



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

**ACTION MINUTES**

**TUESDAY**

**July 27, 2021**

**7:00 PM**

**CALL TO ORDER: 7:01**

**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**

Sonya Cupler – Tudor way – brought up lawsuit in So. Cal lawsuit regarding HCD housing requirements  
Pam Blake – Angelo Drive – Reread the town mission statement

**ADOPTION OF AGENDA**

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

**PUBLIC COMMENT ON CONSENT AGENDA** none

**CONSENT AGENDA**

1. JUNE 23, 2021 - DRAFT MINUTES
2. JUNE 2021 GENERAL PLAN UPDATE STATUS REPORT
3. JULY 2021 PLANNING PROJECT STATUS UPDATE

**RECOMMENDATION**

APPROVE  
RECEIVE AND FILE  
RECEIVE AND FILE

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

**PUBLIC HEARING – Continue to August 24, 2021**

4. # 21-06 DOMINICAN SMME CORPORATION MLD/LLA – CONTINUED FROM JUNE 23, 2021  
Lot Line Adjustment / Minor Land Division - Application #21-06 Dominican Sisters of Mary –

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July 27, 2021 Planning Commission Agenda, (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](http://www.loomis.ca.gov))

*Mother of the Eucharist Priory 5500 Barton Road / 5820 Rocklin Road (APN 045-161-018, -020, and -021).*

**RECOMMENDATION:**

The applicant has requested this matter be continued to the Planning Commission meeting of August 24, 2021.

Motion to move item #21-06 to August 24 PC meeting: Youngblood 2<sup>nd</sup>: Kelly

Ayes: Obranovich, London, Youngblood, Kelly, Hogan

Noes: none

Absent: none

Abstain: none

**PUBLIC STUDY SESSION**

**5. INCLUSIONARY ORDINANCE**

During the 2021-2029 Housing Element Update, the Committee and Planning Commission discussed the creation of an Inclusionary Ordinance to identify acceptable methods to provide affordable housing.

**RECOMMENDATION:**

1. Hear presentation from staff, discuss, and provide input regarding the creation of an Inclusionary Ordinance, and;
2. Provide staff with recommendation on drafting an Inclusionary Ordinance that will be returned to the Planning Commission for further review.

**COMMISSIONERS QUESTIONS OF STAFF**

Commissioner Kelly asked about the effects of Inclusionary housing on development

Commissioner London asked the possibility of bringing in the Dousing Director in Roseville to discuss and explain how the inclusionary ordinance works in their town.

Chairman Obranovich opened a discussion on voluntary vs mandatory inclusionary housing ordinances

Commissioner London opened a discussion on the percentage of low income housing the commission would be interested in setting as the required inclusion.

Commissioner Obranovich discussed the length of time that the affordability is required to stay in place. He also opened a discussion on the building type ratios within a development

**PUBLIC COMMENT**

Dave Dalli- Delmar Ave: Commented on the potential income available to developers – would like to see the measure be mandatory, get our build out complete and end future requirements

David Ring- discussed the inclusionary percentages, the number of units required to meet RHNYA the growth rates and the state policy for housing

Miguel Ucovich – Craig Ct: Stated that with the available areas for this type of development, inclusionary low income housing is not realistic in Loomis

Rebecca Golling – Asked about the location required for inclusionary housing – in or outside of our town boundaries. She also inquired about Multi family apartments

Jesse Lunsford: Spoke on the variety of sizes, types and prices ranges available for apartments and low income housing; the long history of inclusionary housing and the successful concept of “piecemeal” development.

Sonya Cupler: Asked how the inclusionary ordinance is enforced? How is income tracked? how are the units tracked? and how do you determine who is available to purchase or live in these units?

Pam Blake – Angelo Drive: Spoke in support of low income inclusionary housing, stating it provides an opportunity to move up.

Miguel Ucovich- Craig Ct: Stated it is important to move quickly on this ordinance in order to capture all units possible

Jean Wilson- Barton Road: Spoke on Roseville’s ability to provide affordable housing by using in leiu fees for many of the homes in Roseville

Miguel Ucovich: stated he is opposed to in leiu fees, would rather see the product.

### **COMMISSIONERS DELIBERATION and DIRECTION**

Direction: schedule an educational study session with jurisdictions and agencies experienced in establishing an Inclusionary ordinance and putting it in place

### **PLANNING DIRECTORS REPORT**

Update on the GP update committee status

ACE hardware annex update

Loomis RV Campground application update

Hidden Grove pre-application update – formal application due December 27, 2021

Town Hall hours

Loomis Library update

Special Planning commission meeting to be held August 3, 2021 7 pm – 2021-2029 Housing Element recommendation

Town Council special meeting to be held August 17, 2021 7 pm – Housing Element adoption to be discussed

Next regular PC meeting to be held August 24, 2021

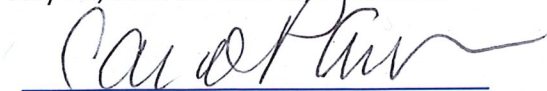
### **COMMISSION REPORTS none**

### **ADJOURNMENT : 9:10**

Click the following link to view the video recording of this meeting.

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

Signed,  
July 28, 2021 at Loomis, California.



Carol Parker, Planning Secretary