



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

<b>TUESDAY</b>	<b>June 22, 2021</b>	<b>7:00 PM</b>
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**CALL TO ORDER:**  
**PLEDGE OF ALLEGIANCE**

- ROLL CALL**
- X Chairman Obranovich
  - X Vice Chair London
  - X Commissioner Hogan
  - X Commissioner Kelly
  - X Commissioner Youngblood

**PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:** NONE

**ADOPTION OF AGENDA**  
 Motion to adopt agenda: Kelly 2<sup>nd</sup>: London  
 Ayes: London, Kelly, Hogan, Youngblood, Obranovich  
 Noes: None  
 Absent: None  
 Abstain: None

**PUBLIC COMMENT ON CONSENT AGENDA:** None

**CONSENT AGENDA**

1. APRIL 27, 2021 DRAFT MINUTES
2. MAY 3, 2021 DRAFT MINUTES
3. MAY 2021 GENERAL PLAN UPDATE STATUS REPORT
4. JUNE PLANNING PROJECT STATUS UPDATE

**RECOMMENDATION**

- APPROVE
- APPROVE
- RECEIVE AND FILE
- RECEIVE AND FILE

Motion to approve consent agenda: Kelly 2<sup>nd</sup> London  
 Ayes: London, Kelly, Hogan, Youngblood, Obranovich  
 Noes: None  
 Absent: None  
 Abstain: None

**PUBLIC HEARING**

5. # 21-05 KNIESEL'S LOOMIS - CONDITIONAL USE PERMIT  
 Brace Taylor, LLC, on behalf of Kniesel's Loomis is requesting a Use Permit to operate an auto body and collision repair facility (Vehicle Services) in an existing/vacant 33,927 sq.ft. building on a 5.2 acre parcel at 4011 Sierra College Boulevard, Loomis, CA 95650 (corner of Sierra College Boulevard and Brace Road).

## **RECOMMENDATION:**

1. Conduct a public hearing and receive public input; and
2. Find the project is exempt from the California Environmental Quality Act (CEQA) pursuant to the categorical exemption as per Section 15301 "Existing Facilities"; and
3. Adopt Resolution #21-01 approving Conditional Use Permit #21-05 for Kniesel's Loomis to operate subject to the findings in Exhibit A with the recommended Conditions of Approval as outlined in Exhibit B.

## **COMMISSIONER QUESTIONS OF STAFF:**

**Commissioner London** asked if the immediate neighbor (future childcare) had been contacted about the change in use.

**Commissioner Obranovich** disclosed meeting with the applicant -Items discussed were safety standards provided by the use of Paint Booths, the adequacy of the on-site parking and the traffic circulation due to the project

**Commissioner London** asked about the relationship Kniesel's has with residential areas next to this use in other areas. She also requested when the Air Quality Board is notified to sign the Air Quality/Hazardous materials application, that they be informed of the Future childcare / preschool use next door to the project.

## **PUBLIC COMMENTS**

**Jesse Lunsford- Smokewood Court:** Commented on the CEQA exemption and his desire to ensure that CEQA standards are upheld. (CEQA exemption explained)

**Jean Wilson- Barton Road:** Voice concerns over the potential hazardous drainage into the waterways. (addressed in Conditions of approval), and she also voiced concern over the tree mitigation responsibility of the former property owner, Homewood Lumber, and how the obligation is met. (Brace Talyor LLC resolved tree mitigation prior to sale of property)

**David Ring** – Asked about staging, and parking of vehicles. And asked if the applicant could plant trees in the excess unused portion of the lot to generate more shade.

## **COMMISSIONER DELIBERATION**

**Commissioner Obranovich** discussed the probable lack of fuel and oil leakage in newer/ battery operated vehicles

**Commissioner London** asked for an explanation of the permitting process required by the various agencies to ensure air quality safety. Again, she reiterated the need for the Air Quality board to be notified of the Childcare location adjacent to the project location.

Motion to approve recommended action with the added conditions of approval #17.5, and #13.5, with the added requirement to notify Air Quality Board of the future childcare facility adjacent to the project:

Motion: Kelly 2<sup>nd</sup>: Hogan

Ayes: London, Kelly, Hogan, Youngblood, Obranovich

Noes: None

Absent: None

Abstain: None

**6. # 21-06 DOMINICAN SMME CORPORATION MLD/LLA – CONTINUED TO JULY 27, 2021**

*Lot Line Adjustment / Minor Land Division - Application #21-06 Dominican Sisters of Mary – Mother of the Eucharist Priory 5500 Barton Road / 5820 Rocklin Road (APN 045-161-018, -020, and -021).*

**RECOMMENDATION:**

*At the request of the applicant, this matter is being continued to the next Planning Commission regularly scheduled meeting of July 27, 2021.*

Motion to continue item #21-06 to the July 27, 2021 Planning Commission meeting: Kelly 2<sup>nd</sup>:

Youngblood

Aye: London, Youngblood, Hogan, Kelly, Obranovich

Noes: none

Absent: none

Abstain: none

**PLANNING DIRECTORS REPORT:** Planning Status report and General Plan status report encompasses Planning Director report.

**COMMISSION REPORTS:** None

Click here to view the video recording of this meeting

<https://www.youtube.com/watch?v=NfshGf15hCo>

**ADJOURNMENT: 8:02 pm**

July 2, 2021 at Loomis, California.



Carol Parker, Planning Secretary