



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

Item #1

**REGULAR MEETING ACTION MINUTES**

**TUESDAY**

**October 26, 2021**

**7:00 PM**

**CALL TO ORDER:** 7:01pm

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**  
X Chairman Obranovich  
X Vice Chair London  
Absent Commissioner Hogan  
X Commissioner Kelly  
X Commissioner Youngblood

**PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA**

Pam Blake – Angelo Dr. mentioned the town mission statement importance of small-town atmosphere.  
Commissioner London-Announced Town Talks event at Library on November 3, 2021 at 5:30pm regarding Housing Choices.

**ADOPTION OF AGENDA**

Motion to adopt agenda: Youngblood, 2<sup>nd</sup> Kelly.  
Ayes: Youngblood, Kelly, London, Obranovich.  
Noes: None.  
Absent: Hogan.  
Abstain: None.

**PUBLIC COMMENT ON CONSENT AGENDA:** None.

**Commission Comment on Consent Agenda**

Chairman Obranovich- asked if there were potential schedule conflicts with Resolution #21-06 November/December Meeting Schedule.

**CONSENT AGENDA**

**RECOMMENDATION**

- |  |                         |
|--|-------------------------|
| <b>1. SEPTEMBER 28, 2021 - DRAFT MINUTES</b>                     | <b>APPROVE</b>          |
| <b>2. OCTOBER 2021 PLANNING PROJECT STATUS UPDATE</b>            | <b>RECEIVE AND FILE</b> |
| <b>3. OCTOBER 2021 GENERAL PLAN UPDATE STATUS REPORT</b>         | <b>RECEIVE AND FILE</b> |
| <b>4. RESOLUTION #21-06 – NOVEMBER/DECEMBER MEETING SCHEDULE</b> | <b>APPROVE</b>          |

Motion to approve consent agenda: Kelly, 2<sup>nd</sup> London.

Ayes: Kelly, London, Youngblood, Obranovich  
Noes: None.  
Absent: Hogan.  
Abstain: None.

**Public Hearing:** None.

**Planning Commissioner Matters:** None.

## **5. INCLUSIONARY ORDINANCE DISCUSSION**

Commission to discuss and provide input regarding the creation of an Inclusionary Ordinance and provide direction to staff on drafting an Inclusionary Ordinance that will be returned to the Planning Commission for further review.

### **Commission Discussion**

The Planning Commission opened discussion on:

- Percentage of developments that should be dedicated for inclusionary housing.
- What size development should trigger inclusionary ordinance.
- Levels of affordability in accordance with meeting RHNA numbers.
- Including commercial development on in lieu fees.
- Allowing developers substitution within affordability levels and allowing flexibility within development.
- Length of time for affordability income restrictions on a property.
- Inclusion of ADU's to satisfy affordability requirements.
- Allowing larger developments substitution within multi-family and single family to satisfy inclusionary requirements.
- Structure of in lieu fees

### **Public Comment**

David Ring-Delmar-commented on deciding inclusionary housing percentage when it comes to negotiations with Developer fees.

Jesse Lundsford- Smokewood Ct-commented on future percentage adjustment possibilities and need to focus on low/very income and Senior Citizen housing needs.

Jean Wilson-asked about the fee requirements and how they would be applied.

Maureen Valli-Ridge Park Dr- asked for clarification on what rent level is attributable to low and very low-income units.

David Ring-Delmar- stated importance of proper distribution of affordable housing throughout town.

Jesse Lundsford- Smokewood Ct-supported idea of requiring a certain number of ADU's based on subdivision dwelling size.

David Ring-Delmar Ave- asked for clarification on in lieu fees. Asked if inclusionary ordinance applied to specific vacant sites or town wide.

Information from discussion will be incorporated into a draft of the Inclusionary Ordinance for Planning Commission consideration at a future meeting.

**PLANNING DIRECTORS REPORT**

Planning Director Mary Beth Van Voorhis discussed the General Plan Update, ACE Hardware Annex, Loomis RV Campground, BEM Green Business Park, Hidden Grove, and next Planning Commission meeting date of November 16, 2021.

**COMMISSION REPORTS:** None.

**ADJOURNMENT:** 8:21pm

Signed,  
November 3, 2021 at Loomis, California.

*Sarah Jennings*

---

Sarah Jennings, Planning Secretary

DRAFT