

TO: Town Council

FROM: Planning Department

RE: Second Blessings Thrift Store Appeal – 6440 King Road

**ISSUE**

Jim Gill, a Loomis resident, wishes to appeal a Planning Commission decision concerning the request by the Loomis Basin Congregational Church’s request to operate a thrift store on their property located at 6440 King Road.



**RECOMMENDATION**

Pursuant to Municipal Code Appeals Chapter 13.74, consider any issue involving the matter in addition to the specific grounds for the appeal and make a decision to:

- 1) Affirm the decision.
- 2) Affirm the decision in part. Council can attached other requirements greater or less than those included in the decision.
- 3) Reverse the decision.
- 4) In the case of an appeal of a commission decision to the council, the council may choose to not conduct a hearing on the appeal, based on their review of the report and commission decision. This action by council shall constitute affirmation of the decision being appealed.

**CEQA**

There are no CEQA issues at this time.

**DISCUSSION**

Jim Gill, who resides at 6371 King Road, has appealed a Planning Commission decision (August 2, 2011) on an entitlement request by the Loomis Basin Congregational Church to operate a thrift store on their property. The reason for the appeal is noted in an August 15, 2011 letter sent by Mr. Gill (sent via email on August 12, 2011 at 5:19pm). His appeal letter has been attached with this report.

**ATTACHED**

1. Appeal letter from Jim Gill
2. August 2, 2011 Commission Staff Report
3. Letters received on August 2, 2011 from local residents
4. Minutes from August 2, 2011 Commission meeting
5. Approved Resolution, findings and conditions of approval (Commission added/amended conditions are indicated in **bold**.)
6. Draft Town Council Resolution



ATT. 1

**APPEAL OF LOOMIS BASIN CONGREGATIONAL CHURCH'S  
ENTITLEMENT TO OPERATE A THRIFT STORE**

11-04

**SECOND BLESSING THRIFT STORE proposed on 6440 KING ROAD AND  
initially approved on August 2, 2011**

TO: LOOMIS TOWN COUNCIL

I would first ask that those who voted to approve this would want the same, across the street from their house?

As a forty year resident of Roseville, I was extremely excited to move to Loomis. I was sold when I met with administrators at Del Oro where both of my teens have since graduated. I also have two children attending Loomis elementary.

I am sure the church's intentions are good, sadly they have forgotten their neighbors.

I have been extremely active in helping the less fortunate for well over twenty years, and can say without a doubt that **a church with a history of thrift stores, day care or any services to those in need would NEVER make a proposition like this, in a residential community....ever!**

Just because they can make application for this, doesn't mean they should.

I am requesting that all of the documentation be made available to me as I would like to escalate this. To both the media and counsel.

Who did the traffic study? Who completed the reports stating the additional impact on traffic? What if this is more successful than they planned for? Do they shut it down? Who paid the fee's for these studies? Understanding it is a variance, shouldn't there be a greater effort to make the community aware? What were those efforts?

**Here is a quote directly off the Loomis website-**

**Land Use Goals:** "To attract new development and land uses that provide jobs to Town residents, provided that those uses are consistent with the Town's character. Outside of the core area, Loomis shall promote a rural residential environment consisting primarily of single family homes."

New development should not create undue demand on schools, roads, or **adversely affect the quality of life in adjoining neighborhoods.**

I am sorry I don't have time to write more, I have four children and a busy life.

Jim Gill  
6371 King Road

[mlopez@loomis.ca.gov](mailto:mlopez@loomis.ca.gov)

RECEIVED

AUG 15 2011

TOWN OF LOOMIS



ATT. 2  
~~SECRET~~

**#11-04 SECOND BLESSINGS THRIFT STORE  
MINOR USE PERMIT (MUP)  
6440 KING ROAD, APN: 043-093-049**

**STAFF REPORT  
PLANNING COMMISSION MEETING OF AUGUST 2, 2011**

**REQUEST**

Carole Larsen, the applicant, on behalf of the Loomis Basin Congregational United Church of Christ, requests a Minor Use Permit (MUP) approval on a 3.5 acre parcel located at 6440 King Road, APN: 043-093-049. The request is to allow a 480 sq.ft. single-wide modular building (12'x40') to be located in the rear of the Loomis Basin Congregational Church's parking lot. The proposed operating hours will be 3-4 days per week (Tue/Wed/Fri/Sat) for roughly 4 hours per operating day. The property is zoned Single-Family Residential-10,000 sq.ft. lot minimum (RS-10) and designated "Residential-Medium Density" in the General Plan. The proposed project, if granted a Minor Use Permit could be found to be consistent with the General Plan and the Zoning Ordinance. The project is Categorically Exempt under CEQA Section 15303.

**BACKGROUND**

In May of this year, Carole Larsen approached the Town Council with the church's idea of placing a small modular in the rear of the parking lot to sell some items to the public in order to help raise money for their low-cost daycare program for single parents and low-income families. The Council gave their blessings to proceed with a Minor Use Permit. Staff was set to approve the Minor Use Permit, however, a Public Hearing was requested by a concerned neighbor (public hearing request letter is attached). The site is currently operating as a religious facility with all proper permits and entitlements to do so.

**PROJECT DESCRIPTION**

**Site:** The site is a 3.5 acre parcel with a zoning and land use designation of Single-Family Residential-10,000 sq.ft. lot minimum (RS-10).

**Existing Access:** One driveway off of King Road

**Surrounding Uses and Zoning:** Surrounding uses are as follows:

**North** – Existing residential (RS-10, RS-20, RE zones)

**East** – Vacant land (Office Commercial zone)

**South** - Existing residential (RS-7 zone)

**West** - Existing residential (RS-7) as well as Loomis Grammar School

**Proposed Structure(s) with square footage:** 12'x40' single-wide modular (480 sq. ft.). The modular will be equipped with skirts and a handicap ramp. Proposed color is tan

**Existing and Proposed Setbacks:** Meets minimum setback requirements.

**Front** – 185 feet

**Rear** – 20 feet

**East side** – 375 feet

**West side** – 84 feet

**Building Height:** 10' 6"

**Parking-** There is currently 34 parking stalls onsite (4 handicap stalls). There are no parking concerns as the thrift store will not be open during church service hours. 34 stalls for a 480 sq.ft. building is more than sufficient and will keep all customer vehicles parked onsite.

**Utilities/Service Systems:**

**Sewer** - South Placer M.U.D.

**Water** - Placer County Water Agency

**Gas/Electric** - PG&E

**Signage:** No new signage is proposed. Any new signage must receive permits from the Town.

**Trash Removal:** Already provided for onsite

**Proposed Days/Hours of Operation:** Tuesday, Wednesday, Friday & Saturday from 10:00am to 2:00pm. Total of 16 hours per week.

**Environmental Review:** This project is proposed for approval through issuance of a Notice of Exemption under provisions of the California Environmental Quality Act, Section 15303.

## **ISSUES**

**Traffic/Parking:** The Town received a letter of request for a public hearing regarding this request (see attached) due to concerns with current traffic and parking issues. Since receiving the letter, the Town has installed "NO PARKING" signs across the street from the church to alleviate the parking concern of the neighbor and to make the area safer for pedestrians and vehicles alike. The proposed hours of operation are not during major traffic times (school starting and ending) nor are the hours during Church Service times and the fact that the thrift store will be open 16 hours a week and not during morning or evening hours. Currently, the Loomis Senior Center is being operated out of the church on Brace Road and there have been no complaints of traffic or safety concerns associated with that property (similar surroundings with residential surrounding church and church having an "accessory use" on the property).

**RECOMMENDATION:** That the Planning Commission approve Resolution #11-\_\_ for the Second Blessings Thrift Store Minor Use Permit with the findings in Exhibit A and the

**ATTACHMENTS:**

1. Application #11-04
2. Draft resolution, findings, and conditions of approval
3. Plans dated May 17, 2011
4. Pictures of modular ( not skirted and without ADA ramp)
5. Letter requesting public hearing
6. Aerial of project area and surroundings

**NOTE:**

Notice published in paper 6/14 & 7/21/2011 and mailed to neighbors on 6/14 & 7/20/2011



# TOWN OF LOOMIS

6140 Horseshoe Bar Rd, Suite K  
Loomis, CA 95650  
(916) 652-1840 FAX (916) 652-1847

For Town Use

File Number

#11-04

~~ATTN~~

Application Fee(s)

Receipt # 18956 Date 5/17/11

Date Received 5/17/11

Paid \$ 500 Deposit

## PLANNING DEPARTMENT

## Planning Application

- Project Title: Second Blessings Thrift Store
- Street Address/ Location: 6440 King Rd / Situated at far end of Parking Lot
- APN(s): Parcel# 043 093 049 000 Acreage: approx. 5 acres  
Zoning: Residential General Plan Designation: \_\_\_\_\_  
Current Site Use: asphalt ground  
Surrounding Land Use(s): Parking in front / open land behind
- Property Owner: Loomis Basin Congregational UCC  
Address: 6440 King Rd Loomis CA 95650  
City State Zip  
Telephone: 916 652 6011 email: LoomisUCC@att.net
- Project Applicant: Carole Larsen OR Vivian Adams - 652.7962  
Address: 1682 Grand Pheasant Ln Lincoln CA 95648  
City State Zip  
Telephone: 916 253 3665 email: coachLarsen@Hotmail.com
- Project Engineer/Architect: N/A  
Address: \_\_\_\_\_ City State Zip  
Telephone: \_\_\_\_\_ email: \_\_\_\_\_

