



**TOWN OF LOOMIS**  
**PLANNING COMMISSION MEETING**  
**LOOMIS DEPOT**  
**5775 HORSESHOE BAR ROAD**  
**LOOMIS, CALIFORNIA**  
**CONTINUED MEETING FROM MARCH 22, 2022**  
**ACTION MINUTES**

**TUESDAY**

**APRIL 5, 2022**

**7:00 PM**

**CALL TO ORDER 7:00pm**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

<u>  X</u>	Chairman Obranovich
<u>  X</u>	Vice Chair London
<u>  X</u>	Commissioner Hogan
<u>  X</u>	Commissioner Kelly
<u>  X</u>	Commissioner Youngblood

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

Aaron Zurek-Requested notification on Town meetings and events.

Whitney Perona-Brace Rd, Devon Perona-Brace Rd, Melanie Keller-Hunter Oaks, Curtis Croft-Brace Rd, Janet Van Y-Brace Rd, Elizabeth Croft-Brace Rd, Richard Fenbert-Barton Rd, Bettina Hooper-Brace Rd, stated the following points:

- Maintaining current verbiage of Loomis Municipal Code 13.26.070-CT
- Maintaining berm requirement
- Rezoning CT zone to Residential
- Tourism use unsuitable for Brace Rd and should be used for emergency egress only
- Maintaining Land Use Policy 3.1.1 and 9.9.2
- Traffic flow concerns
- Preserving rural environment

**ADOPTION OF AGENDA**

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

**PUBLIC HEARING – Continued from March 22, 2022:**

**1. #21-04 – LOOMIS RV CAMPGROUND – CONDITIONAL USE PERMIT & DESIGN REVIEW**

**5847 BRACE ROAD (APN 044-150-047), LOOMIS, CA 95650 (3.4 +/- ACRES) - TAYLOR FAMILY TRUST**

Application #21-04 proposes construction and operation of a 34-space Recreational Vehicle (RV) Campground with an existing/vacant manager's quarters within the Tourist Destination Commercial and Tourist/Destination Commercial zone with an approved Use Permit. The new property improvements meet all Design Review components for approval.

**RECOMMENDATION:**

1. Continue the public hearing and receive public input; and
2. Provide direction to staff to prepare responses to public comments received and prepare an Initial Study to determine the appropriate environmental document for the project.

**PUBLIC COMMENT:**

Sonia Cupler-Tudor Wy- Commented on needed traffic studies

Aaron Zurek -Brace Rd, Trisha, Dorothy Robinson -Mallard Ct, Corey Whitney -Brace Rd, Anna Nakashoji, Cheryl Isheim -Brace Rd, Mike Boberg-Hunter Oaks, Tamia Davis-Hunter Oaks, Jeff Fergueson-Martin Ln, Bonnie Bartell -Brace Rd, Amy Chamberlin-Hunter Oaks, Nyle Keller, Betty Nakashoji Rivera-Betty Ln, Richard Fenbert-Brace Rd, Jean Wilson-Barton Rd, Blaire Lunsford-Brace Rd, Cheryl Benson-Brace Rd stated the following points opposing the project:

- Maintaining Loomis Municipal Code 13.26.070-CT
- Request to not accept changes Land Use code 9.2.4 and 9.2.5
- Rezone CT zoning back to Residential
- Proposed project in violation of Town Mission Statement
- Maintaining Small town atmosphere
- Potential of increased crime
- Safety of Children
- Background check process flaws
- Maintaining Berm
- Sound wall concerns
- Commercial traffic circulating through residential
- Waste management plan flaws
- Dump station traffic concerns
- Request for CEQA and EIR
- Traffic safety concerns
- Practicing responsible Town development
- Lack of notification to residents
- Effect on property values
- Esthetic impact on community

- Maintaining safety of Brace Rd
- Traffic issues
- Request for traffic study
- Issuing time limits for starting rigs
- Unsuitability of location for project
- Emergency access needed for project
- Effects on neighboring businesses
- Lack of freeway access to proposed location
- Possibility of progression to permanent residency
- Needed road improvements to support proposed project

Lauren Taylor- Mentioned possible benefits the project will bring to the Town in regards to generated revenue.

**COMMISSION DISCUSSION:**

Commissioner London-Asked about needed studies request.

Chairman Obranovich-Asked about the study timeline and process. Requested clarification on Loomis Municipal Code 13.26.070-CT and application.

Commissioner Kelly-Requested more information on berm issue.

Commissioner Hogan-Commented on possible conflicts from the CT parcel and access issues.

Staff is directed to prepare response to public comment received and an initial study to determine appropriate environmental documents for the project.

Motion to continue #21-04 – LOOMIS RV CAMPGROUND – CONDITIONAL USE PERMIT & DESIGN REVIEW 5847 BRACE ROAD (APN 044-150-047), LOOMIS, CA 95650 (3.4 +/- ACRES) - TAYLOR FAMILY TRUST to the May 24, 2022 Planning Commission meeting: London, 2<sup>nd</sup> Kelly.

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

**PLANNING DIRECTORS REPORT:**

Planning Director Mary Beth Van Voorhis discussed the 2020 General Plan Update Land Use Committee completion, Costco, Ace Hardware Annex Building, Hidden Grove, Loomis Garage, WW Molding RFP.

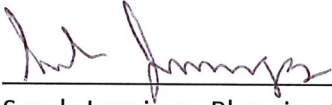
**COMMISSIONER REPORTS:**

Commissioner London-Mentioned Month of Remembrance for interned Japanese American community members at Loomis Library in May. Event details on Library website.

Commissioner Youngblood-Mentioned Loomis Job Fair at Train Depot on May 4, 2022 3:00pm to 6:00pm.

**ADJOURNMENT 8:34pm** Meeting continued to May 24, 2022 at 7:00pm.

Signed, April 11, 2022 at Loomis, California.



Sarah Jennings, Planning Secretary