



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

**SPECIAL MEETING AGENDA**

**TUESDAY**

**JULY 7, 2020**

**7:00 PM**

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 PLANNING COMMISSION MEETING WILL INCLUDE TELECONFERENCING.

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

- Chairman Obranovich
- Commissioner Hogan
- Commissioner Kelly
- Commissioner London
- 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\\_g9piGfhFmfkM1IZLQ](https://www.youtube.com/channel/UCy8o0_g9piGfhFmfkM1IZLQ).*

*The Town STRONGLY encourages participation in the meeting via the Town's YouTube channel, in order to protect the public health during the COVID-19 pandemic.*

*For those who do not want to participate in the meeting via YouTube, the Planning Commission Hearing will be set up to maintain social distancing. Please follow the guidance provided at the Hearing.*

*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)*
- 3. In person at the Planning Commission Hearing following specific guidelines outlined at the meeting*

*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 HEARING**

### **1. #17-01 LOOMIS COSTCO PROJECT - ENVIRONMENTAL IMPACT REPORT CERTIFICATION, ZONING CODE AMENDMENT, LOT LINE ADJUSTMENT, CONDITIONAL USE PERMIT, AND DESIGN REVIEW**

The Project is located on 17.41 acres at the southeast intersection of Sierra College Blvd. and Brace Rd. on the following parcels: APN 045-042-011, 045-042-012, 045-042-023, 045-042-034, 045-042-035, 045-042-036, and 045-042-037 owned by Costco. In addition to the parcels listed above, the proposed Lot Line adjustment includes parcel APN 045-042-016 which composes a portion of the Sierra Meadows Apartments owned by Robert Auguscik. The Project site is served by SPMUD, PCWA, PG&E, South Placer Fire Protection District, and Recology Auburn/Placer, and the site is vacant.

The Loomis Costco Project includes the construction and operation of an approximately 155,000-square-foot warehouse retail facility and an associated fueling station at the corner of Sierra College Boulevard and Brace Road (See Figure 2-3). The warehouse retail space would provide approximately 149,500 square feet of floor space dedicated to storage, retail goods and services.

## **RECOMMENDATION**

Staff recommends that the Planning Commission:

1. Conduct a public hearing on the proposed Zoning Code amendment, Lot Line Amendment, and Conditional Use Permit for the Loomis Costco Project; and
2. Adopt the following resolutions:
  - a. Resolution **#20-11** recommending that the Town Council adopt the CEQA findings, certify the EIR, and adopt the EIR Mitigation Monitoring and Reporting Program;
  - b. Resolution **#20-12** recommending that the Town Council approve the Zoning Code Amendment;
  - c. Resolution **#20-13** recommending that the Town Council approve the Lot Line Adjustment; and
  - d. Resolution **#20-14** recommending that the Town Council approve the Warehouse Retail Conditional Use Permit and Design Review based on "Option 1D" as described in the Project EIR, subject to the findings and conditions of approval.

## **PUBLIC COMMENT:**

**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](http://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 July 7, 2020 Planning Commission special meeting was posted July 2, 2020, 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](http://www.loomis.ca.gov) .

Signed,

July 7, 2020 at Loomis, California.

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Carol Parker, Planning Assistant