Sanborn: Circle Drive- spoke against the project, density concerns

Angela: Auburn-Folsom Road –spoke against the project - EIR addressing of freeway access, school impact, population, and zoning replacement concerns

Paula Lanterman: David Ave – spoke against the project, traffic and pedestrian safety concerns

Kristine Alson: Silver Ranch Road – concurs with the previous statements – asked for the project to stay in line with the general plan.

Vinal Perkins: Property owner at Horseshoe Bar and Doc Barnes – Spoke in favor of the project , residential population is essential to commercial success.

Shelly Richardson: David Ave –concurr with previous comments against project. density and lot coverage concerns

David Morgan: Frost Lane - Spoke in favor of the project, concurring with statement regarding commercial success. Local student increase will decrease school traffic from transfer students.

Kurt Sandoff: Thornwood Drive – Spoke in favor of the project, wants to see deed restriction on high density areas.

Carrie Anderson: Spoke against the project, density and changes from the general plan concerns

William Quenneville: Horseshoe Bar Road – density concerns

Walt Sherer: Frost Lane – spoke in favor of the project, high density area fulfills housing element requirements

Christine Rogers: Silver Ranch Ave – spoke against the project, traffic and density concerns

Shelly Ferguson: Frost Lane – concurs with previous comments against the project, freeway access and commercial business concerns

Rachel Sexton: Magnolia Lane – density, crime and environmental concerns

Tara Wells: King Road – Concurr with previous comments against project, pleased to large number of people against the project

Russ Kelley: Barton Road, spoke in favor of the project – Schools, outside agencies and utilities needs met, King Road freeway access not available, circulation concerns addressed in EIR

Miguel Ucovich: Craig Court – 10K is not realistic town population. Additional Roof tops not necessary for commercial growth

Gary Liss: Gold Trail Way – General Plan inconsistency and 2 story home concerns. Phase in development approvals

Molly Walker: Humphrey Road – School impact concerns

JC Arismon: Rachel Lane – Low Income housing and crime concerns

Gordon Medd: Loomis School District Superintendent – Housing numbers reflect district accurately, expect about 120 from project, project has addressed and mitigated school impacts.

Dennis Olivera: Rachel Lane – Concurs with previously stated comments against project, has school impact and mitigation concerns.

Eva Marshall: Kathy Way – Concurs with most of previously stated comments against project, has concerns about maintaining rural character of town.

The following hand delivered comment letters to the commission for their consideration:

Laura Haase-Yamada

Kyle / Julie Black

Walt Scherer

Jo Carroll Arismon

**Break: 9:15 pm**

**Resume: 9:30 pm**

### **COMMISSION COMMENT OF STAFF**

Commissioner Kelly: Comments on density in the proposed project now vs the General Plan,

Commissioner Obranovich: Comments on Density, Traffic, development outside the town limits, scaling down the project, parking, lot size and SFD footprint and phasing the project.

Commissioner Duncan: Questions on population, variances requested, decrease in commercial lots..

Commissioner Wilson: Comments on Green belt development in the rear (Laird st side) of project, senior living development, overall dramatic decrease in commercial lots, increase in residential density, tax revenue and employment lost in changeover from commercial to residential development, alley loaded residential development, addition of park and community center near library.

Chariman Hogan: Concurs with Commissioner Wilson's concerns – commented on lack of "real" park space , density concerns, narrow width of alleys, turn around knobs, lack of commercial space and shortage of green belt space.

**ADJOURNMENT: 10:10 PM -**

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Carol Parker, Administrative Clerk/Planning Assistant

