



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

REGULAR MEETING AGENDA

TUESDAY

July 23, 2019

7:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

- Chairman Obranovich
- Commissioner Hogan
- Commissioner Kelly
- Commissioner London
- Commissioner Wilson

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. The Commission may refer concerns raised during public comment to staff or placed on a future agenda. **Please note that the audience will be allotted time to make public comments on any item on the agenda at the time that item is heard.**

ADOPTION OF AGENDA

It will be announced at this time if items on the Agenda are rescheduled for a different day and time, or the order in which agenda items will be heard is modified.

PUBLIC COMMENT ON CONSENT AGENDA

CONSENT AGENDA

1. PROJECT STATUS REPORT
2. MINUTES – May 28, 2019

RECOMMENDATION

RECEIVE AND FILE
APPROVE

PUBLIC HEARING

3. APPLICATION # 10-16 – CONDITIONAL USE PERMIT
APPLICANT: NICK AND JENNA LYONS
3865 TAYLOR ROAD
APN: 044-123-050

Nick and Jenna Lyons, "Smogbusters" the applicant/ business owners, are requesting a Use Permit to operate a Vehicle Smog Testing business. Pursuant to **Section 13.26.030 Commercial Permitted Use**

Table 2-6 of the Loomis Zoning Ordinance, Vehicle services (minor maintenance/repair) is an allowable use and requires Use Permit approval when the site abuts a residential zone. The eastern (rear) property boundary of this parcel abuts the Residential Zoning Districts of RS-7 and RS-10. The parcel is zoned General Commercial (CG) and designated Commercial General in the General Plan. The project is Categorically Exempt under CEQA Section 15332

The 1.5-acre (65,340 sq.ft.) parcel is located at 3865 Taylor Road, APN 044-128-050 and has two buildings totaling 29,176 sq.ft.. Building One, Unit A is occupied by Riebes Auto Parts with a landscape contractor in the space at the rear. Building Two is occupied by several construction-based businesses.

RECOMMENDATION:

1. Conduct a public hearing and receive public input; and
2. Find the project is exempt from the California Environmental Quality Act (CEQA) pursuant to the Class 32 categorical exemption and adopt the recommended Notice of Exemption; and
3. Adopt Resolution #19-XX approving Conditional Use Permit #19 16 for Nick and Jenna Lyons to operate Smogbusters subject to the findings in Exhibit A with the recommended Conditions of Approval as outlined in Exhibit B.

PUBLIC COMMENT

COMMISSIONER REPORTS

ADJOURNMENT

PM

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. **

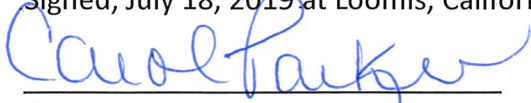
PUBLIC HEARING PROCEDURE

1. Town staff makes its presentation on the Project and outlines all recommended actions
2. Council/Commission asks questions of staff
3. Mayor/Chair opens the public hearing
4. Applicant Presentation – 15 minutes (Mayor/Chair has discretion to modify this limit though the applicant must make the request for a time extension prior to the beginning of the meeting)
5. Council/Commission asks questions of the applicant (and staff)
6. Public Comment – 3 minutes per speaker; individuals communicating through a translator are given double time pursuant to Gov. Code § 54954.3(b)(2); one opportunity to speak per person; Mayor/Chair has discretion to modify these limits
7. Applicant Response – 3 minutes (Mayor/Chair has discretion to modify this limit depending on the number of comments made during public comment)
8. Chair/Mayor closes the public hearing
9. Staff responds to public comments and any additional questions by the Council/Commission
10. Council/Commission deliberates and considers taking action on the agenda item

CERTIFICATION OF POSTING OF AGENDA

I, Carol Parker, Planning Secretary for the Town of Loomis, declare that the foregoing regular meeting agenda for Tuesday July 23, 2019, Meeting of the Town of Loomis Planning Commission was posted July 18, 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, July 18, 2019 at Loomis, California.



Carol Parker, Planning Secretary