



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

TUESDAY

MAY 28, 2013

7:30 PM

CALL TO ORDER *7:30pm*

PLEDGE OF ALLEGIANCE

ROLL CALL *All Present*
Chairman Hogan
Commissioner Black
Commissioner Miller
Commissioner Thew
Commissioner Wilson

COMMISSION COMMENTS: *None*

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

ADOPTION OF AGENDA

A motion to adopt the agenda was made by Commissioner Miller and was seconded by Commissioner Thew and passed by a unanimous voice vote (5-0).

CONSENT AGENDA

RECOMMENDATION

1. **MARCH 5, 2013 MINUTES**
2. **PROJECT STATUS REPORT**

APPROVED

RECEIVED AND FILED

PUBLIC COMMENT ON CONSENT AGENDA:

A motion to adopt the consent agenda was made by Commissioner Wilson and was seconded by Commissioner Thew and passed by a 4-0-1 voice vote (Commissioner abstained as she was not present at the March 5, 2013 Commission meeting).

PUBLIC HEARINGS

3. **PROJECT #13-07 MORGAN ESTATES TENTATIVE SUBDIVISION MAP – APN: 044-051-048**
Mark Morgan, the property owner, is requesting a one (1) year extension to his approved tentative subdivision map. The tentative map approval is set to expire on June 17, 2013. Assembly Bill 116 is expected to be enrolled by the State Legislator in the near future, which would automatically extend all tentative maps 24 months.

RECOMMENDATION: Approve Resolution #13-02 extending the expiration date for the Morgan Estates Tentative Subdivision map for one (1) year to June 17, 2014.

PUBLIC COMMENT:

A motion to approve Resolution #13-02 was made by Commissioner Wilson and was seconded by Commissioner Thew and passed by a unanimous roll call vote (5-0).

4. PROJECT #13-06 MARGARET DRIVE PARCEL MAP – 3487 MARGARET DRIVE – APN: 044-044-006

Placer Investors I, LLC, the property owner, has proposed to subdivide a 20,164 sq.ft. parcel into two (2) parcels (Parcel 1: 10,000 sq.ft. & Parcel 2: 10,164 sq.ft.). The property is zoned RS-10 (Single Family Residential-10,000 sq.ft. lot minimum). There is currently one (1) single-family residence on this property (proposed Parcel 2) which is to remain. Access to proposed Parcel 1 will be off of Craig Court.

RECOMMENDATION: Approve Resolution #13-03 approving the Margaret Drive Minor Land Division with the recommended findings in Exhibit A and the recommended conditions of approval in Exhibit B.

PUBLIC COMMENT:

Staff report given.

Todd Lowell (Owner/Applicant) – Appreciates staff’s work and asked the Planning Commission to approve his lot split request with the recommended conditions of approval given by staff. Explained that there is equivalent frontage on Craig Court as compared with the existing lots, and is in compliance with Town Code.

Jim Durfee (5901 Craig Ct.) – Is in support of private property rights, however, he is not in favor of the proposed lot split. He asked the Planning Commission if they believe that the intent of the ordinance is being met.

The Commission discussed the proposed lot split, including the 15-foot portion along Margaret Drive. They were glad that staff is recommending no ingress or egress for that 15-foot portion along Margaret Drive.

After further discussion, a motion to adopt Resolution #13-03 approving the Margaret Drive Minor Land Division with the findings in Exhibit A and the conditions of approval in Exhibit. The motion was made by Commissioner Black and was seconded by Commissioner Wilson and passed by a unanimous voice vote (5-0).

BUSINESS

5. LONG TERM DEVELOPMENT PRESENTATION

At the April 9, 2013 Town Council meeting, staff gave a presentation on existing approved development projects and potential development projects within the Town limits. The Planning Commission will be given the same presentation.

RECOMMENDATION: Discuss.

PUBLIC COMMENT:

Staff gave presentation and answered Commission questions pertaining to the presentation.

Gary Liss (4395 Gold Trail Way) – Asked why the Douppnik property(ies) off of Rippey Road were not on the list of properties discussed in the presentation.

ADJOURN: 8:50pm