



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

TUESDAY	September 27, 2016	7:30 PM
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CALL TO ORDER

PLEDGE OF ALLEGIANCE

- ROLL CALL**
- Chairman Hogan
 - Commissioner Duncan
 - Commissioner Kelly
 - Commissioner Onderko
 - Commissioner Wilson

COMMISSION COMMENT FOR ITEMS NOT ON THE AGENDA:

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. 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.

PUBLIC COMMENT ON CONSENT AGENDA:

CONSENT AGENDA

RECOMMENDATION

1. PROJECT STATUS REPORT
2. August 23, 2016 MINUTES

- RECEIVE AND FILE
 APPROVE

PUBLIC HEARING:

3. #16-12 TAYLOR ROAD MIXED USE TENTATIVE TRACT, CONDITIONAL USE PERMIT, DESIGN REVIEW EXTENSION APN: 044-123-059 & 068

To extend the approval of the Tentative Tract Map, Conditional Use Permit, and Design Review of the Taylor Mixed Project to December 20, 2018 subject to the previous conditions of approval and the previous Mitigated Negative Declaration (MND)

The project consists of two existing parcels, to be divided into 45 lots (33 residential, 11 commercial and 1 open space) in order to construct 8 single story homes with detached garages, 13 two story homes with carriage units over detached garages, 3 duplexes with 6 units and 3 two-story and 3 one-story single family units with attached

garages- totaling 46 units- and 19,020 square feet of commercial divided into 3 structures with 9 lots. The Taylor Road Tentative Tract Map, Conditional use Permit and Design Review (Taylor Road Project) was approved by the Planning Commission on December 20, 2005 with an expiration date of December 20, 2007.

On August 21, 2007 the Planning Commission approved an extension of the Taylor Road Project to December 20, 2009. On July 21, 2009 the Planning Commission modified the Taylor Road Project, so the Conditional Use Permit and Design Review and Tentative Tract Map would run concurrently, and approved the Taylor Road Project to December 20, 2011.

On January 18, 2011 the Planning Commission approved a modification of the Taylor Road Project to accommodate a housing project sponsored by Mercy Housing. These modifications were granted only to January 18, 2013, when they would automatically expire if not implemented. As these were never implemented, they expired and the conditions of approval reverted back, as previously modified by the Planning Commission on July 21, 2009.

Due to the recession, the California Legislature passed a series of automatic extensions extending the expiration dates of tentative tract maps, in addition to any allowed by local ordinances and extensions. (i.e. AB333-July 15, 2009; AB208-January 31, 2011; AB116-July 11, 2013). The Town extensions and modifications, and those granted by the State legislature, have extended the Taylor Tentative Tract Map to December 20, 2016.

No comments were received from the review agencies, other than PCWA (attached) who provided their standard letter as to their requirements for providing water service.

No substantial changes have occurred which necessitate changes to the conditions of approval by the Planning Commission for this project. Thus the extension may be granted, as per the State Subdivision Map Act that allows an extension, when subject to the previously approved conditions of approval.

RECOMMENDATION

The Planning Commission adopt Resolution #16-09 to extend the Tentative Tract Map, Conditional Use Permit, and Design Review to December 20, 2018 subject to the findings and the previous conditions of approval, and adopt the previous Mitigated Negative Declaration as per the California Environmental Quality Act (CEQA).

PUBLIC COMMENT:

ADJOURNMENT: _____ PM

INFORMATION SUBMITTED AT HEARING OR AFTER PREPARATION OF PACKETS

The Planning Commission may not have time to read written information submitted at the hearing or after 5:00 p.m. the Friday before the scheduled hearing date. We encourage you to present your comments, during the scheduled time period, at the public hearing.

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.

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.

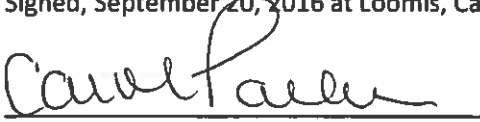
APPEAL PERIOD

** There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. 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. **

CERTIFICATION OF POSTING OF AGENDA

I, Carol Parker, Administrative Clerk/Planning Assistant for the Town of Loomis, declare that the foregoing agenda for the Tuesday, September 27, 2016 Regular Meeting of the Town of Loomis Planning Commission was posted September 20, 2016 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.

Signed, September 20, 2016 at Loomis, California.



Carol Parker, Administrative Clerk/Planning Assistant