7. What actions, approvals or permits by the Town of Loomis does the proposed project require?

- |                                     |                               |                          |                           |
|-------------------------------------|-------------------------------|--------------------------|---------------------------|
| <input type="checkbox"/>            | Appeal                        | <input type="checkbox"/> | Miscellaneous Permit      |
| <input type="checkbox"/>            | Certificate of Compliance     | <input type="checkbox"/> | Planned Development       |
| <input type="checkbox"/>            | Conditional Use Permit        | <input type="checkbox"/> | Second Unit Permit        |
| <input type="checkbox"/>            | Design Review                 | <input type="checkbox"/> | Sign Review               |
| <input type="checkbox"/>            | Development Agreement         | <input type="checkbox"/> | Tentative Review          |
| <input type="checkbox"/>            | Environmental Review          | <input type="checkbox"/> | Minor Land Division       |
| <input type="checkbox"/>            | General Plan Amendment        | <input type="checkbox"/> | Subdivision               |
| <input type="checkbox"/>            | Hardship Mobile Home Permit   | <input type="checkbox"/> | Variance                  |
| <input type="checkbox"/>            | Hot Line Adjustment           | <input type="checkbox"/> | Zoning Amendment (Rezone) |
| <input checked="" type="checkbox"/> | Other <u>MINOR USE PERMIT</u> |                          |                           |

8. Does the proposed project need approval by other governmental agencies?

Yes  no if yes, which agencies? \_\_\_\_\_

9. Which agencies/utilities provide the following services to the project? (Please note if not hooked up to sewer or water)
- |                 |  |             |  |
|-----------------|--|-------------|--|
| Electricity     | <input checked="" type="checkbox"/> (PG&E)               | Natural Gas | <input checked="" type="checkbox"/> No |
| Fire Protection | <input checked="" type="checkbox"/> Loomis fire district | Water/Well  | <input checked="" type="checkbox"/> No |
| Sewer/Septic    | <input checked="" type="checkbox"/> No                   | Telephone   | <input checked="" type="checkbox"/> No |



High School NO  
Other none

Elem. Sch. NO

10. The Town had informed me of my responsibilities pursuant to California Government Code, Section 65962.5(f), regarding notifying the Town of hazardous waste and/or hazardous substance sites on the project site. I have consulted the lists consolidated by the State Environmental Protection Agency dated \_\_\_\_\_ and find: Regulatory identification number \_\_\_\_\_

N/A

Date of list \_\_\_\_\_ No problems identified \_\_\_\_\_

Type of problem \_\_\_\_\_

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated \_\_\_\_\_ Applicant \_\_\_\_\_

11. Project Description (Describe the project so that a person unfamiliar with the project would understand the purpose, size, phasing, duration, required improvements, duration of construction activities, surrounding land uses, etc. associated with the project. Attach additional pages as necessary.)

single wide modular Building size: 12' x 40' To be brought in and set up with handicap ramp. To be used by church as a Thrift Store. Asphalt parking lot under and in front of the building.

12. Owner Authorization:

I hereby authorize CAROLE LARSEN, the above-listed applicant, to make applications for project approvals by the Town of Loomis, regarding the above-described project and to receive all notices, correspondence, etc., from the Town regarding this project. I also hereby authorize the town staff to place a noticing board (approximately 4' x 3') on my property, visible from the street, at least ten (10) days prior to the first hearing on my project, and for subsequent hearings as determined necessary by the Planning Director.

Signature(s) of Owner(s)

Printed Name(s)

Janice Johnson  
Carole Larsen

Janice Johnson  
CAROLE LARSEN

5/8/11  
Date  
5/8/11  
Date

13. Applicant and/or Owner Hold Harmless:

Owner, and Applicant (if different from Owner), agrees to hold Town harmless from all injuries, damages, costs and expenses, including attorney's fees resulting from the negligence of owner, and Applicant (if different from Owner), and their employees, contractors, subcontractors and agents, in connection with any proceeding brought in any State or Federal court with respect to the applicant's project.

Signature(s) of Owner(s)

Printed Name(s)

Janice Johnson  
Carole Larsen

Janice Johnson  
CAROLE LARSEN

5/8/11  
Date  
5/8/11  
Date

14. Applicant and/or Owner Acknowledgment:

Owner/Applicant expressly agree they are solely responsible for assuring compliance with all applicable laws, rules, regulations, and practices required to implement this development, and that Town staff's errors or omissions in explaining what is required, whether on this application form or otherwise, do not establish a basis for Owner/Applicant failing to comply with all such laws, rules, regulations and practices.

Signature(s) of Owner(s) and/or Applicant

Printed Name(s)

Janice Johnson  
Carole Larsen

Janice Johnson  
CAROLE LARSEN

5/8/11  
Date  
5/8/11  
Date

**TOWN OF LOOMIS  
PLANNING DEPARTMENT**

**ENVIRONMENTAL REVIEW APPLICATION**

**I. LAND USE AND PLANNING**

1. Project Name (same as on Planning Application) a single wide modular Bldg to be put on church property to be used as a community Thrift Store to be known as
2. What is the general land use category for the project? second Blessings Thrift Store  
(residential, commercial, industrial, etc.)
3. What are the number of units or gross floor area proposed? 480 ft.
4. Are there existing facilities on the site? (buildings, wells, septic systems, parking, etc.) Yes  No   
If yes, show on the site plan and describe. see site plan
5. Is adjacent property in common ownership? Yes  No  If yes, Assessor's Parcel Number (s) and acreage(s). \_\_\_\_\_
6. Describe previous land use(s) of the site over the last 10 years. Parking Lot area
7. Will the project require or provide storage for vehicles, equipment, materials, etc.? Yes  No   
If yes, describe the location, size and type of storage (secured, covered, etc.) proposed. \_\_\_\_\_

**II. POPULATION AND HOUSING**

1. How many new residents will the project generate? none
2. Will the project displace or require the relocation of any residential units? Yes  No  If yes, the number. \_\_\_\_\_
3. What changes in character of the neighborhood would result from project development? (surrounding land uses such as residential, agricultural, commercial, etc.) none
4. Will the project create or destroy job opportunities? Create  Destroy  Describe N/A
5. Will the proposed project displace any currently productive use? Yes  No  If yes, describe. \_\_\_\_\_

**III. GEOLOGY AND SOILS**

1. Are there any potential geologic hazards (soil settlement, steep slopes, slides, faults, etc.) associated with the project property or on surrounding properties? Yes  No  If yes, describe. \_\_\_\_\_

2. Will grading on the site be required? Yes  No  If yes, describe the grading anticipated for the project (locations, maximum depths/slopes of excavations and fills). \_\_\_\_\_  
 \_\_\_\_\_  
 Estimate the grading area/quantities. \_\_\_\_\_ acres \_\_\_\_\_ cubic yards
3. Will site excavation and fill quantities balance? Yes  No  If no, describe the source(s) or disposal site(s), transport methods and haul routes required for grading materials. N/A
4. Are retaining walls proposed? Yes  No  If yes, describe location(s), type(s), height(s), etc. \_\_\_\_\_  
 \_\_\_\_\_
5. Describe the erosion potential of the project site and the measures that will be utilized to reduce erosion. N/A
6. Will blasting be required during project construction? Yes  No  If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_
7. Are there any known natural economic mineral resources on the project site? (sand, gravel, mineral deposits, etc.) Yes  No  If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_

#### IV. HYDROLOGY AND DRAINAGE

1. Is there any body of water within or on the boundaries of the project site? (lake, pond, stream, canal, etc.) Yes  No  If yes, name/describe the body of water and show on the site plan. \_\_\_\_\_  
 \_\_\_\_\_
2. If there is a body of water within or on the boundaries of the project site, will water be diverted from this water body? Yes  No  If yes, describe. N/A
3. If water will be diverted, does the project applicant have an appropriate or riparian water right? Yes  No  If yes, describe. N/A
4. Where is the nearest off-site body of water such as a waterway, river stream, pond, canal, irrigation ditch or drainageway? Include the name of this water body, if applicable. LYALL Canal
5. What area/percentage of the project site is presently covered by impervious surface? N/A  
 What will be the area/percentage of impervious surface coverage after development? \_\_\_\_\_
6. Will any runoff from the project site enter any off-site body of water? Yes  No  If yes, identify the destination of the runoff. \_\_\_\_\_  
 \_\_\_\_\_
7. Will there be a discharge to surface waters of wastewater other than stormwater runoff? Yes  No  If yes, identify/describe the materials/contaminants present in this runoff. \_\_\_\_\_  
 \_\_\_\_\_

**VI. TRANSPORTATION/CIRCULATION**

**Note: Detailed traffic studies prepared by a qualified traffic consultant may be required, following review of the information presented below. Such studies may be included with the submittal of this questionnaire.**

1. Does the project front on a local roadway? Yes [ ] No [] If yes, what is the name of the roadway?  
\_\_\_\_\_  
If no, what is the name and distance of the nearest roadway? King Rd - 256 ft
2. Will new entrances onto local roadways be constructed. Yes [ ] No []  
If yes, describe. \_\_\_\_\_
3. Would any non-automobile traffic result from the development of the project? Yes [ ] No [] If yes, describe. \_\_\_\_\_
4. If applicable, what road standards are proposed within the project? N/A  
\_\_\_\_\_  
(Show typical street sections(s) on the site plan.)
5. Will a new entrance(s) onto local roadways be constructed? Yes [ ] No []  
If yes, show location(s) on site plan.
6. Describe any frontage improvements to the local roadway(s). none  
\_\_\_\_\_  
\_\_\_\_\_
7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). none  
\_\_\_\_\_  
\_\_\_\_\_
8. Will this traffic affect the service levels at an existing major street intersection or freeway interchange?  
Yes [ ] No [] If yes, describe. \_\_\_\_\_
9. Are pedestrian, bicycle, equestrian and/or transit facilities proposed with the project? Yes [ ] No []  
If yes, describe. \_\_\_\_\_
10. Will the project require provisions for parking? Yes [] No [ ] If yes, describe the number, size, location and access of the parking facilities proposed. we already have parking spaces for 30 cars as well as 4 handicap spaces.  
\_\_\_\_\_  
\_\_\_\_\_
11. Will there be company vehicles associated with the project? Yes [ ] No [] If yes, describe the number and type of vehicles and the parking that will be provided for these vehicles (see 10, above). \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



8. Will the project result in the physical alteration of a body of water? Yes [ ] No [] If yes, describe.  
 \_\_\_\_\_  
 \_\_\_\_\_
9. Will the drainage or runoff from this project cause or exacerbate downstream flooding? Yes [ ] No [ ]  
 If yes, describe. N/A  
 \_\_\_\_\_  
 \_\_\_\_\_
10. Are there any areas of the project site that are subject to flooding or inundation? Yes [ ] No [] If yes,  
 describe. \_\_\_\_\_
11. Will the project alter existing drainage channels and/or drainage patterns? Yes [ ] No [] If yes,  
 describe. \_\_\_\_\_  
 \_\_\_\_\_

