



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

**REGULAR MEETING AGENDA**

**TUESDAY**

**February 23, 2021**

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

Public viewing of this meeting will be offered through the Town's YouTube Channel at [https://www.youtube.com/channel/UCy8o0\\_g9piGfhFmfkM1IZLQ](https://www.youtube.com/channel/UCy8o0_g9piGfhFmfkM1IZLQ).

AND

The meeting will also be available through the Zoom platform by clicking the following link: <https://us02web.zoom.us/j/84699879815>

Public comment will be opened for each agenda item through the Zoom platform. Please note that YouTube livestream comments are disabled for the livestream.

**How To Participate in the Meeting via Zoom**

You can participate in the meeting via Zoom software or via telephone. When you join the meeting, you will be muted by default. To inform the Clerk that you would like to make a public comment, you will use the "Raise Hand" feature. Instructions for using the "Raise Hand" feature when using a computer or mobile device can be found at the link below:

<https://support.zoom.us/hc/en-us/articles/205566129-Raising-your-hand-in-a-webinar>

**ZOOM Participation via computer or smartphone**

You can join the meeting from your computer using a web browser or the Zoom software. You can join the meeting by clicking the following link <https://us02web.zoom.us/j/84699879815> . Please

*note that you should only raise your hand during public comment on the agenda item you are concerned about.*

**ZOOM Participation by telephone (Audio Only Option)**

1. Dial (669) 900-9128
2. When asked for the meeting ID, enter **846 9987 9815 #**.
3. When asked for your participant ID, press # to continue.
4. You will be muted by default. To inform the Clerk that you would like to make a public comment during each agenda item, dial \*9 to "Raise your hand". The Clerk will unmute you when it is your turn to speak and will identify you by the last three digits of your phone number. Please note that you should only raise your hand during public comment on the agenda item you are concerned about.

**Be prepared to comment on the specific agenda item you wish to comment when the Commission Chair 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**

1. PROJECT STATUS UPDATE
2. October 27, 2020 DRAFT MINUTES
3. JANUARY 2021 GENERAL PLAN UPDATE STATUS REPORT

**RECOMMENDATION**

- RECEIVE AND FILE  
APPROVE  
RECEIVE AND FILE

**BUSINESS**

4. **#21-02 HOMEWOOD LUMBER MODIFICATION OF CONDITIONAL USE PERMIT #10-04, CONDITION OF APPROVAL #37**

Applicant: Brace Taylor, LLC  
4011 Sierra College Blvd  
APN: 044-123-075

Homewood Lumber owner Brace Taylor LLC., in unification with Town staff, would like to revise the existing language of Condition of Approval #37 to improve and define ingress and egress from Sierra College Boulevard and Brace Road to the Homewood Lumber site.

## **RECOMMENDATION**

1. Conduct a public hearing and receive public input; and
2. Adopt Resolution #21-01 approving the Modification of Conditional Use Permit #10-04, Condition of Approval #37, for Brace Taylor LLC to improve and provide definition related to ingress/egress to the Homewood Lumber site at 4011 Sierra College Boulevard (APN 044-123-075).

## **PUBLIC COMMENT**

### **4. #21-01 ACE HARDWARE ANNEX USE PERMIT AND DESIGN REVIEW**

**3690 Taylor Road, Loomis CA 95650 / Annex location, Town of Loomis owned vacant parcel APN 044-072-080**

The Town has received an application from ACE Hardware requesting the addition of a +/- 2,100 sq.ft. (35' x 60') metal building to provide an adjacent "Annex" to house inventory and receive deliveries without disruption to daily activity while increasing their sales potential. An approved ground lease agreement between the Town of Loomis and Loomis ACE Hardware will be required prior to being constructed. That lease agreement will be brought to the Town Council at its March 9, 2021 Council meeting.

The parcel considered for placement of this metal building is .93 acres (40,510 sq.ft.) vacant Town owned parcel at the southwest corner, at the end of the cul-de-sac, on Walnut Street with the remainder of the parcel, northwest of the cul-de-sac used as the Blue Anchor Park

## **RECOMMENDATION –**

3. Conduct a public hearing and receive public input; and
4. Find the project is exempt from the California Environmental Quality Act (CEQA) pursuant to the Class 32 categorical exemption; and
5. Adopt Resolution #21-02 approving Conditional Use Permit/Design Review #21-01 for Loomis ACE Hardware to construct a +/- 2,100 sq.ft. (35'x 60') metal building "Annex" subject to the findings in Exhibit A and with the recommended Conditions of Approval as outlined in Exhibit B.

## **PUBLIC COMMENT**

## **PLANNING DIRECTORS REPORT**

## **COMMISSION REPORTS**

## **ADJOURNMENT**

### **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, Planning Secretary for the Town of Loomis, declare that the foregoing meeting agenda for Tuesday February 23, 2021 Planning Commission meeting was posted February 18, 2021 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,

February 18, 2021 at Loomis, California.

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Carol Parker, Planning Secretary