



**TOWN OF LOOMIS**  
**ACTION MINUTES**  
**JOINT WORKSHOP**  
**LOOMIS TOWN COUNCIL/ PLANNING COMMISSION**  
**AT THE LOOMIS GRAMMAR SCHOOL**  
**3505 TAYLOR ROAD, LOOMIS, CA**

**TUESDAY**

**SEPTEMBER 12, 2017**

**6:00 P.M.**

**CALL TO ORDER** Call to order by Mayor Black at 6:02 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

The following were present:

**Council:**

Mayor Black  
Councilmember Baker  
Councilmember Morillas  
Councilmember Onderko  
Councilmember Ucovich

**Planning Commission:**

Chairman Hogan  
Commissioner Kelly  
Commissioner Obranovich  
Commissioner Wilson

**Absent:** Commissioner Duncan

**PUBLIC COMMENTS**

**NOTICE TO THE PUBLIC**

Persons may address the Town Council/Planning Commission on items not on the agenda. Speakers shall restrict their comments to issues that are within the subject jurisdiction of the Town Council/Planning Commission and limit their comments to three(3) minutes per person. The Brown Act, with certain exceptions, does not permit the Town Council/Planning Commission to discuss on issues that are not listed on the agenda.

**WORKSHOP**

**Purpose of the Workshop is to Discuss The Village at Loomis Planned Development  
And Final Environmental Impact Report (Loomis Project #14-05)**

**Because This Is A Workshop, No Action On The Project Is Sought,  
And None Can Be Taken.**

Jeff Mitchell, Town Attorney, expounded on the purpose for the workshop and that the first meeting before the Planning Commission will be on September 26, 2017.

Sean Rabe, Town Manager, expounded on the project location and requested actions.

Robert King, Town Planner, went over the staff report, hand-outs that were given out, town standards and design guidelines.

Brit Snipes, Town Engineer/Public Works Director, discussed the roads, the traffic circulation, extension from King Road to Horseshoe Bar Road and the order that the infrastructure will be phased in.

Mona Ebrahimi, Town Attorney, expounded on the Environmental Impact Report (EIR) and the process.

Todd Lowell, one of the developers for the The Village project, described the history of the project.

Chelsea Richardson, Architectural Firm, described the project's design guidelines and the demographics of Loomis.

Vinal Perkins, Perkins Commercial Group, they are developers based out of El Dorado Hills and work on projects like this and look forward to working on this project.

Paul Johnson stated he was looking forward to putting together a quality project.

George Phillips, Land Use Attorney, thanked everyone for coming and stated they were here to listen to the public comments and announced that just before the meeting tonight the principals of the project and the representatives of the Loomis Union School District reached an mitigation agreement for the impacts of new students on the school district.

Sean Rabe stated the following:

- the next meeting will be before the Planning Commission on September 26, 2017 and continue to several meetings until they agree on a recommendation to the Council
- the Planning Commission recommendation may be to approve the project, not approve it, or approve it with modifications
- the Council will consider the Planning Commission's recommendation: they may approve the project as recommended, not approve it, or approve it with modifications
- they are anticipating at least 3 Planning Commission meetings and 3 Council meetings
- the Town wants to hear from the public and there will be an opportunity at all the meetings for public comment
- he reiterated that no decisions have been made on the project and that we are required by state law to follow a specific process and this is at the beginning of that process

Recess at 7:15 p.m. to 7:30

The following citizens opposed The Village project because of high density, traffic impacts, crime, and impact on the schools:

- Laura Hasiyomata, Rocky Hill Court
- Linda Hart, Smokewood Court
- Jacob Stephas, Bonanza Way
- Tricia Art, Rachel Court
- Donny Allen, Humphrey Road
- Natalie Ross
- Shelly Richardson, David Avenue
- Scott ?
- William Quenneville, Horseshoe Bar Road
- Rachel Sexton-Halverson, Magnolia Street
- Craig Sanborn, Circle Drive
- Carrie ? , Tanglewood Way
- Carrie's husband, Tanglewood Way
- JoAnn Williams, Brace Road
- Roger Smith, Wells Avenue
- Molly Walker, Humphrey Road
- Eric Niel, Dick Cook Road
- Tara ?, King Road, Loomis
- Judy ?, King Road, Loomis
- Kim Hayashida, Laird Street
- Thor Lude, Bankhead Road