**V. AIR QUALITY**

**Note: Specific air quality studies may be required to be conducted as part of the project review/approval process. Such specific studies may be included with the submittal of this questionnaire.**

- N/A* 1. Are there currently any known sources of air pollution such as an industrial use or major roadway in the vicinity of the project? Yes [ ] No [ ] If yes, describe. N/A  
 \_\_\_\_\_
- N/A* 2. Describe the following emissions sources related to project development:  
 Construction emissions - Extent and duration of site grading activities: N/A  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Stationary source emissions - Are woodstoves proposed in residential projects? Yes [ ] No [ ]  
 Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses:  
 \_\_\_\_\_  
 \_\_\_\_\_
3. Based on proposed use, will the project significantly contribute to the violation of ambient air quality standards? Yes [ ] No [] If yes, describe (may require the results from specific air quality studies).  
 \_\_\_\_\_  
 \_\_\_\_\_
4. Are there any sensitive receptors to air pollution (such as schools or hospitals) located in the vicinity of the project? Yes [ ] No [] If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_
5. Describe measures that are proposed by the project to reduce stationary and mobile source emissions?  
N/A  
 \_\_\_\_\_  
 \_\_\_\_\_
6. Will vegetation be cleared from the project? Yes [ ] No [] If yes, describe the method of disposal.  
 \_\_\_\_\_

**VIII. HAZARDOUS MATERIALS**

Hazardous material are defined as any material that, because of its quantity, concentration or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste and any material (including oils, lubricants and fuels) which a handler or administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or environment.

1. Will the proposed project involve the handling, storage or transportation of hazardous materials?  
Yes [ ] No [X]

If yes, attach a list of all hazardous materials to be handled/stored at the project site. The list needs to include (but is not limited to) fuels, chemicals, cleaners, lubricants, coolants, biocides, etc. A description needs to be included explaining how these materials will be managed, used, stored, disposed/recycled.

Describe any hazardous wastes that will be generated and detail how/where they will be stored and disposal of. Include an outline of the proposed chemical emergency spill response plan.

If yes, will the project involve the handling, storage or transportation of more than 55 gallons, 500 pounds or 200 cubic feet (STP) at any one time of a product or formulation containing hazardous materials or will any of these materials be stored in underground storage tanks? Yes [ ] No [ ]  
If yes, please contact the Placer County Environmental Health Division at 889-7335 for an explanation of additional requirements.

**IX. NOISE**

**Note: Projects located near a major noise source and/or projects that will result in increased noise generation or exposure may require a detailed noise study (with any proposed mitigations) prior to environmental determination.**

1. Is the project located near a major noise source? Yes [X] No [ ] If yes, describe. I-80 is nearby.
2. Describe the noise that will be generated by this project, both during construction and following project development. N/A

**X. PUBLIC SERVICES**

**FIRE AND EMERGENCY MEDICAL SERVICES**

1. Describe the nearest fire protection facilities (location, distance, agency). Loomis Fire Dept 5840 Horseshoe Bar Rd. 1 mile away.
2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). fire hydrant on property
3. Describe the fire hazard and fire protection needs created as a result of project development. none
4. Describe the on-site fire protection facilities proposed with this project. fire extinguisher to be inside the Building

**VII. BIOLOGICAL RESOURCES**

**Note:** Detailed studies or exhibits (e.g., tree survey, wetlands delineation) may be required, following a review of the information presented below. Such studies or exhibits may be included with the submittal of this questionnaire.

1. Briefly describe site vegetation. Building will be set up on existing asphalt  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
2. Will any trees of 6-inches diameter breast height (dbh) or greater be removed as a result of project development? Yes [ ] No [] If yes, describe the number of trees to be removed, tree species, tree inches and the percentage of the trees on the site that the removals represent. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
3. Briefly describe wildlife typically found in the area. N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
4. Describe changes to site habitat(s) resulting from development of the project. None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
5. Are any rare or endangered species (as defined in Section 15380, CEQA Guidelines) found in the project area? Yes [ ] No [] If yes, describe. \_\_\_\_\_  
\_\_\_\_\_
  
6. Are any federally-listed threatened species, or candidates for listing, found in the project area? Yes [ ] No [] If yes, describe. \_\_\_\_\_  
\_\_\_\_\_
  
7. Is there a rare natural community (monitored by the DFG Natural Diversity Data Base) present on the project site? Yes [ ] No [] If yes, describe. \_\_\_\_\_  
\_\_\_\_\_
  
8. Are there wetlands (i.e., seasonal wetlands, wetland swales, riparian corridor, etc.) on the project site? Yes [ ] No [] If yes, describe (type, acreage, etc.). \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
9. If yes, will project development affect these wetland areas? Yes [ ] No [ ] If yes, describe. N/A  
\_\_\_\_\_  
\_\_\_\_\_
  
10. If yes, will a Corps of Engineers permit be required for disturbing site wetlands? Yes [ ] No [ ]  
N/A

4. Will there be any unusual characteristics associated with project wastewater? Yes [ ] No [ ] If yes, describe any special treatment processes that may be necessary for these wastes. N/A

5. During the wettest time of year, is the groundwater level on the project site less than 8 feet below the surface of the ground? Yes [ ] No [ ]

#### SOLID WASTE

1. Describe the type(s) of solid waste and estimate the quantities of waste per day/month that will be produced by the project. Specify if there are any special wastes (chemicals, infectious waste, oils, solvents, recyclables, etc.) N/A
2. Describe the disposal method of this waste material. N/A
3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. already ongoing

#### PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? .5 mile to  
What is the name of this facility? Loomis Basin Community Park
2. Are any park or recreation facilities proposed as part of the project? Yes [ ] No [x] If yes, describe.

#### SCHOOLS

1. What are the nearest elementary and high schools to the project? Loomis Grammar School .3 mile  
Del Oro High School 1 mile  
What are the distances to these schools from the project? .3, .5 & 1 mile

#### XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes [x] No [ ]  
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. church facility, Build  
The color of the modular will blend well with the other  
buildings and rural character. color is TAN.
2. Is the proposed project consistent/compatible with adjacent architectural styles? Yes [x] No [ ]  
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. See attached pictures
3. Describe the signage and/or lighting proposed by the project. WE will use an A-FRAME sign at  
edge of Road - To be put out & Taken in each day when open.  
we will use motion detector lights on the Building itself.



5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? 256 feet - King Rd
6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. 1 wide driveway 30 spaces for parking plus 4 more for Handicap parking.
7. Are there any site limitations that will limit accessibility by emergency service vehicles? Yes [ ] No [] If yes, describe. \_\_\_\_\_
8. Estimate the number of persons on-site (residents or employees/visitors) 2-10

**LAW ENFORCEMENT**

1. Describe the access to the site and entrance features (gates, etc.). Large open driveway with Turn around lanes
2. Describe the security protection that will be provided on the site, if any. motion detector lights
3. Describe the location, visibility and lighting of vehicle and equipment storage areas. N/A

**WATER**

1. Is the project within a public domestic water system district or service area? Yes [] No [ ] If yes, describe the district/area. yes, but no water to be used
2. Can the district serve the project? Yes [ ] No [ ] N/A
3. What will be the water source(s) for the project? N/A
4. What is the estimated usage and peak usage of the project? N/A gpd/ \_\_\_\_\_ gpd
5. Are there any existing or abandoned wells on the site? Yes [ ] No [ ] If yes, describe (location, depth, yield, contaminants, etc.) N/A

**WASTEWATER**

1. Is wastewater presently disposed on the site? Yes [ ] No [] If yes, describe the method(s) and quantities (gpd). \_\_\_\_\_
  2. Is the project located within a sewer district? Yes [] No [ ] If yes, describe. BUT N/A
- If yes, can the district serve the project? Yes [] No [ ]
- Is there sewer service in the area? Yes [] No [ ] If yes, what is the distance to the nearest collector line? BUT N/A
3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? none gpd none

**TOWN OF LOOMIS  
PLANNING DEPARTMENT**

**OPEN SPACE  
SUPPLEMENTARY APPLICATION FORM**

Project Name Second Blessings Thrift Store Project # \_\_\_\_\_

Location/Address 6440 King Rd

Zoning Residential Site Acreage 5 acres

Brief Description of Project a single wide, modern modular unit to be situated at the back of the existing parking lot and set on asphalt to be used as a community Thrift store.

1. How will the project help preserve

- Open space?  
*No harm to any open space*
- Rural character?  
*No change*
- Unique natural features (e.g. wetlands, rock outcroppings, etc.)?  
*N/A*

2. Briefly describe site vegetation (habitat value, native or specimen trees, large oak woodlands, wetlands part of riparian or wildlife corridor, any rare, endangered, federally listed or candidates for listing species). Please attach a copy of any arborist, cultural or special status species studies for your project.

*N/A*

3. Describe the number, size and condition of any trees to be removed.

*N/A*

4. Briefly describe wildlife typically found in the area (any rare, endangered, federally listed or candidates for listing species.)

*N/A*

5. Describe changes to site habitat(s) resulting from development of the project.

*N/A*

6. Does your project involve any public use or value, including visual access?

*none*

7. Does your project propose to include any open space? If so, what is its size (in square footage and as a percentage of your project area)? Do propose that the open space would be for public or private use. Will open space be proposed through an easement on a private lot or a separate lot? How does any open space propose "work" with the adjacent property development; is any open space you propose continuous contiguous to development within or outside of your project?

N/A

8. Does your site contain anything of historic or cultural value? Any unique features (such as rock outcroppings, quarries, etc.)?

NONE

I hereby acknowledge that I have read this application and state that the information given is correct.

I agree to comply with all Town ordinances and State laws regulating property division.

