



TOWN OF LOOMIS
Land Use Sub-Committee Meeting
SE I80/Horseshoe Bar Road
LOOMIS, CALIFORNIA
ACTION MINUTES

3rd Thursday	April 15, 2021	3:00 pm
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CALL TO ORDER: 3:03
PLEDGE OF ALLEGIANCE
ROLL CALL

- | | |
|-----------------------------------------|-------------------------------------|
| X Chairman Jan Clark-Crets | X Vice Chair Bonnie London |
| X Member Ryan DeMartini | X Member Miguel Ucovich |
| X Member Jared Taylor | AB Auxiliary Beth Williams-Ruskauff |
| X Member Eeden Lee | X Auxiliary Ramona Brockman |
| X Member Jean Wilson | |
| Technical Staff Mark Teague, Placeworks | |

COMMITTEE COMMENT FOR ITEMS NOT ON THE AGENDA none

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA none

ADOPTION OF AGENDA

Motion to adopt agenda: DeMartini 2nd: Ucovich vote:
 Ayes: Clark-Crets, London, Demartini, Taylor, Lee, Wilson, Ucovich
 Noes: None
 Absent: None
 Abstain:None

PUBLIC COMMENT ON THE CONSENT AGENDA NONE

CONSENT AGENDA

1. ACTION MINUTES 03/18/21

Motion to approve consent agenda: Ucovichi 2nd: Lee vote:
 Ayes: Clark-Crets, London, Demartini, Taylor, Lee, Wilson, Ucovich
 Noes: None
 Absent: None
 Abstain: None

RECOMMENDATION
APPROVE

COMMITTEE MATTERS

- 1. Subcommittee Area Existing Land Uses**
- 2. Existing Goals and Policies**
- 3. Open Discussion**

COMMITTEE QUESTIONS OF STAFF

Jan Clark-Crets: Asked all committee members have access to the current map.
Miguel Ucovich commented on the residential allowable density and use in the CT designated area.
Jean Wilson: Commented that mixed use is allowable only in a mixed use structure. Discussion regarding vertical or horizontal mixed use pros and cons followed this comment.
Miguel Ucovich and Jean Wison provided a history of the CT zoning district in Loomis.
Ramona Brockman: Commented on the importance of evaluating the type of commercial growth permitted in the CT district, noting the need to complement, not compete with downtown businesses.
Bonnie London: Commented on the history of the CT zoning. She also discussed the co use of commercial and Industrial use and commented on Commercial Recreation zoning, and that we have none of this use yet.
Jean Wilson: Stated that the previous sewer connection issues at the "Turtle Island" site no longer exist since SPMUD installed the diversion line. She added the it is important to remember the residential zoning that surrounds the CT zoning district when future uses are considered – to evaluate the noise generated by these proposed projects.
Miguel Ucovch: Commented on the importance of ingress and egress in this area.

Ramona Brockman: Stated that underutilized downtown lands are available for some commercial use.

Jean Wilson discussed the purpose of the rezoning of some of the RA zone in the area south of the CT district, she also discussed the acreage required for those properties reliant on septic service. She also discussed equestrian uses in the RE and RA zoning district.

Bonnie London asked about the availability of a current vacant parcel map.

The question “What is the definition of Rural” was asked, a committee wide discussion of this topic followed:

(Wilson, Brockman Ucovich, London, Clark-Crets, Lee)

- Open spaces between homes
- Clear open view
- Large setbacks
- Non sculpted landscapes
- Open horse fencing
- natural grades
- Too small to farm, to large to mow
- Clustered developments
- Orchards, vineyards, oak woodlands
- Not incorporated or cost per acre high

Jan Clark-Crets asked about the new ADU on the open feel of rural properties.

Miguel Ucovich: Requested no changes to the policies and zoning in this district, stated if effectively provides what the town needs

PUBLIC COMMENT none

COMMITTEE DELIBERATION AND DIRECTION

Provide a current, updated vacant parcel map

Provide information on “Horse motels”

Provide Parkland acreage in town

Provide a copy of the 2010 Park and Recreation Master Plan that WAS NOT ADOPTED by the council.

RECOMMENDATION none at this time

COMMITTEE ASSIGNMENT

- » Review:
 - Existing Land Use Element:
 - Land use designation definitions
 - Goals, policies, and programs
- » Continue to provide comments on the comment form from the Town’s website
 - Comment form: <https://storage.googleapis.com/proudcity/loomisca/uploads/2020/11/Loomis-GP-Comments-Form-11182020.pdf>
 - Submit through the General Plan Update email address at: gpupdate@loomis.ca.gov.
- » Document examples of land uses you like/dislike, including:
 - Mixed-use projects
 - High density housing
 - Commercial projects

NEXT MEETING: MAY 20, 2021 3:00 PM

Click here to view the You Tube video of this meeting

<https://www.youtube.com/watch?v=IPVE7xIcrH4>

ADJOURNMENT: 4:40 PM

Signed, 5/12/21 at Loomis, California.

Carol Parker

Carol Parker, Planning Assistant