



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

REGULAR MEETING AMENDED AGENDA

TUESDAY

June 28, 2022

7:00 PM

CALL TO ORDER 7:03 PM

PLEDGE OF ALLEGIANCE

ROLL CALL:

 X Commissioner Youngblood
 X Commissioner Kelly
 AB Commissioner London
 AB Commissioner Hogan
 X Chairman Obranovich

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Pam Blake- Commented on Capital Improvement Program

ADOPTION OF AGENDA

Motion to adopt agenda: Kelly, 2nd Youngblood.

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

PUBLIC COMMENT ON CONSENT AGENDA:

Sonja Cupler- Commented on the General Plan Update Status Report itemized financial information.

CONSENT AGENDA

- 1. MAY 24, 2022 PLANNING COMMISSION MINUTES**
- 2. JUNE 22, 2022 PLANNING PROJECT STATUS**
- 3. MAY 2022 GENERAL PLAN UPDATE STATUS REPORT**

RECOMMENDATION

APPROVE
RECEIVE AND FILE
RECEIVE AND FILE

Motion to adopt consent agenda: Kelly, 2nd Youngblood.

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

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.

PUBLIC COMMENT

Jesse Lunsford-Smokedwood Ct- Commented on the tree preservation and maintenance budget, park fund, and Del Oro graffiti wall.

Jean Wilson- Commented on road maintenance and compost giveaway.

Sonja Cupler- Asked question about graffiti wall and commented on tree maintenance fund.

Pam Blake- Commented on Library ADA entrance improvements and Del Oro King and Taylor intersection graffiti safety concerns.

PLANNING COMMISSION DISCUSSION

Planning Commission discussed the following points:

- Compost and mulch give away dates.
- Budget for Capital improvement Program.
- Process of approval for Capital Improvement Program.
- Del Oro King and Taylor intersection graffiti safety concerns.

Motion to adopt Resolution #22-05 finding that all funded projects listed within the proposed Town of Loomis Five-Year Capital Improvements Program (CIP) for Fiscal Year (FY) 2022-2023 through FY 2026-2027 are in conformance with the Loomis General Plan:

Kelly, 2nd Youngblood.

Ayes: Obranovich.

Noes: None.

Absent: London, Hogan.

Abstain: None.

**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.

PUBLIC COMMENT

Jean Wilson- Asked question about studies for the project.

PLANNING COMMISSION DISCUSSION: None.

Motion to continue #21-04 Loomis RV Campground to the July 26, 2022 Planning Commission Meeting:

Kelly, 2nd Youngblood.

Ayes: Obranovich.

Noes: None.

Absent: London, Hogan.

Abstain: None.

**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).

PUBLIC COMMENT

Jean Wilson- Commented on home designs, soil mitigation challenges for the project, and inclusion of ADU option.

PLANNING COMMISSION DISCUSSION

Planning Commission discussed the following points:

- The price range for homes.
- Landscaping.
- Plans and location of 2 story homes.
- New home designs.
- Possibility of touring similar homes of same design.
- ADU inclusion and low-income housing.

Motion to adopt Resolution #22-06 APPROVING DESIGN REVIEW AMENDMENT APPLICATION #22-08 BLACKPINE COMMUNITIES FOR THE "HARVEST AT LOOMIS" AT 3402 HUMPHREY ROAD (APN 044-021-008):

Kelly, 2nd Youngblood.

Ayes: Obranovich.

Noes: None.

Absent: London, Hogan.

Abstain: None.

PLANNING DIRECTORS REPORT

Planning Director Mary Beth Van Voorhis discussed the General Plan Update, Costco, Hidden, Grove, Loomis RV Campground, Summer Concert Series, Summer Swim Days, Compost giveaway, Town Manager Tuesdays.

COMMISSIONER REPORTS

Kelly- Request to review increase on Planning Commission payment.

Obranovich-request to review town issued ipads.

ADJOURNMENT 8:28PM