Date 5/14/11

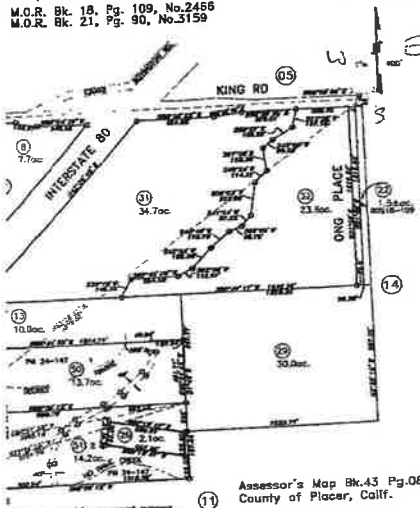
Signature *Carol Larsen*

Printed Name CAROL LARSEN

AT-3

11N., R.7E., M.D.B.&M.  
M.O.R. Bk. 18, Pg. 109, No.2456  
M.O.R. Bk. 21, Pg. 90, No.3159

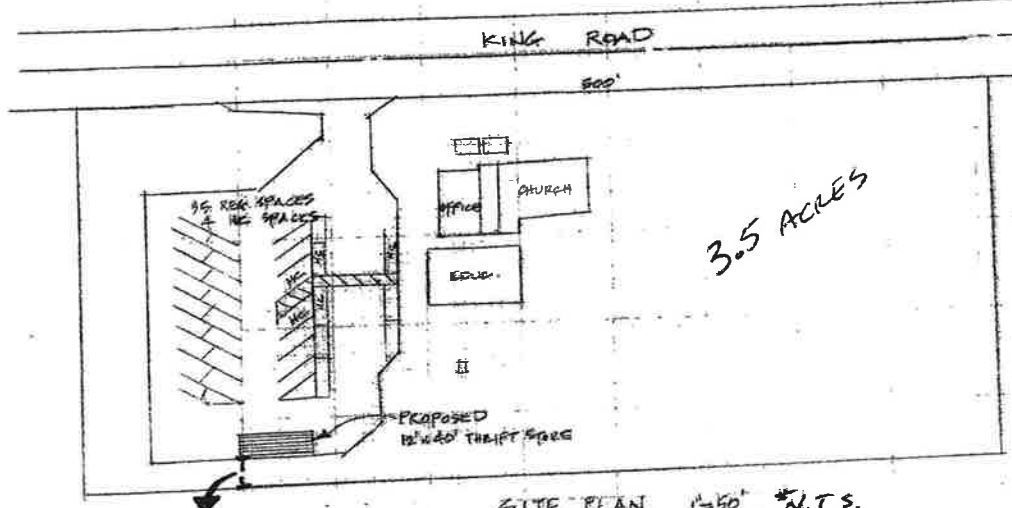
43-08



Assessor's Map Bk.43 Pg.08  
County of Placer, Calif.

NOTE:  
Assessor's Block Number Shows 1/4 Section.  
Assessor's Parcel Number Shows 1/40 Acre.

ASSESSOR'S M&P  
N.T.S.



3.5 ACRES

SITE PLAN 1"=50' N.T.S.

(REDUCED COPY)

20'

NOTES

- Lot Area = 3.5 Acres
- Zoning = Residential
- Proposed Thrift Store = 12'x40' Modular
- Includes skirts and handicap landing with ramp
- Colors = Light Tan with Dark Tan trim



VICINITY MAP  
N.T.S.

RECEIVED

MAY 17 2011

TOWN OF LOOMIS



6440 King Rd, Loomis, CA 95650

~~ATT-6~~



ATT. 3

August 1, 2011

[sent via fax and email]

**Planning Commission**  
Town of Loomis  
3665 Taylor Rd  
Loomis, CA 95650

Ladies and Gentlemen:

RE: #11-4 Second Blessings Thrift Store—MUP

The Planning Commission should vote to approve the Minor Use Permit (MUP) requested by the Loomis Basin Congregational Church of Christ. In light of existing parking lot capacity, proposed hours of operations, size of the facility (480 square feet), and lack of environmental impacts, this proposal will have little-to-no negative effect on the immediate area.

Considering the philanthropic nature of churches, a thrift shop operating to raise funds for those in need would seem to be an expected and reasonable activity. Additionally, a thrift store provides an opportunity for the community to recycle rather than discard and benefits citizens who may not be able to afford to pay retail prices for needed merchandise.

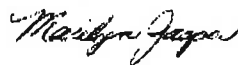
Loomis is probably one of the few, if not the only, incorporated area in the County that has no thrift shop. The closest destination for anyone wishing to either donate goods or shop is Rocklin or Newcastle. The sporadic annual or semi-annual, Saturday or weekend, "garage" or "parking lot" sales cannot fulfill needs as well as an established "shop" would. The Town of Loomis should not only welcome this proposal but also encourage daily (rather than only 3-4 days per week) operations and longer hours (than 2-4 hours per day).

In many residential communities churches have operated thrift stores in residential areas. (Auburn has St Luke's Victorian Attic at 148 Lewis Street which operates out of a former residence, adjacent to the church, with parking for possibly eight cars or less. At one time, Loomis had a fairly regular, monthly church "rummage sale" operating on Webb St in a residential area with no church parking lot.)

Most communities welcome thrift shops—especially one with all the amenities and benefits that exist with this proposal. The church is to be commended for undertaking this project and bringing thrift store operations to the community (and for providing low-cost day care services for low-income families).

Please vote to approve, and if possible, remove all hours-of-operation constraints to allow for expansion at the discretion of the church.

Thank you for considering my views,



Marilyn Jasper  
3921 Dawn Dr.  
Loomis, CA 95650

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AUG 1 2011

TOWN OF LOOMIS





\* STAFF COMMENTS in REL (8/2/2011)

RECEIVED

Arguments

AUG 02 2011

Dear Loomis Planning Commission  
Re: Second Blessings Church Change of Use Permit

TOWN OF LOOMIS

In speaking with Pat Miller of the Planning Commission, she suggested I put my concerns on paper prior to the August 2 meeting, so the commissioners may have a chance for review.

First of all, thank you for holding the review meeting. I know everyone lives busy lives and time is a precious resource. I will attempt to be brief in my oral statements, but wanted to elaborate in my written statement.

\* **JUNE** (SEE NOTE ON pg. 3 OF STAFF REPORT. ALSO, HER 1<sup>ST</sup> LETTER WAS DATED JUNE 16, 2011.)

**Background**

I first learned of the church's permit request in mid-July and I submitted a written request for a review shortly thereafter. In the meantime, I spoke with the neighbors who would be directly impacted by the church's proposal and found that many shared my sentiments. The areas of Los Flores Rd, my private driveway and Bush Ln are populated with many senior citizens and elderly residents who are unable to attend the meeting, but have submitted written and signed statements (see enclosed statements: Joan Kligerman, Mary Nedved, Hector Wolansky, Robert Kligerman) other neighbors have also indicated they would be writing statements, which I will bring to the meeting. Two neighbors are also interested in attending the meeting and are trying to arrange their schedules.

LETTER WAS DATED JUNE 16, 2011.)

\* THRIFT STORE WILL BE OPEN (TUE, WED, FRI, SAT) FROM 10AM - 2PM

**Issues-Parking**

I am opposed to the church opening a thrift store in my residential neighborhood primarily due to parking issues we have experienced. The United Congregational Church holds events several times per year on the church grounds, which create serious parking problems for the homes directly across and adjacent from the church, most notably the Pancake breakfast, the many parking lot sales, funerals and Sunday services during the holidays. Several times, we have had to ask people to refrain from parking on the street on either side of our driveway because it creates SERIOUS visibility issues. Sometimes the people listen and drive away to look for parking, but on several occasions people have rudely told us, "(they) could park there and we'd have to deal with it." Dealing with it, basically means I can not leave my home until the car or cars are moved because I cannot see the King Rd. traffic before I pull out into it (see pictures). I do not want a confrontational situation with strangers, so after one time of asking that they not park on the street in front of my house, I walk away. I will not put myself into a dangerous situation.

\* THERE ARE 34 PARKING STALLS PLUS A LARGE OVERFLOW AREA LOCATED ON SITE.

My house (6441) sits on the crest of King Rd. and I can not see cross traffic in both directions without the areas remaining completely clear of cars (I have included photographs of the clearing and visibility needed to safely pull out of my driveway). I am the mother of two small children and I will not put their lives in danger.

Additionally, there is a bike lane and the cars parking on King Rd. on either side of my driveway are completely blocking the bike lane (see pictures—I parked my personal vehicle on either side of my driveway and photographed the blockage of the bike lane and the serious reduction in visibility).

On more than one occasion, we have had people attending events at the church looking for parking and drive down our driveway to ask if they can park on our property or ask where the closest parking is. This parking search puts the safety of my children at risk who play on our long private driveway.

I have contacted the church via phone two times and in-person one time specifically for parking issues. My most recent in-person meeting came about because a group of people who attended a funeral at the church parked along King Rd and as they pulled away they hit my stone mailbox, tilting it over and ripped apart my drip irrigation. I was offered an apology and an offer to fix my irrigation (which I had already done because the temperatures were over 100 and my plants would have died or suffered by the time I heard back from the pastor).

I have also enclosed pictures taken on a typical Sunday service in order for commissioners to get a better sense of the size of the congregation. Please note the parking lot is full and the overflow of cars are parked in grass areas on the church property (please see photos).

It is due to serious parking issues for the residents along King Rd. resulting from the church that the commission should not grant a change of use permit, which would cause safety issues for the residents.

Future Thoughts: The issues relating to parking, traffic, traffic flow (no dedicated turn lanes) will only be magnified if United Congregational Church opens a daycare on the premise. The average size of a daycare center in the Loomis area is 30 children or 30 cars or 60 car trips per day.

#### Issues-Residential Zoning

*\* Loomis Zoning Ordinance allows "Accessory Retail" in the RS-10 Zoning District. (SECTION 13.24.040)*

Another serious concern I have about opening a thrift store in a residential neighborhood is the lack of uniform zoning and disjointed use it would create. I moved to Loomis because it is a small family-oriented community. I love my neighborhood and am surrounded by WONDERFUL neighbors. When we purchased our home we knew the church was close by, but did our research by visiting the Town of Loomis and checking into our neighborhood's zoning, which is residential—(The church is RS-10, myself and all neighbors are RE) (see enclosed zoning map of Loomis).

