



# TOWN OF LOOMIS

## PLANNING COMMISSION MEETING

### ACTION MINUTES

**MONDAY**

**May 3, 2021, continued from April 27, 2021**

**7:00 PM**

**CALL TO ORDER: 7:03**

**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:**

David Ring: Inquired about the possibility of the Town Council returning the zoning on the former site of the Village at Loomis project before new projects are brought forward.

**COMMITTEE COMMENT OF ITEMS NOT ON AGENDA:**

Commissioner London: Outlined the GP committee meeting for the upcoming week.

**ADOPTION OF AGENDA**

N/A

**PUBLIC COMMENT ON CONSENT AGENDA**

N/A

**PUBLIC HEARING**

**1. DRAFT 2021-2029 HOUSING ELEMENT**

**RECOMMENDATION:**

**Receive presentation from staff, discuss, and receive input regarding the DRAFT 2021-2029 Housing Element; provide direction to staff regarding issues or changes to the DRAFT 2021-2029 Housing Element; and Adopt Resolution #21-01 to forward the DRAFT 2021-2029 Housing Element to the Town Council for approval to submit to the California Housing and Community Development Department (HCD) for their 60-day review.**

**COMMISSIONERS DISCUSSION**

Commission Hogan: Commented on his previous comments on possible conflicts between the General Plan and the Zoning Ordinances. Stated that what is before the Commission is a DRAFT copy of the element and final approval will be immediately followed up by Ordinance changes to the zoning codes to bring both policies into compliance

Chairman Obranovich: Spoke on the matter before the commission- that is a draft element, that will be sent to the Council for approval to send to HDC for review.

Commissioner London: Voiced continued confusion over a typo in the original draft copy referencing the Town Center and Tourist Commercial and that this issue had been clarified. She asked for clarification regarding the 2 CC parcels being used as a default backup should non affordable housing go into the former site of the Village at Loomis project. She asked about the need to up zone the entire Central Commercial District to 20 Dwelling Units per acre to accommodate the RHYNA numbers required by HDC, suggesting that setting forth a strengthened ADU policy and increasing our ADU # could achieve the same goal. She also commented on the Inclusionary Housing policy in the draft and voiced concern over the 2 year period it outlines to put the policy into place. She inquired about the possibility and the need to shorten that time frame.

Commissioner Youngblood: Asked for clarification on the total acreage of the former site of the Village at Loomis property and the

high density overlay. She also commented the existing diversity in the Town of Loomis. She also asked about the process to generate needed income for the town to be used enacting the needed policies in the element. She also commented on the increasing traffic congestion and asked how to resolve the traffic issues. She also voiced the need to keep Loomis small and quaint and asked what policies could be put in to place to preserve our town.

Commissioner Kelly: Concurred with many of the issue raised and stated the need to move this element through the process.

Commissioner London: Talked about high density housing in the Downtown area, and asked what community benefits the residents would receive in return for these changes

## **PUBLIC COMMENT**

Anders Hauge and Deputy Attorney Andreas Booher addressed the comment David Ring made at the opening of the meeting regarding potentially changing some of the zoning at the former site of the Village at Loomis.

Jesse Lunsford: Stated the importance of the Housing Element, believes it is being rushed. He feels that the public is being short changed by these density changes and not having their opinions heard. He believes that Accessory Dwelling Units inclusionary Housing policies should be strengthened as they could solve the density issues. Voiced a desire to adopt the Placer county policies on ADU's and inclusionary housing to save time and move forward more quickly. Stated that studies show that upzoning to higher densities is not an effective way to increase housing and affordable housing. Voiced concern over decreased parking standards

Linda Williams- Agreed with Jesse Lunsford and believes that ADU's could be the answer to our density needs and the policy should be strengthened and moved forward.

Commissioner London: Stated that 10 ADU's a year is a reasonable goal for and would be a better use of our land.

Sonja Cupler: Concurs with the statement made by Jesse Lunsford. Asked the Commission to remember the statement made when the General Plan update was first brought forward – that the General Plan is the constitution of our Town. Be careful with the policies enacted because the residents will have to live with it for 20 years.

Kim Fettke: Concurs that ADU's should be used to satisfy our affordable housing needs. Believes that we should be proactive and prioritize this program. She stated we should encourage ADU's, mixed use projects, infill and alternative incentives to increase the necessary housing without compromising the character of Loomis.

