



TOWN OF LOOMIS
 Land Use Sub-Committee Meeting
 SE I80/Horseshoe Bar Road
LOOMIS DEPOT, 5775 HORSESHOE BAR ROAD
 LOOMIS, CALIFORNIA
ACTION MINUTES

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|--------------------------------|---------------------------|----------------|
| 3rd Thursday | September 16, 2021 | 3:00 pm |
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CALL TO ORDER: 3:08 PM
PLEDGE OF ALLEGIANCE
ROLL CALL

- | | |
|---|-------------------------------------|
| X Chairman Jan Clark-Crets | X Vice Chair Bonnie London |
| X Member Ryan DeMartini | X Auxiliary Ramona Brockman |
| X Member Miguel Ucovich | AB Auxiliary Beth Williams-Ruskauff |
| AB Member Eeden Lee | |
| 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: Ucovich 2nd: Wilson
 Ayes: Clark-Crets, London, DeMartini, Ucovich, Wilson
 Noes: None
 Absent: Lee
 Abstain: None

CONSENT AGENDA

RECOMMENDATION

1. ACTION MINUTES 04/15/2021

APPROVE

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

COMMITTEE MATTERS

- 1. Study Area Narrative**
- 2. Build Out Projections**
- 3. Goals, Policies, and Implementation Measures**
- 4. Land Use Changes**
 - a. Committee Recommendations**
 - b. High Density Housing**
 - c. Public Requests**

COMMITTEE QUESTIONS OF STAFF and PUBLIC COMMENT

Brief presentation by consultant Mark Teague followed by a committee and public line by line discussion on the Policies for specific areas in this sub-committee's study area

Committee wide discussion on zoning and Development in the CT zoning district

- Current zoning in the area
- Access roads throughout the area
- Zoning on the Brace Road properties
- Conflicts between the zoning code and allowable use on the Brace Road properties

Jan Clark-Crets – Asked about the purpose of bringing forward Specific plan designation at this time, asking if we have a specific plan in place now or in the past

Bonnie London – Asked to revisit the request for photos showing development that fits this area.

Committee wide discussion on vision in the area:

Miguel Ucovich - Stated he would like the area to remain commercial

Jean Wilson – Voiced concern over a “commercial corridor” along Brace

Ryan DeMartini – Stated that he would like the area to be commercial

Ramona Brockman – Supports commercial but voiced caution in developing as to not undercut the Downtown Businesses, requesting we check with our Downtown consultant Michele Reeves what her thoughts are on this subject.

Jesse Lunsford – Proposed a 100’ no development along the Highway as a buffer – Bonnie London concurred.

Jean Wilson – Spoke on a previous survey where the Downtown businesses support the commercial development in this area

Jan Clark-Crets – Stated the area is good for commercial, “Nut-Tree” type business and other rural type commercial businesses, she favors secondary access (limited) off of Brace Road, she noted that we have received no requests for zoning changes in the area and recommends we proceed slowly.

Greg Obranovich stated his preference for no commercial development along Brace Road.

COMMITTEE DELIBERATION AND DIRECTION

Bonnie London again requested we bring forward the photos that were sent in demonstrating desirable development for the area.

RECOMMENDATION none at this time

COMMITTEE ASSIGNMENT : Review the Study area, goals, policies and measures of this sub-committee

NEXT MEETING: Thursday September 30, 2021 3:00 pm

Click the following link to view the video recording of this meeting

https://www.youtube.com/watch?v=YBbd5xV_D6w&t=25s

ADJOURNMENT: 5:10 PM

Signed, September 22, 2021 at Loomis, California.

Carol Parker

Carol Parker, Planning Assistant