



**TOWN OF LOOMIS**  
**HOUSING ELEMENT COMMITTEE MEETING**  
**LOOMIS, CALIFORNIA**  
**ACTION MINUTES**

<b>Wednesday</b>	<b>03/31/2021</b>	<b>3:00 PM</b>
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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 2020 GENERAL PLAN UPDATE HOUSING ELEMENT COMMITTEE MEETING WILL BE HELD VIA ZOOM FORMAT

***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.*

**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/88459201702>

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

1. Dial (669) 900-9128
2. When asked for the meeting ID, enter **884 5920 1702 #**
3. When asked for your participant ID, press # to continue.

*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.*

**CALL TO ORDER: 3:02**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

X Chairman Jeff Duncan	X Vice Chair Greg Obranovich
Absent Member Matt Fox	X Member Gary Liss
X Member Maureen Valli	X Member David Ring
Absent Member Russ Kelly	absent Member Chiara Mosher
X Member Thomas Savage	X Auxiliary Jean Wilson
	X Auxiliary Ed Horton

**COMMITTEE COMMENT FOR ITEMS NOT ON THE AGENDA**

Greg Obranovich asked about meeting recording. And also asked about how the Hidden Grove affects Housing  
 Gary Liss asked about the Hidden Grove Project  
 Maureen Valli – inquired about the Homewood Location and mixed use housing

**PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA** none

This time is reserved for those in the audience who wish to address the Housing Element Committee on subjects that are not on the Agenda. The audience should be aware that the Committee may not discuss details or vote on non-agenda

items. Your concerns may be referred to staff or placed on the next available agenda. Please **note that comments from the public will also be taken on any item on the 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 to adopt agenda: Liss 2<sup>nd</sup>: Obranovich Vote:

Ayes: Duncan, Obranovich, Valli, Ring, Liss

Noes: None

Absent: Kelley, Fox, Mosher

Abstain: None

**PUBLIC COMMENT ON CONSENT AGENDA** none

### **CONSENT AGENDA**

### **RECOMMENDATION**

**1. MINUTES – February 10,2021**

**APPROVE**

**2. MINUTES - December 9, 2020**

**APPROVE**

Motion to approve the consent agenda: Obranovich, 2<sup>nd</sup>: Liss

Ayes: Duncan, Obranovich, Valli, Ring, Liss

Noes: None

Absent: Kelley, Fox, Wilson

Abstain: None

### **COMMITTEE MATTERS**

- 3. RECAP OF FEBRUARY COMMITTEE MEETING**
  - **OVERVIEW**
  - **HOUSING SURVEY FINDINGS**
- 4. SITES INVENTORY**
  - **HIDDEN GROVE SB 330 PRE-APPLICATION**
- 5. FINAL PROGRAMS**
- 6. NEXT STEPS**

### **COMMITTEE COMMENTS**

Gary Liss- Asked about the site of the former Village property, the housing unit numbers, affordability and the effect on the housing element

David Ring- asked about the high density overlay, affordability requirements and about SB 300 definition (acronym)

Tom Savage asked if 20 units per acre reflected as two story and would 30 serve the purpose better; also an added floor provides more housing using less land

Greg Obranovich- inquired if 20 units per acre would provide the very low affordability needed to meet our requirements

David Ring - asked for clarification on the 50% build out listed; also ask about high density housing downtown replacing commercial and how to prevent

Gary Liss – stated rooftops are necessary to support the commercial growth. Ideas should be forwarded / referred to the circulation and land use committees

Jeff Duncan – addressed Environmental Justice concern regarding high density build near train tracks. Gary Liss voiced the same concern about building affordable units next to freeway.

Jean Wilson – asked about the 2/3 required mixed use rules (applies to AB 330 projects); also asked about 50% use referenced. Asked questions about goals and policies – things in place; reduced impact fees, clustered housing and solar stub out in new build.

Gary Liss – Voiced concern and opened a discussion regarding the housing element and the need for it to focus on the needs of our special needs group first and meeting state numbers second. Where is this found in the element? Is the RYNA's need the priority?

Jeff Duncan – Do we have any input from affordable housing groups to develop in the area. How do we insure the build out of these units.

David Ring – Asked Is there a way to encourage developers to affordable to come build?

Greg Obranovich – What recommendations do we want to move forward to the Land Use committee’s to ensure the programs we are requesting get put in place?

Gary Liss – Can we recommend programs to allow higher density under certain required conditions?

Jean Wilson – If we go 30 unit per acre / 3 stories – what is the height of this unit and can our fire department handle this. Our development standards being reduced, how is this controlled? Questions on the conversion of mobile home parks policy.

Maureen Valli – Is there and interest for an upscale mobile home park.

David Ring – asked for the clarification between CT and CC with Land Use designation and Zoning District. And requested clarification that the current zoning rules stay as current in the CT Zoning.

Gary Liss- Can we request only phased building of developments?

David Ring - can we restrict development unit size?

## **PUBLIC COMMENTS**

Lorraine Thiebald – Voice concern about the health effects of living close to freeway and high density housing eliminating necessary open space.

Bonnie London –Can we capture existing ADU units that meet affordability requirements that have not been counted previously. Asked about how to see the current vacant site maps.

Hector Wolansky – Do we figure in the sq footage of the high density units – add in landscape etc. Voice concern about the increase in traffic in town due to the higher density, and the ability to get around town with only 2 major roads in and out of town.

## **RECOMMENDATION**

**Motion to add defined affordable housing program to the CC zone: Gary Liss 2<sup>nd</sup>: David Ring**

To add Program to allow for higher density to 20 dus/acre if affordable projects targeted for special needs (seniors, students, families) and 30 dus/acre if meet other concerns regarding parking and congestion. To be referred to Land Use Element Committee to consider need for higher density to meet our Housing needs. To refer to Circulation element to look at upper limit that would be OK for still having adequate parking and acceptable levels of congestion.

Roll call vote:

Ayes: Ring, Liss, Savage, Valli, Obranovich, Duncan

Noes: Noes

Absent: Mosher, Fox, Kelley

Abstain: None

## **COMMITTEE ASSIGNMENT**

Turn in comments to the [GPUupdate@loomis.ca.gov](mailto:GPUupdate@loomis.ca.gov) for consideration.

Click the following link to view the You Tube video recording of this meeting

<https://www.youtube.com/watch?v=VVjuIWTY19o&t=7812s>

**NEXT MEETING:** April 14, 2021 (?)

**ADJOURNMENT:** \_\_\_\_\_ **05:09 PM**

Signed, 4/14/2021 at Loomis, California.

*Carol Parker*

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Carol Parker, Planning Assistant