



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

**Item 4**

**REGULAR MEETING AGENDA**

|                |   |                |
|----------------|---|----------------|
| <b>TUESDAY</b> | <b>JUNE 30, 2020</b> continued from June 23, 2020 | <b>7:00 PM</b> |
|----------------|---|----------------|

PURSUANT TO EXECUTIVE ORDER N-29-20, CERTAIN PROVISIONS OF THE OPEN MEETING ACT ARE SUSPENDED DUE TO A STATE OF EMERGENCY IN RESPONSE TO THE COVID-19 PANDEMIC. CONSISTENT WITH THE EXECUTIVE ORDER, THE COUNCIL MEETING WILL INCLUDE TELECONFERENCING

**CALL TO ORDER: 7:05**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

**PUBLIC COMMENT PROCEDURE**

*In order to protect public health and the safety of our Loomis citizens, Public access for this meeting will be offered through the Town’s YouTube Channel, located at [https://www.youtube.com/channel/UCy8o0\\_q9piGfhFmfkM1IZLQ](https://www.youtube.com/channel/UCy8o0_q9piGfhFmfkM1IZLQ).*

***The Planning Commission meeting at the Depot will be closed to public attendance.***

*Public comment will be opened for each agenda item through the following means:*

1. *By commenting on the YouTube livestream*
2. *Via email [cparker@loomis.ca.gov](mailto:cparker@loomis.ca.gov)*

*Be prepared to comment on the specific agenda item you wish to comment when the Mayor announces the item. You will have three minutes to comment per agenda item.*

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

**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**

- |  |                         |
|--|-------------------------|
| <b>1. PROJECT STATUS UPDATE</b>          | <b>RECEIVE AND FILE</b> |
| <b>2. PUBLIC WORKS PROJECT UPDATE</b>    | <b>RECEIVE AND FILE</b> |
| <b>3. DRAFT MINUTES January 28, 2020</b> | <b>APPROVE</b>          |

**PUBLIC HEARING – Reconvened at 7:05 pm (continued from June 23, 2020**

**Planning Director Mary Beth Van Voorhis recapped the item originally read 6/23/2020.**

**4. #20-02 RIPPEY ROAD Minor Land Division and Design Review**

Applicant: Raymond Miller - 3151 and 3157 Rippey Road  
(APN 043-014-012 and -014)

The Town has received as application to divide two adjacent parcels totaling +/- 4.1 acres (+/- 178,217 sq.ft.) into four +/- 1-acre minimum lots including design review to construct office buildings with storage yards on the resulted four lots.

**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 **#20-02** approving the Minor Land Division and Design Review Application #20-02 subject to the findings in Exhibit A, the recommended conditions of approval in Exhibit B, and as depicted in Tentative Parcel Map Exhibit C.

**COMMISSIONERS COMMENTS:**

Commissioners Kelly opened a discussion regarding hazardous material storage clarification

**PUBLIC COMMENT:**

Omar Lugo – 3240 Taylor Road: Sent an email comment stating that he and the applicant have a dispute over work that was performed on the offsite sewer portion to his 3240 Taylo9r Road project, and asked that the applicant be held to the same due process he had to go thru with his approval as he had a lot line dispute with his neighbor that had to be resolved prior to his approval.

Engineer for the applicant Richard Rosumowicz spoke on behalf of the project, stating that the dispute was a civil matter between the two parties and did not involve property line issues.

Motion to approve Recommended action: Kelly 2<sup>nd</sup>: Hogan Vote:

Ayes: Kelly, Obranovich, London, Wilson, Hogan

Noes: None

Absent: None

Abstain: None

**5. #20-06 – SOUTH PLACER FIRE DISTRICT DESIGN REVIEW**

5850 Horseshoe Bar Road and 3664 Magnolia Street  
APN 043-103-024 and 007

The Town has received an application requesting Design Review approval of a 3,820 sq.ft. addition to the existing 4,800 sq.ft. Fire Station, demolition of an existing 1,648 sq.ft. training facility (residential structure), a 439 sq.ft. outbuilding, and a 360 sq.ft. storage shed in the Central Commercial (CC) Zoning District.

**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 **#20-06** approving the Design Review Application #20-06 subject to the findings in Exhibit A, the recommended conditions of approval in Exhibit B, and as depicted in Tentative Parcel Map Exhibit C.

**COMMISSIONER COMMENTS:**

Commissioner Wilson: Asked about onsite parking, and if the stated parking reflects actual use

Commissioner Kelly: Asked about parking on the street, would it be affected by the change.

Commissioner Wilson: Asked about the tree choices for replanting and would like to see something other than sycamore trees. Voiced concern over the affect to the neighborhood and how the town is characterized in the report. She also has reservations about the craftsman style training facility being removed and does not like the angle of the proposed driveway.

Commissioner London – Stated she was sad about the house used as a training facility was being removed. She inquired about the site location and possible other locations. She also asked about the community outreach process during the project design phase.

Commissioner Kelly: Asked about the cost of the project (and who pays it); stated she is pleased with the 30 year outlook for project needs.

Chairman Obranovich: Asked about the possibility of a traffic light for vehicle dispatching in the future

**PUBLIC COMMENT:**

Ed and Mary Ann Horton – King Road: (Comment via email) Stated they understand the need to expand the station as the Town’s need increase, but is concerned about the potential increase in water runoff and is looking for assurances that the gutters in the area remain cleaned to minimized flooding potential. Also asked for assurances that increases in noise and light levels are restricted.

T Johnson – Magnolia Street: (Comment via email) Stated that he has reservations about the fire trucks leaving the station on Magnolia Street, and that the have dispatched onto Horseshoe Bar Road for 61 years and to move that is a compromise.

Miguel Ucovich – Craig Court: (Comment via You Tube) Asked if this project fits into our downtown master plan

Motion to approve item 5 Recommended action: Hogan 2<sup>nd</sup>: Kelly Vote:

Ayes: Kelly, Obranovich, London, Hogan

Noes: Wilson

Absent: None

Abstain: None

**PLANNING DIRECTORS REPORT**

Costco Update

L.E.A.P Grant submitted

General Plan Update progress

State of the Town address available on You Tube

RFP for consultant services out June 22, 2020

**COMMISSION REPORT:** none

**ADJOURNMENT: 8:45 PM**

July 28, 2020 at Loomis, California.

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Carol Parker, Planning Assistant