



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

TUESDAY	AUGUST 26, 2014	7:30 PM
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CALL TO ORDER: 7:29 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

- X Chairman Hogan
- X Commissioner Baker
- X Commissioner Duncan
- X Commissioner Miller
- X Commissioner Wilson

COMMISSIONER COMMENTS:

Commissioner Miller voiced concern on where the public notice was placed in the Loomis News.
 Commissioner Miller noted that a dead bird found in the Gold Trail Way area tested positive for West Nile.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA: None

ADOPTION OF AGENDA

Motion to accept: Wilson **Seconded by:** Baker

Vote: **Ayes:** Wilson, Baker, Duncan, Miller, Hogan **noes:** _____ **Abstained:** _____

If items on the Agenda will be rescheduled for a different day and time, it will be announced at this time. All matters listed under the Consent Agenda are considered to be routine and all will be enacted by one motion with a voice vote. There is no separate discussion of these items unless members of the Planning Commission, audience or staff request specific items to be removed from the Consent Agenda for separate action. Any items removed will be considered after the motion to approve the Consent Agenda.

CONSENT AGENDA

RECOMMENDATION

- | | |
|----------------------------------|-------------------------|
| 1. MARCH 18, 2014 MINUTES | APPROVE |
| 2. PROJECT STATUS REPORT | RECEIVE AND FILE |

COMMISSIONER COMMENT ON CONSENT AGENDA:

Chairman Hogan asked about the progress on the S.P.M.U.D. sewer line issue, Town Manager Rick Angelocci gave a report on the 2x2 committee meetings.

PUBLIC COMMENT ON CONSENT AGENDA: None

ADOPTION OF CONSENT AGENDA:

Motion to accept: Duncan **Seconded by:** Miller

Vote: **Ayes:** Wilson, Baker, Duncan, Miller, Hogan **noes:** none **Abstained:** none

PUBLIC HEARING

3. GENERAL PLAN AMENDMENTS TO COMPLY WITH THE 2013-2021 HOUSING ELEMENT

The 2013-2021 Housing Element Update was adopted by the Council on February 28, 2014 in compliance with state law. The Housing Element Update identified amendments that would have to be made to the General Plan in order for the two documents to be consistent and for the General Plan to comply with State housing law and SB 2 State law requirements. The General Plan Land Use and Community Development section will be amended in the following areas: text changes on pages 23 and 39, text change to Table 3-1 – **General Plan Land Use Categories, Maximum Density and Intensity (1)**, and text change and marked parcels on **Figure 3-1 Land Use Diagram**. These proposed changes add information concerning the Residential High Density overlay designation. This designation complies with and implements Program 10 of the Housing Element. The Housing Element Update is a policy document. No development or construction is being proposed. Pursuant to CEQA, a Negative Declaration was approved by the Town Council for the Housing Element Update. The Update identified areas within the General Plan that would have to be amended for consistency between the documents. As such, no further environmental documentation is required.

RECOMMENDATION: Hear staff report, take public comment, discuss and approve Resolution #14-02 recommending that the Town Council approve the amendments to the General Plan in order to complete the tasks identified in the 2013-2021 Housing Element Update.

COMMISSIONER COMMENTS:

Commissioner Wilson asked for clarification of the terms “by rights” and alternative zoning.
Chairman Hogan discussed alternate zoning and zoning standards
Commissioner Miller asked for a definition of a zoning overlay district.

PUBLIC COMMENTS:

Joanne Bridges – 3568 Day Ave asked for clear picture of where this project was as the maps and diagrams were very difficult for her to understand
Kim Hayashida – 3551 Laird Street voiced concern over location of rezone, impact of high density housing in the area and potential project. Also found map non-descriptive.
Gary Liss – 4395 Gold Trail Way voiced concerns over “by-rights” standards and who gets final decision on a project in the affected zone. Mr. Liss also questioned the need for flexibility in the zoning standard in the affected area. Suggested the Town consider an open space overlay area between the project and existing residential border.
Heidi Brink – 6311 Eldon Ave ask for clarification on the date frame for the housing element and the time constraints for establishing the high density zone.

COMMISSIONER COMMENTS:

Commissioner Duncan initiated a discussion on how height restriction limitations come into effect in order to accomplish the 20 /25 units per acre density requirement in the high density zoning.
Chairman Hogan restated previous Planning Commission commitment that multistory dwellings would not be placed on the residential borders of any projects built in the area referenced in the future high density zoning district.
Commissioner Miller voiced concern over the placement of the high density parcel next to the residential border and is directing staff to relay to the Council the Planning Commission preference and recommendation that they locate the 7 acre high density parcel adjacent to Raley’s, away from the existing residences.

Motion to approve Resolution #14-02 recommending that the Town Council approve the amendments to the General Plan in order to complete the tasks identified in the 2013-2021 Housing Element Update.

Consensus of Commissioners to Direct staff to relay to the Council the Planning Commission preference and recommendation that they locate the 7 acre high density parcel adjacent to Raley’s, away from the existing residences.

