



TOWN OF LOOMIS
 Land Use Sub-Committee
 SIERRA COLLEGE BLVD. NW OF RR ROW
 LOOMIS, CALIFORNIA

2ND Thursday	September 9, 2021	3:00 pm
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CALL TO ORDER: 3:04

PLEDGE OF ALLEGIANCE:

ROLL CALL:

- | | |
|--|------------------------------------|
| X Chairman Jan Clark-Crets | X Vice Chair Bonnie London |
| AB Member Ryan DeMartini | X Auxiliary John Ireland (In 3:15) |
| X Member Scott Toussaint | AB Auxiliary Thor Lude |
| X Member Beth Williams-Ruskauff- in after 3:15) | |
| X Member Jon Cunnington | |
| 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: Jan Clark-Crets 2nd: Scott Toussaint
 Ayes: Clark- Crets, London, Toussaint, Cunnington
 Noes: none
 Absent: Demartini, Williams -Ruskauff, Ireland, Lude
 Abstain: none

PUBLIC COMMENT ON CONSENT AGENDA

Dave Dalli – Del Mar Ave – Voiced concern over Mike Fournier being placed on the sub-committee citing conflict of interest
Dan – Del Mar Ave - Voiced concern over Mike Fournier being placed on the sub-committee citing conflict of interest
3995 Bankhead - Asked about Mike Fournier’s voting ability while he was on sub-committee.
Sonja Cupler – Tudor Way – Voiced concern over Mike Fournier being placed on the sub-committee citing conflict of interest
Jean Wilson – stated a correction to the minutes - Page of discussion comments starts with Jean Wilson describing history of 2 year re-evaluation of Business Park. That should be of Sierra College Blvd. (per General Pan for that area), not business Park.

CONSENT AGENDA

- 1. MINUTES MAY 13, 2021**

RECOMMENDATION

APPROVE

Motion to approve consent agenda: Jan Clark-Crets 2nd: Scott Toussaint
 Ayes: Clark- Crets, London, Toussaint, Cunnington
 Noes: none
 Absent: Demartini, Williams -Ruskauff, Ireland, Lude

Abstain: none

COMMITTEE MATTERS

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

COMMITTEE COMMENTS OF STAFF and PUBLIC COMMENT

Brief presentation by consultant Mark Teague on the previous meeting, study area, building projections followed by discussion by committee and public input.

Scott Toussaint- Asked about zoning change requests, the purpose noted in the requests and how we proceed on this.

Greg Obanovich – commented on the zoning change request he submitted

Jon Dunnington – Asked how the committee proceeds, and what is the normal procedure

Jan Clark-Cret – Stated that she is looking for a structure, or a defined process to move forward with zoning requests.

Scott Toussaint – Stated that he would like to see no zoning changes in the area.

John Ireland – Commented on the requests to go from RE to RR, asked the committee to look at these requests.

Greg Obranovich – spoke on density location within the town. Stated the core of town is the area for higher density and lower the density as you move to the outer areas of town.

Beth Cohen – Agreed with Scott Toussaint to keep the town as it is. Requests that changes are minimal in order to preserve the agricultural areas of Loomis. Stated that the Bankhead zoning changes may not work.

Dave Dall – Spoke against BEM zoning change requests.

Sean Rabe – Explained that if a parcel has a project application under consideration in the Town, that any land use or zoning change requests will not be considered as part of the General Plan update but will be considered / evaluated as the project goes through the approval process.

Ray Miller – Spoke on their request to change zoning from RE to RA, stating that they are no longer requesting this change. He also spoke against the changes noting that the RR tracks offer an easy way for transients to come into the area.

Dan (Del Mar) – stated that he wants no changes in the area.

Discussion followed regarding the limitations and availability of sewer / septic and water in the area.

(Ray Miller, John Ireland, Jan Cret Crets, Miquel Ucovich, Jean Wilson)

Jan Clark Crets – requested that Sewer and Water company representatives be invited to the next meeting to discuss availability in the area.

Jean Wilson – Asked who was requesting the zoning changes, property owners or others. She added that we need to consider sewer and water availability when evaluating the requests.

Matt Fox – Stated that higher density along Sierra College Blvd in this area makes sense as traffic along this corridor will continue to grow and impact the rural nature.

