



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

TUESDAY	October 26, 2021	7:00 PM
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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, 2nd 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

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

Motion to approve consent agenda: Kelly, 2nd 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