I do not want the residential feel of my neighborhood eroded to allow for retail businesses and my tranquility shattered by living in a mixed use area. I did not understand that a change of use permit was all that was required to change the neighborhood dynamics and bring retail businesses to my doorstep.

2

During our initial investigation of the neighborhood, having concerns about the 2 parcels located on I-80 zoned Office Commercial-- I logged onto the Town of Loomis' General Plan. I was impressed to see the vision for the Town of Loomis was sensible encouraging open space and large residential lots and placed emphasis on keeping the downtown village of businesses located within pedestrian traffic flows.

Cite:

Loomis General Plan

Introduction: "Loomis maintains a distinct small-town, semi-rural character through large residential lots with continuing agricultural activities, rural roads and equestrian trails, a compact downtown village area, the preservation of historic structures, and extensive open space areas."

Land Use:" The Town of Loomis is characterized by a village-style core containing a historical, small-scale downtown, surrounded by medium-density housing and some light industry, with much lower density rural residential areas beyond. **The land use goals and policies of the General Plan are all oriented toward maintaining this historical arrangement of land uses, because the Town recognizes the importance of the land use pattern in determining community character.**

Land Use Goals: "To attract new development and land uses that provide jobs to Town residents, provided that those uses are consistent with the Town's character. Outside of the core area, Loomis shall promote a rural residential environment consisting primarily of single family homes."

New development should not create undue demand on schools, roads, or adversely affect the quality of life in adjoining neighborhoods.

Proposed projects that are inconsistent with the Town's design guidelines shall be denied, or be revised to be consistent.

All new development in Loomis shall conform to the land use map, land use categories and development intensities set forth in this General Plan.

I agree with the goals set forth in the General Plan in keeping the land uses uniform and "not to adversely affect the quality of life in adjoining neighborhoods." I am asking the Planning Commission not to grant a change of use permit in order to maintain the consistency of the residential neighborhood that I call home and not to adversely affect myself, my family and my neighbors in a town we all really love. The General Plan offers clear guidelines to maintain quality life for all Loomis residents and businesses alike, the United Congregational Church's permit goes against the general plan guidelines and would erode the quality of life for myself and my neighbors.

*\* SEE COMMENT ON PREVIOUS PAGE*

3

### Issues-Businesses Attract Businesses

I do not believe that a residential neighborhood is consistent with the Loomis General Plan for a retail location, nor is it best for the cohesion of the business community and shoppers in general. The general plan cites the importance of maintaining "a compact downtown village area," by placing a retail location in the midst of a residential neighborhood, the downtown businesses suffer, the residents suffer, the synergy of the general plan suffers, and shoppers suffer. The downtown businesses rely on each other to attract customers, encourage pedestrian traffic from one store to another, the variety of businesses in Loomis ensure there is something here for everyone. By placing one disjointed business over a mile from the "downtown village" in a residential neighborhood, without sidewalks, without the benefit of other businesses is an improper designation of the general plan.

Cite

*\*THIS IS REFERENCING THE VACANT "OFFICE COMMERCIAL" PARCELS LOCATED TO THE EAST AND NORTHEAST OF THE CHURCH PARCEL.*

Loomis General Plan: The planning of proposed development on these currently vacant properties should be carefully coordinated and integrated to ensure adequate access and circulation between Horseshoe Bar Road and King Road. Proposed development shall comply with the following standards. a. The riparian corridors extending through this area shall be protected consistent with the policies in the Conservation of Resources chapter of this General Plan. b. **Proposed development shall be planned to provide a gradual transition of intensity between development adjacent to I-80 and existing commercial, and the neighboring residential areas, to minimize the potential for land use conflicts with residential uses, and problems for residents.**

Conversely, there are over 6 vacant retail storefronts located within the downtown village and over 10 vacant light industrial spaces available that would create synergy with the business community, shoppers, residents and the general plan alike.

The most appropriate use for a residential neighborhood is residential living, not retail shopping. In keeping with the principles set forth in the Loomis General Plan, placing the thrift store in the downtown village where shoppers, businesses, residents reap benefits is the best place for the thrift store.

### Issues—Common Practice of Faith-Based Charities Nationally and Locally

In doing research on the change of use permit, I contacted several faith-based organizations both on national and local levels to better understand faith-based charities and in doing so, the United Congregational Church's proposed retail store on the church grounds within a residential neighborhood goes against common practice.

Ex:

Deseret Industries and Church of Jesus Christ and Latter Day Saints

The locations of Desert Industries, the Church's charity thrift stores, are carefully selected to fit with the use of the charity, community served and residents-- mostly in industrial or retail centers. The thrift stores are not located on church grounds.

Salvation Army and Christian Churches

4

The Salvation Army thrift stores are located in industrial locations to preserve the shopping ambiance and the most ideal donation drop-off and pick up of merchandise.

#### Goodwill Industries and Methodist Churches

The Goodwill thrift shops have both retail donation express centers to drop items off and large retail shopping locations located in industrial or commercial locations to separate the good works of the church and the thrift stores.

#### Assistance League of the Auburn Foothills and the Thrift Shop

The Assistance League of Auburn runs a thrift shop in a retail center that is completely separate from the offices and community outreach services they provide because it promotes the best opportunities for the League to raise funds and do the most good in the community.

#### Koinonia Family Services and Group Homes

Koinonia Family Services in Loomis maintains an office located within Loomis' "downtown village" that are completely separate from the group homes and foster programs in Loomis in order to best use the spaces available to them.

In summary, the United Congregational Church's change of use permit does not fit with similar faith-based organizations retail thrift stores both at the national and local levels.

#### **Issues-Lack of Need for Daycare in Loomis**

The United Congregational Church's goal of opening a low income daycare center does not fit with the needs of the town of Loomis residents. I contacted all of the 9 daycare programs in the Loomis area to get a better understanding for the need of low-income programs in the Loomis area. The providers contacted are listed below:

1. Little Orchard Preschool
2. Smart Start Preschool
3. Kinder House
4. Loomis Community Preschool
5. Star  
Loomis Grammar  
Franklin School  
Clark Powers Elementary
6. Sierra Christian Academy
7. Penryn Oaks Pre School & Day Care
9. Loomis Head Start

The research revealed interesting findings as to the lack of need for more daycare facilities in Loomis. In a town of 6,800 residents, the 9 daycare centers care for more than 1,000 children, 7 of 9 have openings for additional children, 8 in 9 have experienced a decrease in daycare/before school care/after school care enrollment, 5 in 9 have reduced the daycare rates, and 7 in 9 accept state-sponsored funds, two even offer scholarships to low-income families. The directors that I spoke with were dismayed at the potential to compete with the proposed daycare of the United Congregational Church.

5

The town of Loomis does not have the need for more daycare centers and the existing daycare centers will be adversely impacted with additional competition.

**Conclusion**

Thank you again, for allowing me to voice my concerns for the United Congregational Church's proposed change of use permit to open and operate a thrift store on the church grounds. I am opposed to the change of use permit because of the lack of parking; the safety issues regarding street parking on King Rd; opening a retail store in a residential neighborhood and the lack of adherence to the Loomis General Plan; the best fit for a retail location is the Loomis downtown village; it does not fit with faith-based charities common practice of renting the most appropriate space for usage and the lack of need in Loomis for another daycare facility. It is for these reasons that myself and my neighbors do not want the thrift store opened in our neighborhood.

Thank you

Sara Mattia  
6441 King Rd.

6

Full parking lot on Sunday \*



\* THRIFT STORE Will NOT  
BE OPEN ON SUNDAYS.

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AUG 02 2011

TOWN OF LOOMIS

7

full & overflowed church parking lot on Sunday



overflow #1 of 5 cars on Sunday





overflow #2 of 4 cars on Sunday

\* ~~STORE~~ NOT  
OPEN ON  
SUNDAYS



\* MORE ONSITE OVERFLOW AREA



9

Severe reduction in vision on King Rd



\* UNTIL NOW, STAFF ~~THE~~ HAS NEVER  
RECEIVED ANY COMPLAINTS REGARDING  
PARKING AT THIS LOCATION. PARKING  
IN THIS LOCATION MAY OCCUR DURING  
MEMORIALS/FUNERALS, ETC.