The following citizens supported The Village project:

- Kevin McDonald, King Road
- Jamie Mathias, Arcadia Avenue
- David Morgan, Frost Lane
- Sean Acuno, Eagle Springs Court, Roseville
- Mike Lee, Pheasant Trail
- Melo Terzic, Kentucky Greens, Newcastle
- Henry Schneider, Horseshoe Bar Road
- Pat Brechtal, Spence Road
- Adam Noorani, Mareta Lane
- Walt Scherer, Frost Lane
- Tom Millward, South Holly Street
- Mary Jo Payne, Williams Pond Lane
- Ramona Brockman, Ridge Drive
- Chris Noorani, Mareta Lane
- Kurt Sandoff, Thornwood
- Linda Williams, King Road
- Russ Kelley, Barton Road
- Ron Figeroa, Tudor Way
- Walt Bowen, use to live on King Road
- Patricia Green, Sailors Ravine Road
- Dave Wheeler, Barker Road

Ed Horton, King Road, stated he has great faith in the Planning Commission and Council to do what is right.

Jesika LaCourse, Rachel Lane, would like to hear more about the traffic mitigation measures.

Carol Boyer, Loomis area, would like to see less two story housing and more single story housing.

Zach Rockwell, Horseshoe Bar Road, stated he is counting on the Council to make good decisions on this project.

Eva Marshall, Kathy Way, stated she is on the fence with this project but has concerns about the density and regulations that will need to be enforced.

Cal Walstead, Magellen Drive, stated growth can be good but asked to look at the density and the impacts.

## COUNCIL/COMMISSION COMMENTS

Commissioner Greg Obranovich stated the following:

- concerned with the transportation element of the EIR
- he asked if they took into consideration other projects such as The Grove, Costco, Bickford Ranch, projects along Sierra College Boulevard and HWY 193
- he questioned what the phasing of the development will look like such as the timing of the housing and commercial

Commissioner Linda Kelly stated she will be looking at the project with certain objectives: how this will benefit the town, how will this hurt the town, how this will affect the rights of the landowner and how it fits into the General Plan.

Chairman Mike Hogan stated the following:

- the General Plan allows for 10,000 residents in town and his job is to implement the General Plan
- it's their job to see that they get the best possible development
- he would like more parks, the Loomis Library enhanced, more pedestrian friendly attributes, and more jobs created
- concerned about not enough parking spaces in the project and the road standards
- concerned about the rezoning and the density

Commissioner Jean Wilson stated the following:

- like to see the land across from the library considered park land
- haven't seen any pictures on the alleys and what they will include
- concerned about removal of so much commercial, mixed use has been reduced from 12,000 square feet to 5,000 square feet
- the General Plan designates commercial and we can't get commercial back if we don't get it now
- we haven't been given General Plan changes compared to our old General Plan

Councilmember Brian Baker stated when he moved here he was welcomed into the community with open arms and he hopes that everyone would treat each other like family, we may have our disagreements but at the end of the day we are still neighbors.

Councilmember Rhonda Morillas stated she is a 66 year resident of Loomis and she tries to do the best job she can, for this community, on what comes forward.

Councilmember Tim Onderko stated the following:

- no one wants to see this town turn into a large city
- we are going to have to look at the amount of density
- he would like to see more single story homes
- Del Oro said there is no significant impact to the project and the Loomis Grammar School and the applicant has agreed on mitigating the Impacts
- the business owners would like to see the downtown energized
- no matter what happens with this project we will still remain a small town

Councilmember Miguel Ucovich stated the following:

- the Loomis General Plan zoned this property for 3500 square foot lots, which mean about 200 houses with sidewalks and streets
- Loomis has a great need for single story homes
- the General Plan requires 5 acres of park per 1000, the applicant proposes less than 1 acre of parks and they need to provide at least 3 acres
- concerned about drainage with all the pavement
- the alleys are 20 feet wide and questioned where emergency vehicles will turn around, where visitors will park, how will garbage be picked up, and where will kids play
- a six foot sound wall will not block out sound
- we need more commercial and less rooftops

## ADJOURNMENT

Mayor Black adjourned the meeting at 9:50 p.m.

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Acting Mayor

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Town Clerk