Jean Wilson: Stated that the town has had ADU's policies in the town for years. Asked if we can count additional ADU's as they are built to satisfy our requirements

Daivd Ring: asked Town Attorney to contact him regarding his previous question.

Laurie: Stated that there are too many duplexes/triplexes and condos. This type of development brings in crime and blight. Stated the Town has no Environmental Justice issues and allowing this type of development will bring in these issues. She also asked about grant loss due to non compliance, and who are we looking to live in the increased housing.

Pam Blake: Asked about the comments sent to the GPUUpdate email; when can they expect a response to comments; and where will this be posted. She also asked about the looming traffic issues on Sierra College Blvd and how will we fix the problems associated with this traffic. Also asked about potentially upzoning the areas around Sierra College Blvd, asking is this what the residents want.

Miguel Ucovich: Asked about the 352 number, how was is derived? The town wants rural, listen to the residents. Stated our duplexes in town have not resulted in higher crime He also stated that ADU's are a good option to solve density issues, but there is no guarantee that they will be affordable.

## **COMMISSIONERS DELIBERATON**

Commissioner London: Made a motion recommending that Policy 12 regarding ADU's be strengthened and change the goal of 3 ADU's per year to 10 ADU's per year.

Poll taken to get commissioners consensus and feedback:

Ayes: London, Youngblood

Noes: Kelly, Hogan, Obranovich

Further discussion led to recommendation to prioritize and strengthen the policy to encourage ADU construction while keeping the goal listed as 3 ADU per year.

Commissioner London opened a discussion regarding policy 9 inclusionary housing. She voiced concern over the timeframe required to enact this policy, suggesting the 3/2024 Council adoption date be moved up to 3/2022. Discussion and deliberation led to the recommendation to strengthen the policy wording to encourage the shortest time frame possible to enact the policy.

Commissioner Hogan recommended the Council check for consistency between the General Plan and Zoning Code (i.e setbacks, building height etc.)

### Motion to approve recommendation action:

Receive presentation from staff, discuss, and receive input regarding the DRAFT 2021-2029 Housing Element; provide direction to staff regarding issues or changes to the DRAFT 2021-2029 Housing Element; and Adopt Resolution #21-01 to forward the DRAFT

2021-2029 Housing Element to the Town Council for approval to submit to the California Housing and Community Development Department (HCD) for their 60-day review. Along with the added 4 recommendations.

1. Move up the timeframe for adoption of an inclusionary housing ordinance (Program 9)
2. Prioritize ADU production (Program 11)
3. Check for consistencies between the Zoning Code and Housing Element (i.e. setbacks, building heights).

Motion: Kelly 2<sup>nd</sup>: London – Vote

Ayes: Kelly, London, Hogan, Obranovich

Noes: Youngblood

Absent: None

Abstain: None

## **PLANNING DIRECTORS REPORT**

- General Plan Update committee's (16) all up and running- all meeting video's are posted to the Town You tube site and available for viewing
- Social pinpoint is up and running
- Loomis Streetscape design workshop at the Land Use Taylor Downtown subcommittee meeting. This will be revisited at the Circulation committee on May 5, 6 pm.
- Ace Hardware is expanding outdoor sales at the Main Drug store site.
- We have applications in for "The Loomis RV Campground" currently under review. Also Kneisel Auto Boy- application also under review
- PCTPA will is hosting community workshop on how to build a better transportation system in Placer County. The Loomis community workshop will be held Tuesday May 6<sup>th</sup> 4:30 to 6 pm via zoom. Visit <https://pctpa.net/blog/placer-county-transportation-planning-agency-hosting-online-community-workshops-through-april-and-may/> to register to attend this event
- Loomis Town Hall is now open Monday – Thursday 8 – 5pm
- Loomis Library is now open to the Public.
- The "density game" an interactive community housing workshop will be held on Wednesday May 12, 6pm

## **COMMISSION REPORTS**

Commissioner London mentioned the committee meetings to be held this week and encouraged all to attend, listen to or view whenever possible.

**Click on the following link to view the You Tube recording of this meeting.**

<https://www.youtube.com/watch?v=Q7SgHbhAoIE&t=5010s>

**ADJOURNMENT: 9:03 PM**

Signed,  
May 5, 2021 at Loomis, California.

*Carol Parker*

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Carol Parker, Planning Secretary