



**TOWN OF LOOMIS**  
**PLANNING COMMISSION MEETING ACTION MINUTES**  
**BLUE GOOSE EVENT CENTER**  
**3550 TAYLOR ROAD**  
**LOOMIS, CALIFORNIA**

**ALTERNATE LOCATION FOR THE MEETING**

<b>TUESDAY</b>	<b>October 24, 2017</b>	<b>7:30 PM</b>
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**CALL TO ORDER 7:30pm**

**PLEDGE OF ALLEGIANCE**

- ROLL CALL**
- X\_\_ Chairman Hogan
  - X\_\_ Commissioner Kelly
  - X\_\_ Commissioner Wilson
  - X\_\_ Commissioner Obranovich

**AT THIS TIME THE PLANNING COMMISSION WILL CONDUCT CEREMONIAL MATTERS:**

Town Clerk will administer the Oath of Office for new Town Planning Commissioner.  
*(To be appointed by Council Member Jeff Duncan at the October 19, 2017 Special Town Council Meeting):*  
**Jan Clark-Crets**

**COMMISSION COMMENT FOR ITEMS NOT ON THE AGENDA:** Chairman Hogan recognized outgoing Planning Commissioner Jeff Duncan

**PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:** None  
 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 Council may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on the next available agenda. The time allotted to each speaker is three minutes but can be changed by the Chairman.

**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 Kelly 2. Obranovich  
 passed by the following vote:  
 Ayes: Hogan, Wilson, Kelly, Clark-Crets, Obranovich  
 Noes: 0  
 Abstained: None  
 Absent: None

**PUBLIC COMMENT ON CONSENT AGENDA :** None

**CONSENT AGENDA**

**RECOMMENDATION**

1. PROJECT STATUS REPORT
2. SEPTEMBER 26, 2017 MINUTES

**RECEIVE AND FILE**  
**APPROVE**

Motion was made to approve the consent Agenda. 1. Kelly 2. Obranovich passed by the following vote:  
Ayes: Hogan, Wilson, Kelly, Clark-Crets, Obranovich  
Noes: 0  
Abstained: None  
Absent: None

**PUBLIC HEARING (CONTINUED FROM October 11, 2017 Planning Commission Special Meeting)**

**4. #14-05 THE VILLAGE AT LOOMIS PROJECT**

To consider making a recommendation to the Town Council regarding the applicant's request to amend the Loomis General Plan; Rezone the Project Site to the Planned Development (PD) District; Approve the Village at Loomis Preliminary Development Plan, Development Standards, and Design Guidelines; Approve Specific Development Plans for Village Areas 1, 2 and 3; Approve the Village at Loomis Tentative Subdivision Map; and the Village at Loomis Development Agreement; subject to the Certification of the Village at Loomis Final Environmental Impact Report (FEIR) as required by the California Environmental Quality Act.

**APPLICANT: VILLAGE AT LOOMIS, LLC**

**PUBLIC COMMENT:**

The applicant spoke on behalf of the project:

Tara West: King Road – wish list; more trails, more mixed use condos vs apartments, limit on street parking

Heidi: Eldon Road – spoke in favor of commercial development, concerned about traffic flow and density. Questions on Housing element

Gary Liss: Gold Trail Road – wants lower density, more parking, more open space, more parks space, voiced concern over alley way issues, HOA/CCR's ability to resolve issues, and 2 story housing and would like to see better examples of similar projects.

Bert Braun: Taylor Road – spoke in favor of the project

Rachel Sexton: Magnolia Street – spoke against the project citing high density, traffic and loss of rural character as reasons.

David Morgan: Frost Lane - Spoke in favor of project, is pro alley loaded housing, and voiced that the project circulation plan will help traffic in the area

Andrea Brady: Auburn-Folsom Blvd – Spoke against the project citing concerns with impact on the schools, traffic and a lack of commercial space.

Irene Smith: Wells Ave – Spoke against the project citing a loss of rural character and stated it does not fit the town.

Tom Millward: S. Holly – Spoke in favor of the project stating it fits the long term plans of goals of the town.

Chad: Morgan Creek area, Roseville resident – Voiced concerns about fire/life/safety in the area due to increased traffic, also concerned about road width and on street parking.

