



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

ACTION MINUTES

TUESDAY

July 23, 2019

7:00 P.M.

CALL TO ORDER 7:00 pm

PLEDGE OF ALLEGIANCE

ROLL CALL

X Chairman Obranovich
 X Commissioner Hogan
 X Commissioner Kelly
 X Commissioner London
 X Commissioner Wilson

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. The Commission may refer concerns raised during public comment to staff or placed on a future agenda. **Please note that the audience will be allotted time to make public comments on any item on the agenda at the time that item is heard.**

Quenneville- Horseshoe Bar Road: Commented on the continuing traffic issues on Horseshoe Bar Road and the Town Mission to maintain rural lifestyle

ADOPTION OF AGENDA

It will be announced at this time if items on the Agenda are rescheduled for a different day and time, or the order in which agenda items will be heard is modified.

Motion to adopt agenda: Kelly 2nd: Hogan – vote:

Ayes Wilson, Kelly, London, Hogan, Obranovich

Noes: none

Absent: none

Abstain: none

PUBLIC COMMENT ON CONSENT AGENDA – none

CONSENT AGENDA

- 1. PROJECT STATUS REPORT**
- 2. MINUTES – May 28, 2019**

Motion to adopt agenda: Hogan 2nd: Wilson – vote:

Ayes Wilson, Kelly, London, Hogan, Obranovich

Noes: none

Absent: none

Abstain: none

RECOMMENDATION

**RECEIVE AND FILE
 APPROVE**

PUBLIC HEARING

3. APPLICATION # 10-16 – CONDITIONAL USE PERMIT

APPLICANT: NICK AND JENNA LYONS

3865 TAYLOR ROAD

APN: 044-123-050

Nick and Jenna Lyons, “Smogbusters” the applicant/ business owners, are requesting a Use Permit to operate a Vehicle Smog Testing business. Pursuant to **Section 13.26.030 Commercial Permitted Use Table 2-6** of the Loomis

Zoning Ordinance, Vehicle services (minor maintenance/repair) is an allowable use and requires Use Permit approval when the site abuts a residential zone. The eastern (rear) property boundary of this parcel abuts the Residential Zoning Districts of RS-7 and RS-10. The parcel is zoned General Commercial (CG) and designated Commercial General in the General Plan. The project is Categorical Exempt under CEQA Section 15332

The 1.5-acre (65,340 sq.ft.) parcel is located at 3865 Taylor Road, APN 044-128-050 and has two buildings totaling 29,176 sq.ft.. Building One, Unit A is occupied by Riebes Auto Parts with a landscape contractor in the space at the rear. Building Two is occupied by several construction-based businesses.

RECOMMENDATION:

1. Conduct a public hearing and receive public input; and
2. Find the project is exempt from the California Environmental Quality Act (CEQA) pursuant to the Class 32 categorical exemption and adopt the recommended Notice of Exemption; and
3. Adopt Resolution #19-XX approving Conditional Use Permit #19 16 for Nick and Jenna Lyons to operate Smogbusters subject to the findings in Exhibit A with the recommended Conditions of Approval as outlined in Exhibit B.

COMMISSIONER COMMENTS:

Commissioner Wilson opened a discussion on the comments from SPMUD, noting that they appear to be based on the wrong building.

Commissioner Kelly opened a discussion on the # of parking stalls and ADA requirement.

Commissioner Hogan inquired about the hours of operations placed in the conditions of approval and requested they be altered to meet the town requirements thus allowing for future business expansion.

PUBLIC COMMENT

Cupler – Tudor Way: Asked about CQEA exemption and the “no comment” comment from the air pollution board

Quenneville – Horseshoe Bar Road: Spoke in favor of the project

Dave Walker- Tudor Way: Inquired about the noise generated by the project, Safety concerns regarding waiting customers and frequent flooding of the parking areas during rainy weather.

Jamie Howard – King Road: Ask about the need to place business at the requested location instead of the empty smog shop location on Taylor and Horseshoe Bar Road>

David Ring- Delmar: Asked if the project will be in accordance with ADA requirements.

Pam Blake – Angelo: Commented on possible air pollution issues and noise.

Sue Dobies – Arcadia: Asked if emissions would be an issue with a smog shop.

Motion to approve recommended action with the change in COA item # 23 regarding hours of operations: Hogan 2nd: Kelly– vote:

Ayes Wilson, Kelly, London, Hogan, Obranovich

Noes: none

Absent: none

Abstain: none

COMMISSIONER REPORTS

Commissioner Wilson brought up on going traffic issues

Commissioner Hogan brought up the growth of neighboring cities, and the inevitable traffic this will bring – noting the need for the town to adapt to what we can not control in a proactive way.

ADJOURNMENT 7:55 PM

Signed, August 27, 2019 at Loomis, California.

Carol Parker, Planning Secretary