



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

TUESDAY

FEBRUARY 7, 2012

7:30 PM

CALL TO ORDER *7:34pm*

PLEDGE OF ALLEGIANCE

ROLL CALL

Present

Absent

Chairperson Thew

Commissioner Miller

Commissioner Bordelon

Commissioner Hogan

Commissioner Wilson

COMMISSION COMMENTS:

None

PUBLIC COMMENT FOR ITEMS NOT ON AGENDA:

None

ADOPTION OF AGENDA

A motion to adopt the agenda was made by Commissioner Bordelon and seconded by Commissioner Hogan and passed by a unanimous voice vote (4-0).

PUBLIC HEARING

- #10-11 REGINA CAELI PRIORY PROJECT; 5820 ROCKLIN ROAD, ASSESSOR PARCEL NUMBERS 045-161-018, -020, -021; CONDITIONAL USE PERMIT, DESIGN REVIEW, LOT LINE ADJUSTMENT, PARKING WAIVER, CONCEPTUAL TREE PLAN, ENVIRONMENTAL REVIEW (MITIGATED NEGATIVE DECLARATION)**
The Dominican Sisters of Mary, Mother of the Eucharist – Loomis, are proposing to construct a 137,000 sq.ft. mission-style monastery building on a 40-acre parcel located at the southwest corner of Rocklin Road and Barton Road. The project site is zoned Residential Agricultural (RA), which allows an “organizational facility” such as a monastery by Conditional Use Permit. The structure will include 115 individual cells (bedrooms), a chapel, community rooms, a library, an indoor gymnasium, an outdoor playing field, prayer walkways, gardens, and other features consistent with the Sisters’ community and religious lifestyle. The proposed project would include a 43-foot-high bell tower so the Sisters can continue the custom of ringing the bell at noon and 6 p.m. The driveway entrance to the monastery is proposed to be located off of Barton Road.

STAFF RECOMMENDATION: That the Planning Commission approve the Regina Caeli Priory project.

REQUESTED MOTIONS:

- (1) Motion to approve Resolution #12-01 adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan with the findings in Exhibit A and the conditions in Exhibit B; and
- (2) Motion to approve Resolution #12-02 approving the Conditional Use Permit, Design Review, Conceptual Tree Plan, Lot Line Adjustment and Parking Waiver, with the findings in Exhibit A and the conditions in Exhibit B.

PUBLIC COMMENT:

The Commissioners asked questions of staff and of the project applicants (John Griffin, Brigit Barnes).

John O'Brien (Granite Bay) – Has lived in Placer County for 27 years. He has met many of the Sisters and their presence has been graceful and uplifting to this community. In favor of approval.

Lisa Buescher (District Director for Senator LaMalfa) – On behalf of the Senator: Fully supports this project. The Priory will be a wonderful home for the Sisters and the community. Against draft conditions 8, 9, 10, and 67.

Suzan Bombeck (506 Blackhawk Ct. - Loomis) – Would be happy to have the Sisters as neighbors. In favor of approval.

Christine Rydell (Assistant to and on behalf of Senator LaMalfa) – Senator is against draft condition 80 (tree mitigation). He would like an explanation on the justification of the required tree mitigation.

Dom Fortunato (5948 Via Francesco Ct. - Loomis) – He is in favor of the project even though he is directly impacted by the project. He is against requiring a bike/DG path. Is happy to have them as neighbors.

Ron Morris (Secret Ravine Winery (4390 Gold Trail Way) - Loomis) – Supports the proposed project as it will be a benefit to the Town. The project has no adverse impact on the Town. Urged the Commission to approve the project.

David Parks (Granite Bay) – In support of approval. The Sisters bring value to the Town and the western United States.

Richard Azevedo (Auburn) – Tree mitigation requirements are extensive. In favor of approval.

Tom Millward (3893 South Holly St. - Loomis) – In favor of approval. The Town's tree mitigation requirements are outdated. Considers the required mitigation for tree removal to be extortion by the Town. Tree Ordinance needs to be amended.

Bill Branch (6605 Wells Ave. - Loomis) – Directly affected by the project yet he is not opposed to it being approved. Strongly opposes the Senator's comments regarding conditions to require a bike/DG path. Indicated that these improvements are needed in the area as Barton and Rocklin Roads are currently very dangerous for bikers. These improvements are vitally important.

Bill Holden (Rocklin) – Would like the Priory/Sisters in the community. In favor of approval.

Vicky Morris (Secret Ravine Winery 4390 (Gold Trail Way) – Loomis) – In favor of project approval.

Betty Jo Gish (6455 Barton Rd. - Loomis) – Neighbor to the project and would like the bike/DG path to be constructed, especially with the expected increase in traffic. Agrees with Bill Branch.

John Knott (6490 Oak Ridge Dr. - Loomis) – In favor of approval. Re-stated Bill Branch's and Betty Jo Gish's comments.

Jeff Huber (5565 E. St. Francis Cir. - Loomis) – In favor of project approval.

Joan Cordova (donated property to the Sisters) – The Sisters' presence will bring tremendous blessings to the area. The Sisters' life is to serve the people. She hopes the Commission will approve the project.

Russ Kelley (4246 Barton Rd. - Loomis) – Many churches are in Loomis and all are a tremendous value to the community. Thinks the proposed project is great. The bike/DG path's are very much needed. Agrees that the Tree Ordinance's mitigation requirements need to be looked at and revised.

Laurie Lipsmeier (Roseville) – Has visited the Sisters' Priory in Michigan. It was a wonderful experience. In favor of approval.

Brother Steven Spencer (Mt. St. Joseph - 6530 Wells Ave. - Loomis) – Asked why the Sisters' have to pay for/install a bike/DG path. Is this standard procedure? They won't be using it so why do they have to pay?

Dave Leatherby (Sacramento) – In favor of approval. The Sisters' are an amazing asset to the community and area.

Lisa Hall (State of Nevada) – The Sisters bring immeasurable qualities to the Town of Loomis. The tree mitigation required by the Ordinance is excessive.

Steve Bair (Newcastle) – Thinks that the bike/DG path will be a waste of money. For the project's approval as the Sisters are great for the community.

Gil Martin (7931 Boulder Creek Rd.) – Tree mitigation is excessive, would like to see it reduced.

Art Hickey (5512 W. St. Francis Cir. - Loomis) – The Town should not require the Sisters to install a bike/DG path. Biking is an assumed risk.

The Planning Commission deliberated, asked questions of staff and of the applicant, and deliberated further. The Commission informed those in attendance of their duty to require that the Town's Ordinances are complied with and that the high tree mitigation amount is what the current Tree Ordinance requires. They cannot flex on this and allow less mitigation than what the Council adopted Ordinance requires. Draft conditions of approval were discussed and amended and additional conditions added.

Commissioner Hogan motioned to approve Resolution #12-01 adopting the Mitigated Negative Declaration and Mitigation Monitoring Plan and Resolution #12-02 approving the Conditional Use Permit, Design Review, Conceptual Tree Plan, Lot Line Adjustment and Parking Waiver, with the findings in Exhibit A and with the revisions to the conditions (as stated) in Exhibit B. Motion was seconded by Commissioner Bordelon and passed by a unanimous roll-call vote (4-0).

ADJOURN: 9:28pm