Danny Allen: Humphrey Road – stated project has potential but the density, prices, circulation and alley loaded housing needs to be refined and fixed.

Chris Alston: Silver Ranch Ave – Voice concerns about parking in the commercial areas as well in the Alley loaded residential area and about road maintenance throughout the project.

Steve Alston: Silver Ranch Ave – Voiced concern about Alley loaded residential parking, parking enforcement and stated that roundabouts are not effective traffic control

Cheryl Stokes: Moonshine Way – Spoke in favor of the project, stating increased housing availability, greater opportunities to downsize as kids leave.

Ron Oats: S. Walnut – Stated Del Oro High schools has sufficient space for local students and clarified that the Bond request for Del Oro is for structural improvements due to aging facility.

Kevin McDonald: King Road – In favor of project citing high demand for housing in the area. Stated a master plan project provides a more cohesive development and secures greater infrastructure

Melo Turlish: Loomis resident – Spoke in favor of the project, stated increased available housing will fill the increased demand. Also stated small downtowns need people to thrive.

### **COMMISSIONERS COMMENTS:**

Commissioner Kelly: asked about garages in the alley loaded housing area, the ability to use for storage, and how is the use to be monitored. Concerned about excessive long term parking on the streets. Commented on the “Safe walk to school” grant programs available to improve sidewalks throughout the town. Asked for a clarification of the General Commercial Land Use rules / definition.

Commissioner Wilson: Asked about ancillary parking stalls – their visibility and turn around ability at the alley loaded residential housing. Also asked for clarification on the walkability to school for elementary students. Asked to see relevant samples of the project built in other areas.

Commissioner Obranovich: Asked about connectivity and walkability for the elementary and the high school students. Also asked about the commercial mixed use housing – would the residential and commercial be used separately. Clarified that the residential over the commercial would be most likely leased homes. Asked to see relevant samples of the project built in other areas.

Commissioner Clark-Crets: Asked if single story homes will be available in the project area.

Chairman Hogan: Clarified that the 3.2 stall per lot includes on street parking, and the on-street parking is allowed on all streets. He would like to see direct connectivity from the project into the Raley’s shopping area. Asked that a counter proposal be submitted addressing some of the residents main concerns.

Motion was made to continue the item to a date certain, November 7, 2017, 7:30pm at the Blue Goose Event Center 3550 Taylor Road, Loomis, CA 95650. 1. Wilson 2. Kelly

passed by the following vote:

Ayes: Hogan, Wilson, Kelly, Clark-Crets, Obranovich

Noes: 0

Abstained: None

Absent: None

### **BUSINESS ITEMS**

#### **5. #17-15 ZONING TEXT AMENDMENT**

To prohibit on-site sale of alcoholic beverages within 300 feet of a school, religious facility, public park or playground, excepting the Blue Anchor Park where no separation will be required.

#### **Recommendation**

Adopt Resolution #17-10 recommending the Town Council approve amendments to **Section 13.42.050 Alcoholic Beverage Sales** of the **Loomis Municipal Code** modify the existing prohibition on-site consumption of alcohol within 500 feet of schools, religious facilities, public parks and playgrounds by 1) reducing the separation requirement to 300 feet; and 2) making an exception for Blue Anchor Park, where no separation would be required

### **COMMISSIONERS COMMENTS:**

Chairman Hogan: Asked if exemption clause would still be effective.

Commissioner Kelly: Asked about the liquor license status of Starr Liquor and Horseshoe Bar Grill

### **PUBLIC COMMENT:**

Heidi – Loomis Gastro Pub: Asked how the ordinance affects their current use

Motion was made to adopt the recommended action, with the addition that staff is directed to revise the ordinance to include language authorizing the Planning Commission to grant exemptions from the 300 foot separation requirement for on-sale businesses.1. Wilson 2. Kelly  
passed by the following vote:  
Ayes: Hogan, Wilson, Kelly, Clark-Crets, Obranovich  
Noes: 0  
Abstained: None  
Absent: None

**ADJOURNMENT: 10:05pm**

Signed, December 5, 2017 at Loomis, California.

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Carol Parker, Administrative Clerk/Planning Assistant