



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

**Wednesday** **DECEMBER 15, 2021** **7:00 PM**

**CALL TO ORDER 7:01 PM**

**PLEDGE OF ALLEGIANCE**

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

**PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:** None.

**ADOPTION OF AGENDA**

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

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

**CONSENT AGENDA**

- |   |                         |
|---|-------------------------|
| <b>1. OCTOBER 26, 2021 - DRAFT MINUTES</b>                | <b>APPROVE</b>          |
| <b>2. NOVEMBER 2021 PLANNING PROJECT STATUS UPDATE</b>    | <b>RECEIVE AND FILE</b> |
| <b>3. NOVEMBER 2021 GENERAL PLAN UPDATE STATUS REPORT</b> | <b>RECEIVE AND FILE</b> |

**RECOMMENDATION**

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

**PUBLIC HEARING:** None.

**PLANNING COMMISSION MATTERS:**

- 4. DRAFT - INCLUSIONARY ORDINANCE – CHAPTER 11.16 AFFORDABLE HOUSING**  
 Commission to discuss and provide input regarding the DRAFT Inclusionary Ordinance – Chapter 11.16 Affordable Housing and approve Resolution #21.07 recommending adoption of the Inclusionary Ordinance Chapter 11.16 to the Town Council for adoption.

## **COMMISSION DISCUSSION**

The Planning Commission opened discussion on:

- Residential unit amount that should trigger in lieu fees
- On-site inclusionary unit definition
- Off-site inclusionary housing exceptions
- Percentage of housing units to be designated as inclusionary housing on a project
- Distribution of inclusionary housing throughout Town
- Size of inclusionary housing in comparison to market-rate housing
- In Lieu fund use options

## **PUBLIC COMMENT**

Christine Hartmire-Sierra Christian Church Pastor -Mentioned possible alternatives to responding inclusionary ordinance by partnering with the Town of Loomis to build senior affordable housing on the Sierra Christian Church Property.

Jean Wilson- Barton Rd- Commented on residential unit amount that would be charged in lieu fees, size of inclusionary housing units, entry points for housing units, and impact fees vs. in lieu fees.

-Commented on clarifying residential project exceptions.

Jesse Lundsford-Smokewood Ct – Commented on size of inclusionary housing in comparison to market-rate housing, challenges other cities face from building on church property, and inclusionary housing distribution.

-Commented on percentage of low and very income that is owed to the state.

Virgil Nelson- Commended effort put into creating draft inclusionary housing ordinance. Addressed possibility of building housing on church property.

-Asked about how lieu fees are calculated and resale restriction time frame on inclusionary housing.

## **COMMISSION RECOMMENDATION**

Recommendation to adopt Resolution 21-07 for Town Council approval of Inclusionary Ordinance-Chapter 11.16 Affordable Housing with changes from Planning Commission discussion.

Motion to adopt Resolution 21-07, recommending adoption of Inclusionary Ordinance-Chapter 11.16 Affordable Housing to the Town Council for adoption:

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

## **PLANNING DIRECTORS REPORT**

Planning Director Mary Beth Van Voorhis discussed the General Plan Update, General Plan Survey, Loomis RV Campground, Hidden Grove, Mask Mandate, Town Hall holiday closure, and next Planning Commission meeting date of January 25, 2022.

**COMMISSIONER REPORTS:** None.

## **ADJOURNMENT 8:45 PM**

Signed, December 17, 2021 at Loomis, California.

*Sarah Jennings*

Sarah Jennings, Planning Secretary