



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

TUESDAY **February 23, 2016** **7:30 PM**

- CALL TO ORDER:** Time: 7:30 pm
- 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: NONE
TOWN MANAGER REPORT:

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.

Motion was made to adopt the Agenda. 1: Kelly, 2 Duncan ; passed by the following vote:
 Ayes: Hogan, Kelly, Onderko, Wilson, Duncan
 Noes: None
 Abstained: None
 Absent: None

AT THIS TIME THE COMMISSION WILL ELECT A CHAIRMAN AND VICE-CHAIRMAN

Chairman: Motion was made to nominate Mike Hogan Chairman 1. Wilson 2. Duncan; selected by the following vote:
 Ayes: Kelly, Onderko, Wilson, Duncan
 Noes: Hogan
 Abstained: None
 Absent: None

Vice Chairman: Motion was made to nominate Jeff Duncan Vice-Chairman 1. Kelly 2. Onderko; selected by the following vote:
 Ayes: Hogan, Kelly, Onderko, Wilson, Duncan
 Noes: None
 Abstained: None
 Absent: None

PUBLIC COMMENT ON CONSENT AGENDA: none

CONSENT AGENDA

RECOMMENDATION

1. PROJECT STATUS REPORT
2. JANUARY 26, 2016 MINUTES

- RECEIVE AND FILE
- APPROVE

Motion was made to adopt the Consent Agenda: 1. Wilson 2. Kelly; passed by the following vote:
 Ayes: Hogan, Kelly, Onderko, Wilson, Duncan
 Noes: None
 Abstained: None
 Absent: None

PUBLIC HEARING:

3. #15-12 CONDITIONAL USE PERMIT AND MINOR DESIGN REVIEW REQUEST FOR PRE-FABRICATED COMMERCIAL BUILDING INSTALLATION WITHOUT TENANT OCCUPATION AT 3334 SWETZER ROAD, APN: 044-220-041-000

The applicant/owner requests approval of a Conditional Use Permit and Design Review to allow for the installation of a 6,000-square foot, prefabricated metal commercial building at 3334 Swetzer Road. The site is zoned Limited Industrial (ILT) and designated for industrial use in the General Plan. The use proposed on this parcel is permitted through the Loomis Zoning Code; however, "A Conditional Use Permit (CUP) is required when a proposed land use is listed as "conditionally permitted" by the Zoning Ordinance or a **new building**, greater than 500 square foot addition, lapse in use without required parking for over one year, revision to a building's recent use requiring additional parking, **or is proposed to be placed on a commercial or industrial site.**" A Design Review Approval is also "required on all **building permits** to be issued in the **Commercial or Industrial zoning district.**" The proposed Project, if granted a Conditional Use Permit and Design Review Approval, could be found to be consistent with the Town of Loomis Zoning Ordinance. Staff believes that this finding can be made for this proposal as conditioned by the Planning Commission.

RECOMMENDATION: Hear staff report, take public comment, and consider approval of Resolution #15-12a and b approving the Conditional Use Permit and Minor Design Review , per the findings in Exhibit A and conditions of approval in Exhibit B.

Commission discussion: Chairman Hogan voiced concern over and led a discussion about the approval of a foundation permit prior to the approval of the project / design review.

Public Discussion: Agent for the owner Dean Peterson discussed the project.

Patricia Green – Kathy Way Loomis – As a representative of the Economic Development Committee spoke on the need for additional commercial space for rent in Loomis, and spoke in favor of the project.

Commission deliberation:

Town Manager recommended additional condition of approval that the applicant provide material samples that show actual coloring of building to the Town Manager for approval prior to construction.

Motion to approve Resolution #15-12a and b approving the Conditional Use Permit and Minor Design Review , per the findings in Exhibit A and conditions of approval in Exhibit B, with the added COA (#66) that the applicant submit exterior building material samples to Planning Director for approval prior to construction: 1. Duncan 2. Wilson; motion was passed by the following vote:

Ayes: Hogan, Kelly, Onderko, Wilson, Duncan

Noes: None

Abstained: None

Absent: None

ADJOURNMENT: 8:52 PM

Signed, April 20, 2016, at Loomis, California.



Carol Parker, Administrative Clerk/Planning Assistant