



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

<b>TUESDAY</b>	<b>January 27, 2015</b>	<b>6:30 PM</b>
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**CALL TO ORDER:** 6:30 pm

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

- Chairman Hogan
- Commissioner Duncan
- Commissioner Miller
- Commissioner Wilson

**CEREMONIAL MATTERS**

ADMINISTRATION OF OATH TO INCOMING PLANNING COMMISSIONER: **LINDA KELLY**

**COMMISSION COMMENTS:**

Commissioner Miller asked that the Planning commission make a recommendation to the Town Council to support Placer County's plan to open the army barracks to the homeless population in the area.

**PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:** None

**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 five minute time limit. The Chairman has the discretion of limiting the total discussion time for an item.

**ADOPTION OF AGENDA**

**Motion to accept:** Duncan                      **Seconded by:** Kelly  
**Vote:**    **Ayes:**    5                                      **noes:**                      0                                      **Abstained:**                      0

**CONSENT AGENDA**

1. PROJECT STATUS REPORT
2. OCTOBER 28, 2014 MINUTES

**RECOMMENDATION**

**RECEIVE AND FILE  
APPROVE**

**COMMISSION COMMENT ON CONSENT AGENDA:** none

**PUBLIC COMMENT ON CONSENT AGENDA:** none

**ADOPTION OF CONSENT AGENDA:**

**Motion to accept:** Wilson                                      **Seconded by:**    Duncan  
**Vote:**    **Ayes:**    5                      **noes:**                      0                      **Abstained:**                      0

**PUBLIC NOTICE**

**3. MONSEF MINOR LAND DIVISION**

Mike Izadjou, the applicant, requests approval of a Minor Land Division (MLD) to divide a 5.1-acre residential parcel located at 3595 Bankhead Road, APN: 044-051-007, into two (2) parcels. Proposed Parcel 1 would be 2.55 acres and proposed Parcel 2 would be 2.55 acres in size. The property is zoned Residential Estate – 2.3 acre lot minimum (RE) and designated "Residential Estate-2.3 acres/du" in the General Plan. The proposed project is consistent with the General Plan and Zoning Ordinance. This project is Categorically Exempt under CEQA Section 15315, Minor Land Divisions, Class 15.

**RECOMMENDATION:** That the Planning Commission review the staff report, ask questions of staff and/or the applicant, take public testimony, and approve a resolution approving #14-10 Monsef Minor Land Division with the recommended findings in Exhibit A and the recommended conditions of approval in Exhibit B.

**COMMISSION COMMENTS:**

Commissioner Wilson asked if sewer was available in the area  
Commissioner Miller confirmed no new building proposed at the new lot at this time

**PUBLIC COMMENT:** none

**COMMISSION COMMENTS:**

Chairman Hogan voiced concern over and led discussion on the existing "shed remnant" that is located on the property line and wanted to know if it is to be removed as a condition of approval. He also led discussion on the need for on-site detention.

**Motion to approve resolution #15-01 approving #14-10 Monsef Minor Land Division with the recommended findings in Exhibit A and the recommended conditions of approval in Exhibit B, to include in the conditions of approval the following added condition : " Prior to the issuance of any Building Permits on either the existing or the new lot, the owner shall ensure that all existing and future structures, inclusive of the existing shed, shall comply with the Town's setback regulations"**

<b>By:</b>	<b>Wilson</b>	<b>Seconded by:</b>	<b>Kelly</b>		
<b>Vote:</b>	<b>Ayes: 5</b>	<b>noes: 0</b>	<b>Abstained: 0</b>		

**4. WELLS AVENUE – BARTON ROAD MINOR LAND DIVISION (MLD) AND NEGATIVE DECLARATION**

Ron Smith, the applicant, requests a Minor Land Division (MLD) approval on a 21.7-acre parcel located at the southeast corner of Wells Avenue and Barton Road, APN: 045-182-001. The request is to subdivide 21.7-acre APN 045-182-001 into four lots each with a minimum lot size of 4.6 net acres. The property is zoned Residential Agricultural (RA) and designated "RA" in the General Plan. The proposed project, if granted a MLD is consistent with the General Plan and the Zoning Ordinance. A Negative Declaration has been prepared and circulated under CEQA.

**RECOMMENDATION:** That the Planning Commission approve Resolution #15-02 approving a Negative Declaration and Project #13-13 MLD allowing subdivision of the 21.7-acre APN 045-182-001 into four lots each with a minimum lot size of 4.6 net acres with the Findings in Exhibit A and the Conditions in Exhibit B.

