



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

**TUESDAY**

**January 25, 2022**

**7:00 PM**

**CALL TO ORDER** 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**            Absent Vice Chair London  
X Commissioner Hogan 7:12pm arrival  
X Commissioner Kelly  
X Commissioner Youngblood  
X Chairman Obranovich

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

Dave Daly- Requested an update on progress for the last Land Use Committee Meeting.

**ADOPTION OF AGENDA**

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

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

**CONSENT AGENDA**

1. DECEMBER 15, 2021 SPECIAL MEETING - DRAFT MINUTES
2. JANUARY 20, 2021 PLANNING PROJECT STATUS UPDATE
3. DECEMBER 2021 GENERAL PLAN UPDATE STATUS REPORT

**RECOMMENDATION**

**APPROVE**  
**RECEIVE AND FILE**  
**RECEIVE AND FILE**

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

**PUBLIC HEARING:**

4. **#21-13 – Veterinary Development Company, LLC - Variance / Minor Land Division**  
**3881 Bankhead Road, Loomis, CA 95650 (APN 044-121-040)**

The applicant proposes to divide a +/- 4.57 acre (199,069 sq.ft.) parcel into two parcels. Parcel 1 will be +/- 2.30 acres (100,188 +/- sq.ft.) and Parcel 2 will be +/- 2.27 acres (98,881 sq.ft.). Parcel 1 will be consistent with the General Plan and Zoning designations of Residential Estates, 2.3 acre minimum. Parcel 2 will require approval of a variance as it will be smaller than the required 2.3 acre minimum.

**RECOMMENDATION:**

1. Conduct a public hearing and receive public input; and
2. Find the project is exempt pursuant to CEQA Section 15061(b)(3); and
3. Adopt Resolution #22-01 approving minor land division and variance, per the findings in Exhibit A and conditions of approval in Exhibit B.

**COMMISSIONER COMMENT**

Commissioner Kelly-Asked about flood insurance for parcels. Inquired about Sierra College Lane widening.  
Chairman Obranovich- Asked about timeline of easement dedication.  
Commissioner Hogan- Commented on variance request in accordance with neighbor's use.  
Commissioner Youngblood- Asked about well space allocation for parcels.

**PUBLIC COMMENT**

Jean Wilson- Asked question about potential issues with wells on flood plain.

**COMMISSION DELIBERATION AND QUESTIONS**

Chairman Obranovich- Reemphasized that applicant agrees to updated conditions and changes.

Motion to adopt Resolution 22-01 approving minor land division and variance for 3883 Bankhead Rd and approve CEQA exemption: Kelly, 2<sup>nd</sup> Youngblood.

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

**PLANNING DIRECTORS REPORT**

Planning Director Mary Beth Van Voorhis discussed the General Plan Update, miscellaneous projects update (Loomis RV, Hidden Grove) Town Hall Hours, Town Manager Tuesday, February Town Hall Closure.

**COMMISSIONER REPORTS** None.

**ADJOURNMENT** 7:44 p.m.

Signed, February 2, 2022 at Loomis, California.

*Sarah Jennings*

Sarah Jennings, Planning Secretary