



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

TUESDAY	July 28, 2022	7:00 PM
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The Planning Commission meeting will be held at the Loomis Depot Building and is open to public attendance.

The meeting is also available through the Town of Loomis **Zoom** platform by clicking the following link:
<https://us02web.zoom.us/j/84933352414>

Public comment will be opened for each agenda item through the Zoom platform. Use the "Raise Hand" feature. Instructions for using the "Raise Hand" feature when using a computer or mobile device can be found at:
<https://support.zoom.us/hc/en-us/articles/205566129-Raising-your-hand-in-a-webinar>

ZOOM Participation by telephone (Audio Only Option)

1. Dial (669) 900-9128
2. When asked for the meeting ID, enter **849 3335 2414 #**.
3. You will be muted by default. To inform the Clerk that you would like to make a public comment during each agenda item, dial *9 to "Raise your hand". The Clerk will unmute you when it is your turn to speak and will identify you by the last three digits of your phone number. Please note that you should only raise your hand during public comment on the agenda item you are concerned about.

You may also view the meeting through the **Town's YouTube Channel** at:
https://www.youtube.com/channel/UCy8o0_g9piGfhFmfkM1IZLQ

Please note that YouTube livestream comments are disabled during livestream viewing.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

This time is reserved for those in the audience who wish to address the Planning Commission on subjects that are not on the agenda. The audience should be aware that the Commission may not discuss details or vote on non-agenda items. The commission may refer your concerns raised during public comment to staff or placed on future agenda. ***Please note that you will be allotted three minutes to make public comments on any item on the agenda at the time it is heard.***

ADOPTION OF AGENDA

If items on the agenda will be rescheduled for a different day and time, it will be announced at this time. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a three-minute time limit. The Chairman has the discretion of limiting the total discussion time for an item.

PUBLIC COMMENT ON CONSENT AGENDA:

CONSENT AGENDA

RECOMMENDATION

- | | |
|--|-------------------------|
| 1. MAY 24, 2022 PLANNING COMMISSION MINUTES | APPROVE |
| 2. JUNE 22, 2022 PLANNING PROJECT STATUS | RECEIVE AND FILE |
| 3. MAY 2022 GENERAL PLAN UPDATE STATUS REPORT | RECEIVE AND FILE |

PUBLIC HEARING:

4. GENERAL PLAN CONFORMITY DETERMINATION – CAPITAL IMPROVEMENTS PROGRAM

The Capital Improvement Program (CIP) is a planning document that is used to coordinate the funding and timing of infrastructure improvements over a five-year period (starting in Fiscal Year 2022-23 and ending in Fiscal Year 2026-27). The CIP strives to reflect the goals and policies established in the General Plan by systematically planning, scheduling and budgeting capital projects that conform with established policies and adopted plans. The public improvement projects contained in the CIP include roads, drainage systems, parks, facilities, and equipment purchases.

RECOMMENDATION:

1. Conduct a public hearing and receive public input on the proposed Capital Improvements Program (CIP); and
2. Close the public hearing; and
3. Find the CIP is categorically exempt under the California Environmental Quality Act (CEQA) Section 15061(b)(3); and
4. Adopt Resolution #22-05 finding that all funded projects listed within the proposed Town of Loomis Five-Year Capital Improvement Program (CIP) for Fiscal Year 2022-2023 through 2026-2027 are in conformance with the Loomis General Plan.

**5. #21-04 – LOOMIS RV CAMPGROUND – CONTINUED FROM APRIL 5, 2022
5847 BRACE ROAD (APN 044-150-047), LOOMIS, CA 95650 (3.4 +/- ACRES) – TYALOR 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.

At the direction of the Planning Commission at their meeting of April 5, 2022, staff was directed to prepare responses to public comments received and prepare an Initial Study to determine the appropriate environmental document for the project. Staff is currently finalizing the Initial Study and anticipates this matter to return to the Commission for consideration at the next meeting of July 26, 2022.

**6. #22-08 – BLACKPINE COMMUNITIES – HARVEST AT LOOMIS (formerly known as “The Grove”)
REQUEST FOR DESIGN REVIEW AMENDMENT**

Originally “The Grove” was approved for three home styles known as “Cottage, French Country, and Craftsman”, in both single story and two-story styles (Attachment A). The new project applicant, BlackPine Communities, of the former “The Grove” subdivision now known as “Harvest at Loomis” is seeking a Design Review Amendment approval for two new styles of homes, both single story and two-story styles known as “Santa Barbara and Farmhouse” (Attachment B) including an option for accessory dwelling units. The homes are similar in size to the previous styles approved and the lot sizes are the same. BlackPine Communities estimates construction and sale of 22 single family residences on individual home sites within a duration of 24 months.

Recommendation

1. Conduct a public hearing and receive public input; and
2. Close the public hearing; and
3. Adopt Resolution #22-06 approving a Design Review Amendment for two new styles of homes, both single story and two-story, known as Santa Barbara and Farmhouse, subject to the original findings and conditions of approval of Planning Commission Resolution #17-03, dated March 28, 2017 (Attachment C).

PLANNING DIRECTORS REPORT

COMMISSIONER REPORTS

ADJOURNMENT

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

In compliance with the Americans with Disabilities Act, the Town of Loomis encourages those with disabilities to participate fully in the public hearing process. If you have special needs or requirements in order for you to attend or participate in the Town's public hearing process or programs, please contact Town Hall at 652-1840 prior to the public hearing or program you wish to attend, so that we can accommodate you. Materials relating to an item on this agenda can be obtained at Town Hall (3665 Taylor Road) or on the Town's website at www.loomis.ca.gov.

ADMINISTRATIVE REMEDIES MUST BE EXHAUSTED PRIOR TO ACTION BEING INITIATED IN A COURT OF LAW

If you challenge the proposed project described above in court, you may be limited to raising only those issues you raised at the public hearing described in this notice, or in written correspondence delivered to the Town at, or prior to the public hearing.

APPEAL PERIOD

** There is a 10-day appeal period for Planning Commission decisions. Appeals can be made by any interested party by submittal of a written appeal request to the Loomis Town Clerk, 3665 Taylor Road, Loomis, California, 95650. **

PUBLIC HEARING PROCEDURE:

1. Town staff makes its presentation on the Project and outlines all recommended actions.
2. Commission asks questions of staff.
3. Chair opens the public hearing.
4. Applicant makes its presentation – 15 minutes. (At the discretion of the Chair, time may be extended depending on the size/scope of the proposed project. The applicant must make the request for a time extension prior to the beginning of the meeting.)
5. Commission asks questions of the applicant (and staff).
6. Public comment – maximum three- minutes per speaker, one opportunity to speak each.
7. Applicant opportunity to respond to public comments – three-minutes. (At the discretion of the Chair, time may be extended depending on the number of comments made during public comment.)

8. Chair closes the public hearing.
9. Staff responds to all public comments; Commission asks any additional questions of staff.
10. Commission deliberates and acts on requested entitlements

CERTIFICATION OF POSTING OF AGENDA

I, Sarah Jennings, Planning Secretary for the Town of Loomis, declare that the foregoing meeting agenda for Tuesday June 28, 2022 Planning Commission meeting was posted June 18, 2022 at Town Hall of the Town of Loomis, 3665 Taylor Road, Loomis, California, 95650. The agenda is also available on the Town website at <https://loomis.ca.gov/planning-commission-meetings/>

Signed, June 23, 2022 at Loomis, California.

Sarah Jennings

Sarah Jennings, Planning Secretary