Car on bike lane



Car parked in road on bike lane on top of Mattia driveway on King Rd



Car blocking bike lane on King Rd  
top of Mattia private driveway



Severe reduction in visibility Mattia driveway

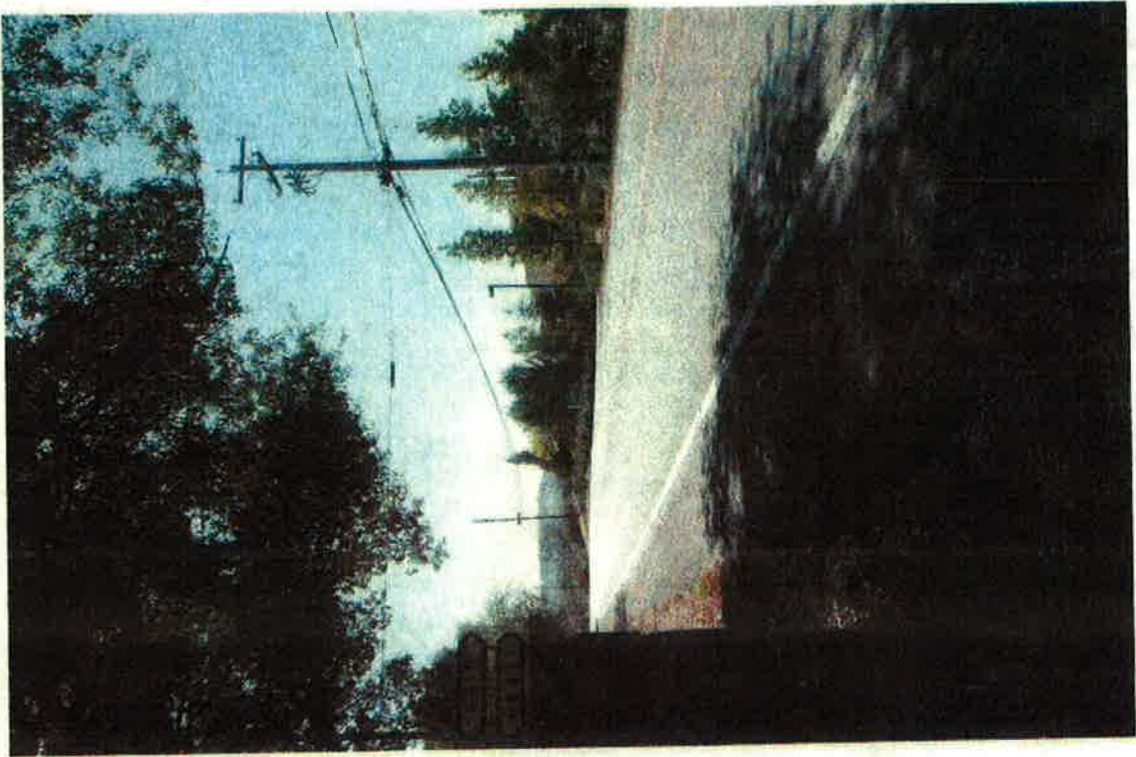


12

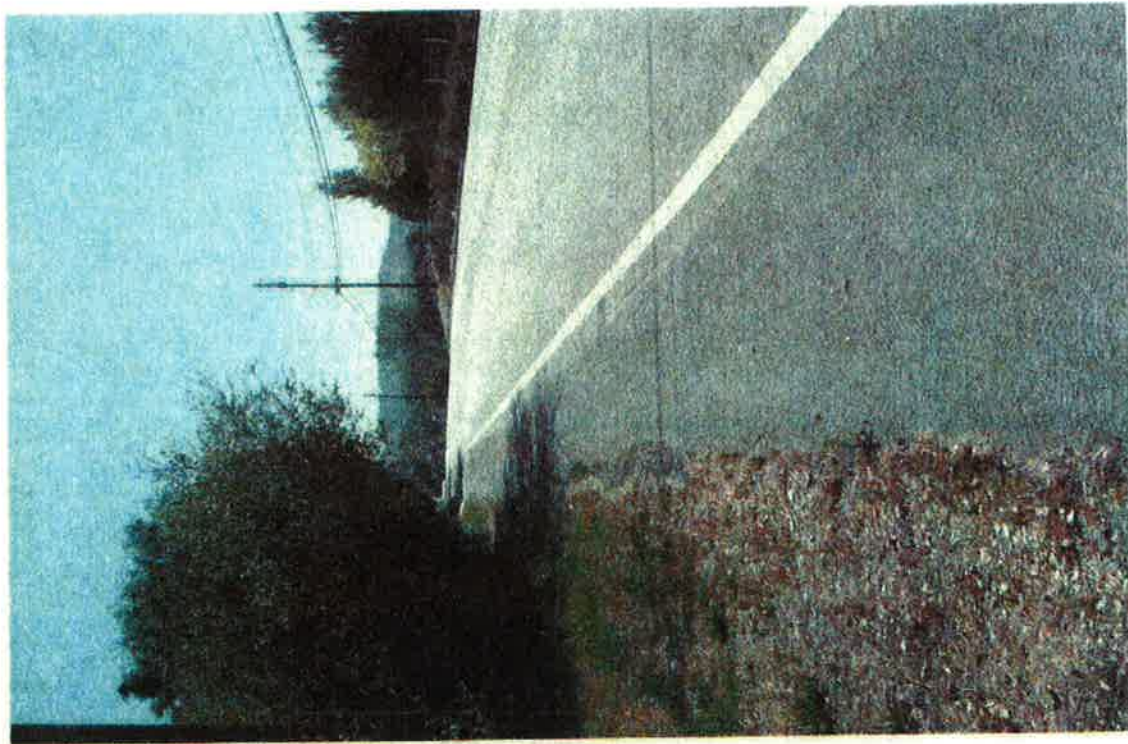
King Rd



top of Mattia driveway



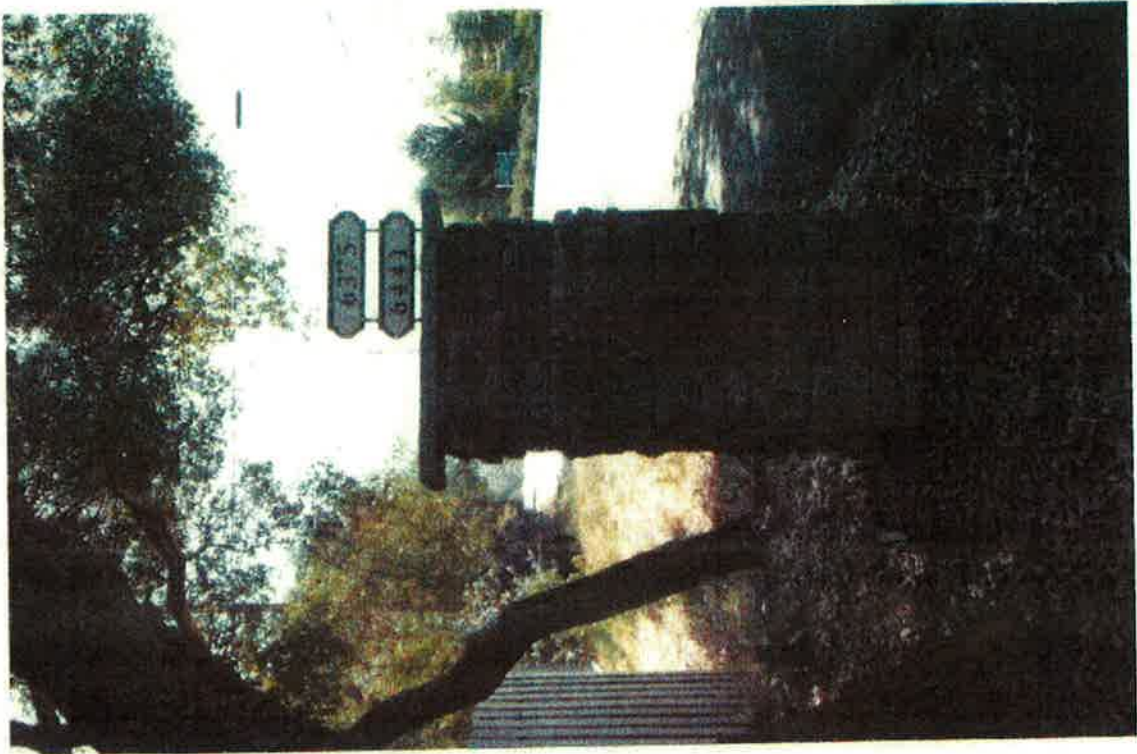
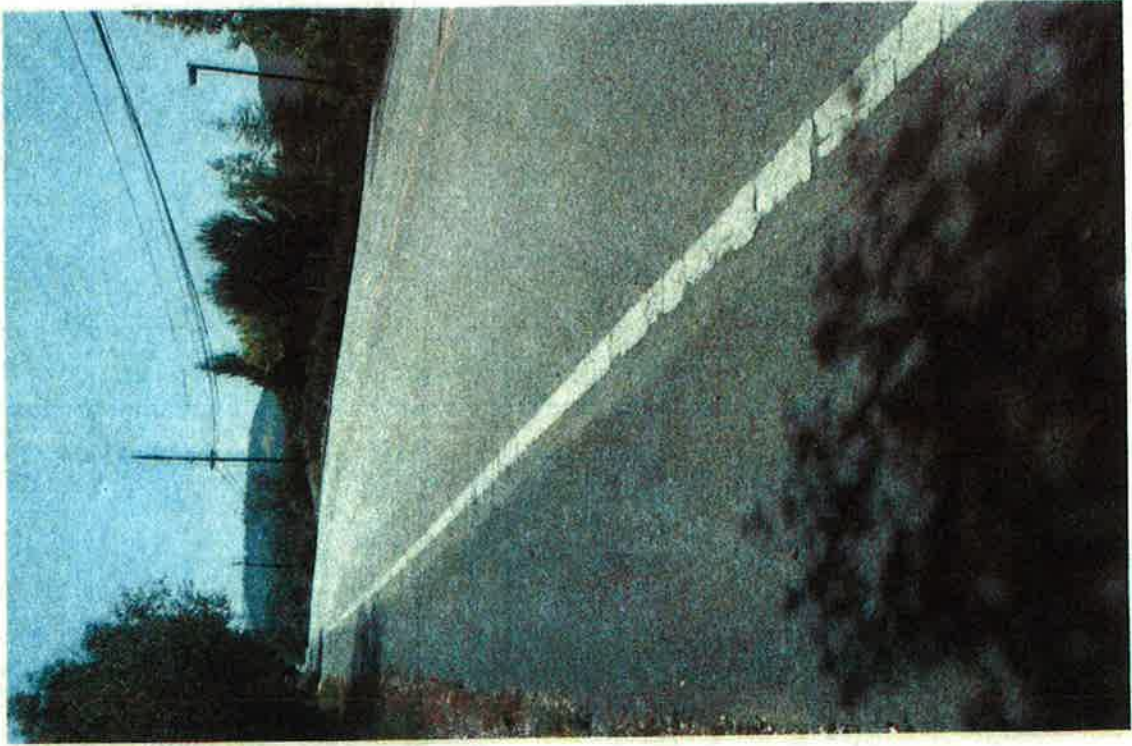
not enough room to park  
car