By: _____ **Seconded by:** _____
Miller Baker
Vote: Ayes: Wilson, Baker, Duncan, Miller, Hogan **noes:** none **Abstained:** none

4. ZONING ORDINANCE AMENDMENTS TO COMPLY WITH THE 2013-2021 HOUSING ELEMENT

The 2013-2021 Housing Element Update was adopted by the Council on February 28, 2014 in compliance with state law. The Housing Element Update identified amendments that would have to be made to the Zoning Ordinance in order for the two documents to be consistent and for the Zoning

Ordinance to comply with State housing law and SB 2 State law requirements. The Zoning Ordinance will be amended in the following areas. The addition of three (3) new definitions and the modification of one (1) existing definition in the GLOSSARY (13.80.020), the addition of a new zoning district (13.24.020), the addition of two (2) new residential uses as P (Permitted) uses in Table 2-2 and the addition of a note (13.24.030), the modification of one (1) commercial use from UP (Use Permit) to P (Permitted) with Specific Use Regulations in Table 2-6 (13.26.030), and the addition of Section 13.42.245 Specific Land Use Regulations for Emergency shelters. The Zoning Map will be amended to include a new category in the LEGEND and the affected parcels marked on the map. The Housing Element Update is a policy document. No development or construction is being proposed. Pursuant to CEQA, a Negative Declaration was approved by the Town Council for the Housing Element Update. The Update identified areas within the Zoning Ordinance that would have to be amended for consistency between the documents. As such, no further environmental documentation is required.

RECOMMENDATION: Hear staff report, take public comment, discuss and approve Resolution #14-03 recommending that the Town Council approve the amendments to the Zoning Ordinance Plan in order to complete the tasks identified in the 2013-2021 Housing Element Update.

COMMISSIONER COMMENTS:

Commissioner Wilson noted that on table 2-2 the label on Supportive and Transitional Housing (8) was a duplicate and needed to be changed, adding the next available number is (10)

PUBLIC COMMENTS:

Gary Liss – 4395 Gold Trail Way commented on the “scary” nature of the words Transitional and supportive housing and suggested the potential developers be encouraged to host Draft meetings early in their development process.

COMMISSIONER COMMENTS:

Commissioner’s Duncan and Miller initiated discussion on zoning definitions, noting the new definitions apply to the entire Zoning Ordinance. **Commissioner Miller** restated her concern over the placement of the high density parcel next to the residential border and is directing staff to relay to the Council the Planning Commission preference and recommendation that they locate the 7 acre high density parcel adjacent to Raley’s, away from the existing residences.

Motion to approve Resolution #14-03 recommending that the Town Council approve the amendments to the Zoning Ordinance Plan in order to complete the tasks identified in the 2013-2021 Housing Element Update, w/ revision to the numbering on table 2-6 footnotes to reflect Supportive/transitional housing as #10 instead of #8.

Consensus of Commissioners to Direct staff to relay to the Council the Planning Commission preference and recommendation that they locate the 7 acre high density parcel adjacent to Raley’s, away from the existing residences.

By: _____ Duncan **Seconded by:** _____ Baker

Vote: Ayes: Wilson, Baker, Duncan, Miller, Hogan **noes:** _____ none **Abstained:** _____ none

5. REZONE OF APNS 043-080-015 & -044 TO COMPLY WITH THE 2013-2021 HOUSING ELEMENT

The 2013-2021 Housing Element Update was adopted by the Council on February 28, 2014 in compliance with state law. The Housing Element Update identified in Program 10 that the Town had to provide adequate sites for a minimum of 129 very low and low-income units at a minimum of 20 units per acre “by right” (without conditional use permit or other discretionary action). The Town proposes to meet this state requirement by the creation of a Residential High Density – 20-25 du/acre Overlay designation in the General Plan and a RH-20 (High Density Residential – 20 units per acre minimum) overlay zone district in the Zoning Ordinance. The overlay district would be applied to two parcels within “The Village at Loomis” project site. The Housing Element Update is a policy document. No development or construction is being proposed. Pursuant to CEQA, a Negative Declaration was approved by the Town Council for the Housing Element Update. The Update identified areas within

the Zoning Ordinance that would have to be amended for consistency between the documents. As such, no further environmental documentation is required.

RECOMMENDATION: Hear staff report, take public comment, discuss and approve Resolution 14-04 recommending that the Town Council approve the rezone of APNs 043-080-015 and 043-080-044 to apply a zoning overlay district in order to complete a task identified in the 2013-2021 Housing Element Update.

COMMISSIONER COMMENTS:

none

PUBLIC COMMENTS:

Gary Liss – 4395 Gold Trail - restated his concern over the placement of the high density parcel next to the residential border and is directing staff to relay to the Council the Planning Commission preference and recommendation that they locate the 7 acre high density parcel adjacent to Raley's, away from the existing residences and wants this direction placed on all 3 resolutions.

Heidi Brink – 6311 Eldon Ave - Asked for clarification on land use in CG zone district

COMMISSIONER COMMENTS:

None

Motion to approve Resolution 14-04 recommending that the Town Council approve the rezone of APNs 043-080-015 and 043-080-044 to apply a zoning overlay district in order to complete a task identified in the 2013-2021 Housing Element Update.

Consensus of Commissioners to Direct staff to relay to the Council the Planning Commission preference and recommendation that they locate the 7 acre high density parcel adjacent to Raley's, away from the existing residences.

By: _____ Miller _____ **Seconded by:** _____ Wilson _____

Vote: Ayes: Wilson, Baker, Duncan, Miller, Hogan **noes:** _____ none **Abstained:** _____ none

ADJOURN: 9:10 PM