**COMMISSION COMMENT:**

Chairman Hogan commented on the tree table included in the packet and the tree mitigation plan  
Commissioner Wilson commented on the tree mitigation plan and on the driveway plan

**APPLICANT RON SMITH SPOKE ON THE PLAN – discussed , answered questions raised by commissioners**

**PUBLIC COMMENT:** none

**COMMISSION REVIEW:**

Commissioner Miller opened a discussion on bike paths and routes in the area and their possible impact by the project.  
Commissioner Wilson asked about park fees mentioned in the conditions on approval.

**Motion to approve Resolution #15-02 approving a Negative Declaration and Project #13-13 MLD allowing subdivision of the 21.7-acre APN 045-182-001 into four lots each with a minimum lot size of 4.6 net acres with the Findings in Exhibit A and the Conditions in Exhibit B.**

<b>By:</b>	<b>Kelly</b>	<b>Seconded by:</b>	<b>Duncan</b>		
<b>Vote:</b>	<b>Ayes: 5</b>	<b>noes: 0</b>	<b>Abstained: 0</b>		

**5. SIERRA COLLEGE ESTATES SUBDIVISION AND NEGATIVE DECLARATION**

Ron Smith, the applicant, requests a 7-lot subdivision (SUB) approval of the 19.45-acre property located on the northwest corner of Bankhead Road and Sierra College Boulevard, APN: 030-100-017. The request is to subdivide 19.45-acre APN 030-100-017 into seven lots each with a minimum lot size of 2.3 acres. The property is zoned Residential Estate (RE) and designated "RE" in the General Plan. The proposed project, if granted a SUB is consistent with the General Plan and the Zoning Ordinance. A Negative Declaration has been prepared and circulated under CEQA.

**RECOMMENDATION:** That the Planning Commission approve A Resolution adopting a Negative Declaration and approving Project #14-09 SUB allowing subdivision of the 19.45-acre APN 030-100-017 into seven lots each with a minimum parcel size of 2.3 acres with the Findings in Exhibit A and the Conditions in Exhibit B.

**Applicant Ron Smith spoke on and explained project**

**COMMISSION COMMENT:**

Commissioner Miller led discussion about tree removal, and asked about limited use in wetland areas and the notification of future owners about the limitations.

Commissioner Duncan asked about cement wall in project

Commissioner Wilson voiced concern over sewer availability

Chairman Hogan asked about existing stream on the project

**PUBLIC COMMENT:**

Walt and Jan Walczykowski – 3738 Grazing Lane – Voiced concerns over possible cinder block wall surrounding project, and illegal building in the back, wetland areas of the proposed lots.

Dave Ficker - 4742 Saunders voiced concerned on grading and potential drainage issues due to project

Shawn Aguilier – 3733 Grazing Lane – asked for assurances that cinder block wall would not be installed.

**COMMISSION COMMENT:**

Commissioner Wilson opened a discussion on the road maintenance and status of this road being public or private. Specifically, conditions 10 and 11.

Commissioner Wilson voiced concerns over the outdoor lighting

**Motion to approve resolution #15-03 adopting a Negative Declaration and approving Project #14-09 SUB allowing subdivision of the 19.45-acre APN 030-100-017 into seven lots each with a minimum parcel size of 2.3 acres with the Findings in Exhibit A and the Conditions in Exhibit B, with the stipulation that conditions 10 & 11 be replaced with a new condition 10 to read - "The applicant shall petition the Town Council to form a Maintenance District for ongoing maintenance of the street, drainage facilities, any common landscaping (if any), fire hydrant, emergency access easement, post & cable, wetlands, floodplain and open space areas. The parameters of the Maintenance District shall be approved by the Planning Director and Town Engineer prior to submittal to the Town Council. The Engineer's Report, Town Council hearing and property owner vote shall occur prior to recording of the Final Map".**

<b>By:</b>	<u>Miller</u>	<b>Seconded by:</b>	<u>Kelly</u>
<b>Vote:</b>	<b>Ayes:</b> 5	<b>noes:</b> 0	<b>Abstained:</b> 0

**TOWN MANAGER REPORT**

Distribution of Public Draft: Town of Loomis Strategic Energy Resources Report. There is no discussion or action requested on this item.

Town manager Rick Angelocci asked the Commission to read the report, and at next month's meeting formally request the Town Council accept the report.

**ADJOURNMENT: 7:50 PM**

Signed February 17, 2015 at Loomis, California.

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Carol Parker, Administrative Clerk/Planning Assistant