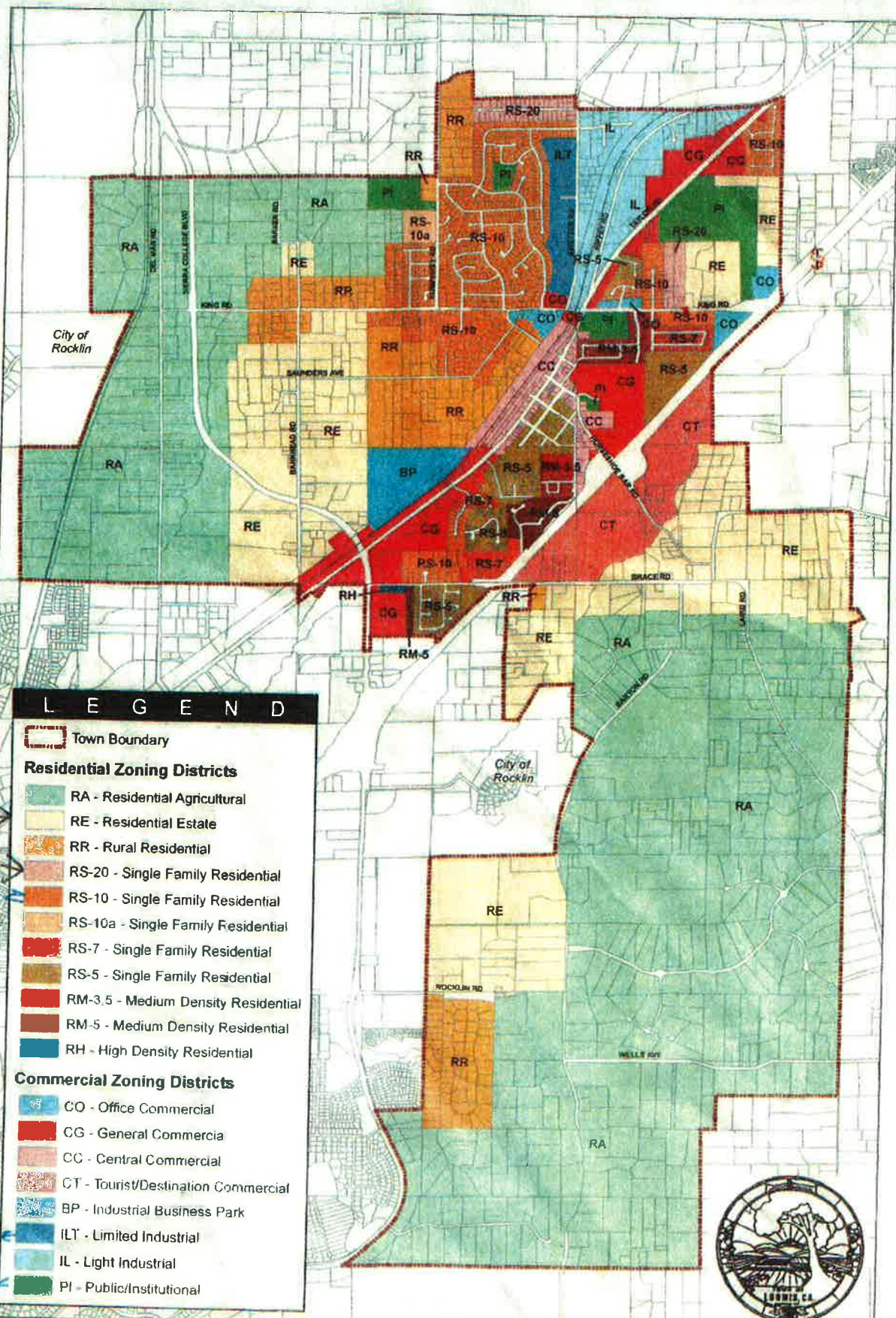
shoulder of Mattia driveway  
too sloped for parking



14



Mattie's mailbox



**L E G E N D**

Town Boundary

**Residential Zoning Districts**

- RA - Residential Agricultural
- RE - Residential Estate
- RR - Rural Residential
- RS-20 - Single Family Residential
- RS-10 - Single Family Residential
- RS-10a - Single Family Residential
- RS-7 - Single Family Residential
- RS-5 - Single Family Residential
- RM-3.5 - Medium Density Residential
- RM-5 - Medium Density Residential
- RH - High Density Residential

**Commercial Zoning Districts**

- CO - Office Commercial
- CG - General Commercial
- CC - Central Commercial
- CT - Tourist/Destination Commercial
- BP - Industrial Business Park
- ILT - Limited Industrial
- IL - Light Industrial
- PI - Public/Institutional

Mattia  
Neighbors  
Church

School



# Town of Loomis

## Zoning Map

16





August 1, 2011

Dear Loomis Planning Commission,

Thank you for taking the time to hold public comments on the Second Blessing Church's Thrift Store proposal. I live in the area that would be directly impacted from a thrift store and I am opposed to the change of use permit and thrift store.

I am sorry that I am unable to attend the meeting in-person because I am a senior citizen and travelling in the evenings is difficult, but my neighbor, Sara Mattia, said she would take my comments before you.

I chose to live in Loomis and buy a home here because it is a small family-oriented, rural community. I believe placing a thrift store in a rural neighborhood goes against Loomis' town plan in that the downtown is a business district where there are sidewalks, pedestrian traffic, adequate parking, signage and expected shopping and retail opportunities. At present, there are more than enough vacant retail spaces and industrial spaces that the Second Blessings Church may rent to host a thrift store in.

I also believe the thrift store would negatively affect my property value. Currently, my home is an estate residential zone and we moved here because it is a residentially zoned neighborhood with two schools and some light office space at the end of Taylor Rd. I do not want to live in an area with a retail store and eventual daycare center which would create enormous traffic problems during the morning and evening commutes for parents dropping off and picking up children. Currently, there are no sidewalks, no turn lanes and only two for a potential increase of more than 60 car-trips for an example of 30 children.

I am opposed to the change of use permit from the Second Blessings Church. Please keep my neighborhood a residential neighborhood.

Thank you

*Robert Kligerman*  
6375 King Rd. Loomis

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AUG 02 2011

TOWN OF LOOMIS

17

August 1, 2011

Dear Loomis Planning Commission,

Thank you for taking the time to hold public comments on the Second Blessing Church's Thrift Store proposal. I live in the area that would be directly impacted from a thrift store and I am opposed to the change of use permit and thrift store.

I am sorry that I am unable to attend the meeting in-person because I am a senior citizen and travelling in the evenings is difficult, but my neighbor, Sara Mattia, said she would take my comments before you.

I have lived in Loomis for over 20 years and I cherish the rural residential neighborhood that I call home. I believe the change of use permit would ruin the rural neighborhood that I live in.

I understand the church's desire to open a thrift store to raise money for a daycare center, but I do not feel it should be located on the church grounds. There are plenty of retail and industrial zoned spaces that are vacant and the church should look into renting them before they open a thrift store in a residential neighborhood.

The increased traffic on King Rd. would make it difficult to pull into and out of my private road because I am located on a downslope, it would take much longer to wait for oncoming traffic.

I am opposed to the change of use permit from the Second Blessings Church. Please keep my neighborhood a residential neighborhood.

Thank you

Joan Eligerman  
06375 King Rd. - Loomis

RECEIVED  
AUG 02 2011  
TOWN OF LOOMIS

18

August 1, 2011

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I am opposed to the change of use permit from the Second Blessings Church. Please keep my neighborhood a residential neighborhood.

Thank you

Mary Nedved  
3440 Flores Ln  
Loomis Ca. 95650

RECEIVED  
AUG 02 2011  
TOWN OF LOOMIS

19

August 1, 2011

Dear Loomis Planning Commission,

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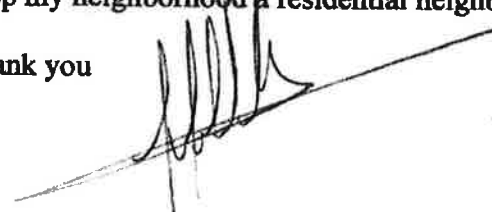
I am sorry that I am unable to attend the meeting in-person because my wife works out of town as a nurse on the night shift and I take care of our small children, so my neighbor Sara Mattia, said she would take my comments before you.

I chose to live in Loomis and buy a home here because it is a small family-oriented, rural community. I believe placing a thrift store in a rural neighborhood goes against Loomis' town plan in that the downtown is a business district where there are sidewalks, pedestrian traffic, adequate parking, signage and expected shopping and retail opportunities. At present, there are more than enough vacant retail spaces and industrial spaces that the Second Blessings Church may rent to host a thrift store in.

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I am opposed to the change of use permit from the Second Blessings Church. Please keep my neighborhood a residential neighborhood.

Thank you

  
Hector Wolansky Lorraine Thiebauv Jade and Mary Coral  
The Wolanski Family  
3410 Los Flores Rd Loomis

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AUG 02 2011  
TOWN OF LOOMIS

20



ART. 4

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

**TUESDAY**

**AUGUST 2, 2011**

**7:30 PM**

**CALL TO ORDER**      7:43 PM

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**            *All Present*  
Chairperson Thew  
Commissioner Bordelon  
Commissioner Hogan  
Commissioner Miller  
Commissioner Wilson

**COMMISSION COMMENTS:** *None*

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

**ADOPTION OF AGENDA**

*A motion to adopt the agenda was made by Commissioner Bordelon and seconded by Commissioner Hogan and passed by a unanimous voice vote (5-0).*

**CONSENT AGENDA**

**RECOMMENDATION**

1. JULY 5, 2011 MINUTES

**APPROVED AS AMENDED**

2. PROJECT STATUS REPORT

**RECEIVED AND FILED**

**PUBLIC COMMENT ON CONSENT AGENDA:**

*A motion to adopt the consent agenda was made by Commissioner Wilson and seconded by Commissioner Bordelon and passed by a unanimous voice vote (5-0).*

**PUBLIC HEARING**

**3. #11-04 SECOND BLESSINGS THRIFT STORE - LOOMIS BASIN CONGREGATIONAL CHURCH**

The Loomis Basin Congregational Church of Christ is requesting Minor Use Permit approval to locate a 480 sq.ft. structure on their property located at 6440 King Road in order to provide a small thrift store (3-4 days per week, 2-4 hours per day) in order to help raise funds to provide low cost day care services to single family parents and low income families.

