



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

TUESDAY**August 23, 2016****7:30 PM****CALL TO ORDER: 7:30PM****PLEDGE OF ALLEGIANCE****ROLL CALL**

x Chairman Hogan
 x Commissioner Duncan
 x Commissioner Kelly
 x Commissioner Onderko
 x Commissioner Wilson

COMMISSION COMMENT FOR ITEMS NOT ON THE AGENDA: None**PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:****JC Arismon - Rachel Lane: Spoke on her experiences with low income housing**

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. Your concerns may be referred to staff or placed on the next available agenda. Please note that comments from the public will also be taken on any item on the agenda. The time allotted to each speaker is three minutes but can be changed by the Chairman.

TOWN MANAGER COMMENTS:**Bridge Artwork is complete****Library lease is complete, the Won has the keys****Rick Angelocci will be out on a medical leave for absence for the next 4 to 6 months, Joan Phillipe will be Interim Town Manager****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 three minute time limit. The Chairman has the discretion of limiting the total discussion time for an item.

Motion was made to adopt the Agenda. 1 Duncan 2. Kelly; passed by the following vote:

Ayes: Hogan, Duncan, Onderko, Wilson, Kelly

Noes: None

Abstained: None

Absent: None

PUBLIC COMMENT ON CONSENT AGENDA: none**COMMISSION COMMENT FOR ITEMS NOT ON THE AGENDA: Commissioner Wilson asked for clarification on the Grove project RFP wording****CONSENT AGENDA****RECOMMENDATION****1. PROJECT STATUS REPORT****RECEIVE AND FILE****2. JULY 26, 2016 MINUTES****APPROVE**

Motion was made to accept the consent Agenda. 1 Kelly 2 Wilson; passed by the following vote:

Ayes: Hogan, Duncan, Onderko, Wilson, Kelly

Noes: None

Abstained: None

Absent: none

PUBLIC HEARING:

3. #16-7 3227 RIPPEY ROAD MINOR USE PERMIT AND DESIGN REVIEW

APN: 043-020-031

The applicant Gary Doupnik requests to construct a 15,000 square foot general warehouse building on his 11.4 acre parcel at 3227 Rippey Road.

The project site is an existing industrial park, with several businesses located within it, including Ruff Stuff Specialty, Apex Brewing Supply, J & J Recycling, and Homewood Door, along with the applicant's modular office leasing business. The entire parcel is paved, with no vegetation except for the landscaping along Rippey Road. The site is not within the 100 year flood zone, and existing drainage would not be altered by the proposed building.

Water, sewer, and power supply already serve the site. Letters in response to our request for comment and review were received from the Loomis Fire District, The South Placer Municipal Utility District (SPMUD), the Placer County Water Agency (PCWA), the Placer County Environmental Health Services, and Recology. The agencies had no objections, and provided the standard conditions of approval, required by their respective agencies.

Approximately 2.9 acres of the existing parcel 11.4 acre parcel would be covered by building, or approximately 25%, which is below the 50% maximum. The proposed 18 foot high building is less than the maximum height of 35 feet, and will be at least 39 feet from the rear property line, and over 100 feet from any other property line, thus meeting the setback requirements. The design of the proposed warehouse will be similar to those already on site, with metal clad siding matching the existing buildings.

RECOMMENDATION

The Planning Commission adopt Resolution #16-08 approving the Minor Use Permit and Design Review to allow construction of a 15,000 square foot general warehouse building, subject to the findings in Exhibit A and the Conditions of Approval in Exhibit B, and find the project exempt from the California Environmental Quality Act (CEQA) as per *Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning*.

COMMISSIONER COMMENT: None

PUBLIC COMMENT:

Patricia Green- Kathy Way: Spoke in favor of the project

Dennis Oliveria – Rachel Lane: Spoke in favor of the project and asked about soils being disturbed during construction.

William Quenville – Horseshoe Bar Road: Spoke in support of the project

Gary Doupnik Jr.: Discussed the high cost of building and development fees

COMMISSIONER DELIBERATION:

Commissioner Onderko asked about the tax revenue from the project.

Commissioner Duncan led a discussion on the positive aspects of the project

Motion was made the Planning Commission adopt Resolution #16-08 approving the Minor Use Permit and Design Review to allow construction of a 15,000 square foot general warehouse building, subject to the findings in Exhibit A and the Conditions of Approval in Exhibit B, and find the project exempt from the California Environmental Quality Act (CEQA) as per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning.1 Duncan 2. Kelly; passed by the following vote:

Ayes: Hogan, Duncan, Onderko, Wilson, Kelly


Noes: None

Abstained: None

Absent: none

ADJOURNMENT: 8:03 PM

Signed, August 16, 2016 at Loomis, California.



Carol Parker, Administrative Clerk/Planning Assistant