Sonja Cupler – Commented on our mission statement and how the state mandates conflict with our town mission.

Beth Williams Ruskauff – Asked about or RHNA obligations and the acreage needed to provide for this. She also commented on the community members desire to stay rural.

Bonnie London – Commented on the state requirement of 3 years to provide rezoning for the shortfall in our low income housing numbers.

Miguel Ucovich – commented on the rezoning request at King and Swetzer Road, stated that the request made sense.

Dave Dalli – Commented on the lack of low income housing in the Hidden Grove project and the shortfall needs to be accounted for. He commented again on the BEM project.

Jan Clark Crets – asked about the process to move forward with considering change requests.

Sean Rabe – discussed the land use request change table and process
General open discussion on this topic followed.

Miguel Ucovich opened a discussion on utility availability following a zoning change

Mike Fournier – Agrees with looking into utility availability. Asked to see a table of the non conforming lots in the area. Stated many of the requests in the area are of similar nature to the existing non conforming parcels.

A request was made to have the statements in the chat box read – (See included chat conversation)

Jan Clark Crets opened a discussion on the specific goals to achieve in todays meeting

As a part of this sub committee, are there any specific changes you would like to see this committee’s study area?

Jan Clark Crets – Bonnie London asked about the BP zoned triangle, and do we want to move forward with rezoning to residential. They asked if the land owner had been contacted and if so, what did he think of the zoning on his property.

Staff responded that the land owner had been contacted and he was in favor of a change to residential zoning.

Jan Clark Crets – requested that those requesting zoning changes be invited to the next meeting to discuss their request.

Dave Dalli asked about the possibility of neighbors meeting with those requesting zoning changes.

COMMITTEE DISCUSSION AND DIRECTION

Jan Clark Crets – requested a clear path and specific direction for the next meeting

Scott Toussaint – Discussed the need for policy / path for evaluating the change requests.

Bonnie London – Asked about the community surveys to be sent and the process for this.

Scott Toussaint – reminded committee members to come to the next meeting ready to discuss any specific changes they would like to evaluate.

RECOMMENDATION none at this time

COMMITTEE ASSIGNMENT- Study zoning request changes – Evaluate possible areas within the study area of this committee for possible placement of zoning for low income housing. Be ready to discuss any changes you would like to see in the area

NEXT MEETING: October 14, 2021 3:00 pm

Click the following link to view the video of this meeting
<https://www.youtube.com/watch?v=sh3-zkQE2S4&t=1195s>

ADJOURNMENT: 5:05 PM

Signed, 09/14/2021 at Loomis, California.

Carol Parker

Carol Parker, Planning Assistant

CHAT BOX CONVERSATION

00:13:37 Sonja Cupler: We are getting a lot background noise from the Train Depot
00:34:10 Des: I thought there was a public survey already where people indicated they didn't want to see large parcels rezoned into smaller parcels?
00:46:12 Des: almost all those lots on Delmar are on septic as Carol Parker pointed out and in flood plain. Carol said at a previous meeting that getting public sewer to those areas are a long way off.
00:54:44 Miguel Ucovich: have a question
01:13:18 Des: will someone read our comments via chat for those of us without computer microphones?
01:18:50 Greg Obranovich: Water on Bankhead goes just past del court toward sc blvd
01:23:54 Greg Obranovich: We are short land for about 45 low income homes
01:27:14 Miguel Ucovich: thought Loomis passed a law that you had to have 2.4 acres to have a well?
01:31:08 Des: I think it is clear that is not what your constituents want. They want RA land left alone.
01:31:15 Miguel Ucovich: can you have spmud come to the next meeting
01:34:36 Miguel Ucovich: question
01:39:08 Des: It's ultimately irrelevant, noone wants RA divided up.
01:46:09 Des: Those are non conforming because they were grandfathered in. and that leaves no RA.
01:48:15 Des: I have to use TTY due to disability. so sorry but can't use another system than what I have
02:00:14 Des: It should be a higher level view for the planning commission as a region and not individual requests. That is the town staff's job. The property owner gets their day with town staff. Then every property effected by those land use designation changes should have their day in court. The property owner's can attend the meetings and express their desires, rather than letting them plead a case. This leaves the broad request of the community lost.