



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

TUESDAY

January 27, 2015

6:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

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

CEREMONIAL MATTERS

ADMINISTRATION OF OATH TO INCOMING PLANNING COMMISSIONER: **LINDA KELLY**
RECOGNITION OF DEPARTING PLANNING COMMISSIONER: **BRIAN BAKER**

BRIEF RECESS

COMMISSION COMMENTS:

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

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.

CONSENT AGENDA

RECOMMENDATION

1. PROJECT STATUS REPORT

RECEIVE AND FILE

2. OCTOBER 28, 2014 MINUTES

APPROVE

COMMISSION COMMENT ON CONSENT AGENDA:

PUBLIC COMMENT ON CONSENT AGENDA:

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.

PUBLIC COMMENT

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 a resolution 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.

PUBLIC COMMENT

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.

PUBLIC COMMENT

TOWN MANAGER REPORT

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

ADJOURNMENT: _____ PM

RECONVENE INTO PUBLIC WORKSHOP:

THE VILLAGE AT LOOMIS PROJECT

INFORMATION SUBMITTED AT HEARING OR AFTER PREPARATION OF PACKETS

The Planning Commission may not have time to read written information submitted at the hearing or after 5:00 p.m. the Friday before the scheduled hearing date. We encourage you to present your comments, during the scheduled time period, at the public hearing.

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

In compliance with the Americans with Disabilities Act, the Town of Loomis encourages those with disabilities to participate fully in the public hearing process. If you have special needs or requirements in order for you to attend or participate in the Town's public hearing process or programs, please contact Town Hall at 652-1840 prior to the public hearing or program you wish to attend, so that we can accommodate you. Materials relating to an item on this agenda can be obtained at Town Hall (3665 Taylor Road) or on the Town's website at www.loomis.ca.gov.

ADMINISTRATIVE REMEDIES MUST BE EXHAUSTED PRIOR TO ACTION BEING INITIATED IN A COURT OF LAW

If you challenge the proposed project described above in court, you may be limited to raising only those issues you raised at the public hearing described in this notice, or in written correspondence delivered to the Town at, or prior to the public hearing.

APPEAL PERIOD

** There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party by submittal of a written appeal request to the Loomis Town Clerk, 3665 Taylor Road, Loomis, California, 95650. **

CERTIFICATION OF POSTING OF AGENDA

I, Carol Parker, Administrative Clerk/Planning Assistant for the Town of Loomis, declare that the foregoing agenda for the Tuesday, January 27, 2015 Regular Meeting of the Town of Loomis Planning Commission was posted January 21, 2015 at Town Hall of the Town of Loomis, 3665 Taylor Road, Loomis, California, 95650. The agenda is also available on the Town website at www.loomis.ca.gov.

Signed January 21, 2015 at Loomis, California.



Carol Parker, Administrative Clerk/Planning Assistant