The parking issue is not relevant to the thrift store proposal as it will not be open during church or memorial services. Commissioner Bordelon states that the Town Council has decided to allow such a use in the RS zone with proper entitlements. We should be supporting each other in these tough economic times by encouraging reuse/recycling, that's what Loomis is all about. She also stated that the traffic/parking issue will not increase due to the thrift store being there. The church should mark their current onsite overflow parking areas. Commissioner Miller echoed Commissioner Bordelon's thoughts. A condition that can deal with the parking issue is needed (no off-street parking). Commissioner Hogan stated that, based off of Council's interpretation this request is permitted. The church has no control over someone parking illegally in a no parking area (north side of King Road, across from the church) nor can they control someone illegally dumping materials on personal property. Asked if the church meets parking standards. Commissioner Thew stated that the location is not appropriate for retail and understands the neighbor concerns.

A motion to approve the church's request to operate a thrift store on their property, while adding a condition that states "Thrift store shall only operate up to four (4) days per week (no Sundays) & no more than 16 hours per week" and amending draft condition #5 to state "No on-street parking is permitted in conjunction with this permit & the project shall meet the parking requirements of the Loomis Municipal Code" was made by Commissioner Bordelon and seconded by Commissioner Wilson and passed by the following majority vote:

Ayes: Bordelon, Wilson, Miller, Hogan

Noes: Thew

## BUSINESS

### 4. MOBILE BUSINESSES ON FIXED SITES THROUGHOUT TOWN

Three (3) mobile businesses have approached staff inquiring on the proper steps and permitting in order to operate their mobile businesses in Town and possibly on Town property (Multi-Modal parking facility and future Blue Anchor Park area. Staff concerns are expressed in the staff report.

**RECOMMENDATION:** Review and give potential recommendation(s) as to requirements the Council may wish to consider beyond those the Town currently uses in Chapter 5.08 of the Municipal Code.

#### **PUBLIC COMMENT:**

Staff report was presented and concerns/issues indicated in the staff report were expressed. The Town Engineer stated that allowing businesses to utilize public land could be a nightmare for his Public Works Crew for clean-up.

Commissioner Miller stated that the Town could limit the number of licenses and that they could pay a "clean-up" deposit. She does not like the idea of generators being used for power so a fee would have to be paid to utilize a Town power source. Possibly restrict such uses in the Blue Anchor Park and Multi-Modal areas. Commissioner Bordelon agreed that electricity reimbursement (possibly a daily rate) would be better than them using generators. She also asked what kind of character does the Town want in our Downtown Core? The Town should screen the business owners who want to have these types of mobile businesses. Commissioner Thew questioned if these types of businesses even be allowed on public land, Commissioner Wilson echoed that thought. Commissioner Hogan indicated that he doesn't believe the Ice-Shavers business (located on private property) is actually a mobile business

Att. 5

**RESOLUTION NO. 11-07**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS APPROVING A MINOR USE PERMIT FOR THE LOOMIS BASIN CONGREGATIONAL CHURCH OF CHRIST TO ALLOW THE PLACEMENT OF A 480 SQ.FT. MODULAR IN THE PARKING LOT, TO BE UTILIZED AS A THRIFT STORE, AT 6440 KING ROAD, APN 043-093-049.

**WHEREAS**, the Loomis Basin Congregational Church of Christ, the owner, has proposed to locate a 480 square foot modular, at 6440 King Road, on a 3.5 acre parcel, Assessor's Parcel Number 043-093-049, such application being identified as #11-04; and

**WHEREAS**, on August 2, 2011, the Planning Commission conducted a public hearing of the application, at which time any person interested in the matter was given an opportunity to be heard; and

**WHEREAS**, the Planning Commission reviewed and considered the staff report relating to said application, the plans, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

**WHEREAS**, the Planning Commission of the Town of Loomis hereby makes the findings attached herein as Exhibit A and the conditions set forth in Exhibit B..

**NOW THEREFORE**, based upon the findings set forth hereinabove, the Planning Commission of the Town of Loomis, at its meeting of August 2, 2011, did resolve as follows:

1. The project is Categorically Exempt from CEQA, Section 15303.
2. The proposed Project is consistent with the goals, policies and land uses in the Town of Loomis General Plan and Zoning Ordinance.
3. The Minor Use Permit, application #11-04 is hereby approved per the findings set forth in Exhibit A and the conditions set forth in Exhibit B.

ADOPTED this 2nd day of August, 2011, by the following vote:

AYES: Bordelon, Hogan, Miller, Wilson  
NOES: Thew  
ABSENT: None  
ABSTAINED: None

\_\_\_\_\_  
Janet Thew, Chairman

\_\_\_\_\_  
Matt Lopez, Assistant Planner

**EXHIBIT A**  
**8/2/2011**

**FINDINGS:**

Minor Use Permit

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code;
2. The proposed use is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and
5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property or improvements in the vicinity and zoning district in which the property is located.



EXHIBIT B  
CONDITIONS OF APPROVAL  
PLANNING COMMISSION 8/2/11

This Minor Use Permit is approved for the placement of a 480 square foot single-wide modular building to be used as a thrift store at the Loomis Basin Congregational Church of Christ 6440 King Road, APN: 043-093-049, per the following conditions.

GENERAL CONDITIONS

1. \_\_\_\_\_ Owner shall comply with all applicable provisions of the Town of Loomis Municipal Code. [ADVISORY]

1. \_\_\_\_\_ The project shall proceed substantially in accordance with the plans entitled "SECOND BLESSING THRIFT STORE", consisting of 1 sheet, dated "MAY 17, 2011 ", except as may be modified by the conditions stated herein on file in the Planning Department, and the Town of Loomis Municipal Code. Approval of this project, subject to said plans, conditions and Code(s), shall not be interpreted as the Town having waived compliance with any sections of the Town of Loomis Municipal Code (Zoning, Building Codes, etc.), Loomis General Plan, or applicable Plans. [ADVISORY]

2. \_\_\_\_\_ **When submitting for Building Plan Check** the owner must provide to the Planning Department a copy of the final conditions of approval with a cover letter specifying exactly how each of the conditions have been addresses. Plan Check by the Planning Department and Building Department will not be initiated without compliance with this condition. All plans shall be consistent with that approved by the Town. The owner shall be responsible for correcting any inconsistency which may occur through error or omission during plan preparation or construction. [PL; BD]

3. \_\_\_\_\_ The owner shall indemnify, exonerate and hold harmless the Town of Loomis and all officers and employees thereof against all claims, demands and causes of action arising out of improvements constructed within this project. [ADVISORY]

4. \_\_\_\_\_ The conditions of approval of the application shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, which may or may not be shown on the map or improvement plans. [ADVISORY]

5. \_\_\_\_\_ No on-street parking is permitted in conjunction with this permit **& the project shall meet the parking requirements of the Loomis Municipal Code.** [PL; ENG]

## GENERAL PLANNING

6. \_\_\_\_\_ The property owner shall be responsible to ensure all conditions to this permit are binding on all successors-in-interest (e.g. by incorporating into the standard provisions of any sale, lease and/or rental agreements, etc.). **[ADVISORY]**
7. \_\_\_\_\_ The owner will be responsible for taking reasonable actions to abate nuisances caused by this project in the project area which are under the owner's control.
8. \_\_\_\_\_ The project shall conform to the General Plan, including the Noise Element standards, State Noise Insulation Standards (CA code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code. Noise generated by the project shall not cause the Ldn to exceed 60 dBA at the property line during or after construction, nor shall it cause the noise level at the property line to exceed 75 dBA at any time during or after construction. **[ADVISORY]**
9. \_\_\_\_\_ The single-wide modular building shall comply with State and local building standards and must follow ADA (American Disabilities Act) guidelines.
10. \_\_\_\_\_ All exterior lighting shall be designed to avoid glare upon neighboring properties and shall be night-sky compliant.
11. \_\_\_\_\_ The owner shall submit a sign plan for the project for the review and obtain approval of the Planning Director per the Sign Ordinance.
12. \_\_\_\_\_ **The thrift store shall only operate up to four (4) days per week (no Sundays) and no more than 16 hours per week.**

## FEES

13. \_\_\_\_\_ The owner shall pay building permit fees in effect at the time of building permit issuance. **[ADVISORY]**
14. \_\_\_\_\_ Pursuant to Government Code Chapter 5 - Planning and Land Use 66000, the owner shall be responsible for reimbursement of all monitoring costs to insure compliance with conditions imposed upon the project incurred by the Town. **[ADVISORY]**

**RESOLUTION NO. 11-\_\_**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS AFFIRMING THE PLANNING COMMISSIONS DECISION FOR THE LOOMIS BASIN CONGREGATIONAL CHURCH OF CHRIST TO ALLOW THE PLACEMENT OF A 480 SQ.FT. MODULAR IN THE PARKING LOT, TO BE UTILIZED AS A THRIFT STORE, AT 6440 KING ROAD, APN 043-093-049.

**WHEREAS**, the Loomis Basin Congregational Church of Christ, the owner, has proposed to locate a 480 square foot modular, at 6440 King Road, on a 3.5 acre parcel, Assessor's Parcel Number 043-093-049, such application being identified as #11-04; and

**WHEREAS**, on October 11, 2011, the Town Council conducted a public hearing of the appealed project approval, at which time any person interested in the matter was given an opportunity to be heard; and

**WHEREAS**, the Town Council reviewed and considered the staff report relating to said application, the plans, the written and oral evidence presented to the Town Council in support of and in opposition to the application; and

**WHEREAS**, the Town Council of the Town of Loomis hereby makes the findings attached herein as Exhibit A and the conditions set forth in Exhibit B..

**NOW THEREFORE**, based upon the findings set forth hereinabove, the Town Council, at its meeting of October 11, 2011, did resolve as follows:

1. The project is Categorically Exempt from CEQA, Section 15303.
2. The proposed Project is consistent with the goals, policies and land uses in the Town of Loomis General Plan and Zoning Ordinance.
3. Application #11-04 is hereby approved per the findings set forth in Exhibit A and the conditions set forth in Exhibit B.

ADOPTED this 11th day of October, 2011, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAINED:

\_\_\_\_\_  
Rhonda Morillas, Mayor

\_\_\_\_\_  
Crickett Strock, Town Clerk