

**#17-04 SECOND BLESSINGS THRIFT STORE  
MINOR MODIFICATION  
6440 KING ROAD, APN: 043-093-049**

**STAFF REPORT  
PLANNING COMMISSION MEETING OF MARCH 28, 2017**

**REQUEST**

Carole Larsen, the applicant, on behalf of the Loomis Basin Congregational United Church of Christ, requests a Minor Modification to replace the existing a 480 sq.ft. single-wide modular building (12'x40') approved for use as a Thrift Store and replace it with a double wide modular building (24'x36') of 864 sf.

The Thrift Store would be subject to the previous conditions of approval, including limited operating hours of no more than 3-4 days per week (Tue/Wed/Fri/Sat), for approximately 4 hours per each of those days

**BACKGROUND**

The approval of a thrift store is subject to Minor Use Permit that may be approved by the Planning Director. The original application though was appealed to the Planning Commission who approved the project on August 2, 2011. This approval was subsequently appealed to the Town Council who approved it on October 11, 2011 subject to the 15 conditions of approval.

**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

**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 864 sq.ft. building is more than sufficient and will keep all customer vehicles parked onsite.

**Utilities/Service Systems:**

Already Served by

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

**Water** - Placer County Water Agency

**Trash Removal:** Recology

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

**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 15332 "Infill Development."

#### **ISSUES**

**Traffic/Parking:** The Town installed "NO PARKING" signs across the street from the church to alleviate the parking concern of a 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 during Church Services.

**RECOMMENDATION:** The Planning Commission approve Resolution #17-04 to replace the existing single wide modular building with a double wide modular subject to the previous conditions of approval.

#### **ATTACHMENTS:**

1. Resolution #1704 Exhibit A Findings, Exhibit B Conditions of Approval
2. Application #17-04
3. Applicants Site Plan
4. Aerial Photography of Project Site

#### **NOTE:**

Notice published in Loomis Times 3/16/2017 and mailed on 3/16/2017

**RESOLUTION NO. 17-04**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS APPROVING A MINOR MODIFICATION #17-04 FOR THE LOOMIS BASIN CONGREGATIONAL CHURCH OF CHRIST TO REPLACE THE EXISTING 480 SQ.FT. MODULAR WITH AN 864 SQUARE FOOT MODULAR FOR USE 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 replace the existing 480 square foot single wide modular with an 864 square foot double wide modular, at 6440 King Road, on a 3.5 acre parcel, Assessor's Parcel Number 043-093-049, such application being identified as #17-04; and

**WHEREAS**, on March 28, 2017, 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 March 28, 2017, did resolve as follows:

1. The project is Categorically Exempt from CEQA, Section 15332.
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 #17-04 is hereby approved per the findings set forth in Exhibit A and the conditions set forth in Exhibit B.

ADOPTED this 28<sup>th</sup> day of March, 2017, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAINED:

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Mike Hogan, Chairman

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Robert King, Town Planner

**EXHIBIT A**  
**March 28, 2017**

**FINDINGS:**

Minor Modification

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  
MARCH 28, 2017**

Minor Modification #17-04 is approved to replace the existing 480 square foot single-wide modular building used as a thrift store with an 864 square foot double wide modular building at the Loomis Basin Congregational Church of Christ 6440 King Road, APN: 043-093-049, per the following conditions.

**GENERAL CONDITIONS**

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 to allow a double wide at the same location of the existing single wide modular building. Approval of this project, subject to 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.
2. \_\_\_\_\_ Owner shall comply with all applicable provisions of the Town of Loomis Municipal Code.
3. \_\_\_\_\_ 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.
4. \_\_\_\_\_ 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.
5. \_\_\_\_\_ 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.
6. \_\_\_\_\_ No on-street parking is permitted in conjunction with this permit & the project shall meet the parking requirements of the Loomis Municipal Code

**GENERAL PLANNING**

7. \_\_\_\_\_ 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.)
8. \_\_\_\_\_ 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.
9. \_\_\_\_\_ 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.

10. \_\_\_\_\_ The double-wide modular building shall comply with State and local building standards and must follow ADA (American Disabilities Act) guidelines.
11. \_\_\_\_\_ All exterior lighting shall be designed to avoid glare upon neighboring properties and shall be night-sky compliant.
12. \_\_\_\_\_ The owner shall submit a sign plan for the project for the review and obtain approval of the Planning Director per the Sign Ordinance.
13. \_\_\_\_\_ The thrift store shall only operate up to four (4) days per week (no Sundays) and no more than 16 hours per week.

**FEES**

14. \_\_\_\_\_ The owner shall pay building permit fees in effect at the time of building permit issuance.
15. \_\_\_\_\_ 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.