

RESOLUTION NO. 19-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS APPROVING USE PERMIT MODIFICATION AND DESIGN REVIEW APPLICATION #19.09 FOR THE LOOMIS BASIN CONGREGATIONAL CHURCH OF CHRIST, SECOND BLESSINGS THRIFT STORE, TO RETAIN THE EXISTING/APPROVED 480 SQ.FT. (12'X40') MODULAR UNIT FOR THRIFT STORE USE OF SORTING AND STORAGE AND TO ADD A NEW 960 SQ.FT. (24'X40') MODULAR UNIT TO SELL THRIFT STORE PRODUCTS AT 6440 KING ROAD, APN 043-093-049, LOOMIS, CA.

WHEREAS, the Loomis Basin Congregational Church of Christ, the owner, has proposed to retain the Second Blessings Thrift Store existing/approved 480 sq.ft. (12'x40') modular unit for Thrift Store use of sorting and storage and to add a new 960 sq.ft. (24'x40') modular unit to sell Thrift Store products on a 3.5 acre parcel, Assessor's Parcel Number 043-093-049, such application being identified as #19-09; and

WHEREAS, on May 28, 2019, 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 May 28, 2019, 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 Use Permit Modification, application #19-09 is hereby approved per the findings set forth in Exhibit A and the conditions set forth in Exhibit B.

ADOPTED this 28th day of May, 2019, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

Greg Obranovich, Chairman

Carol Parker, Planning Commission Secretary

EXHIBIT A FINDINGS

Use Permit Modification and Design Review

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 Zoning Code;
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
APPLICATION #19-09

Use Permit Modification and Design Review Application #19-09 is approved for the Loomis Basin Congregational Church of Christ, the owner, to retain the Second Blessings Thrift Store existing/approved 480 sq.ft. (12'x40') modular unit for Thrift Store use of sorting and storage and to add a new 960 sq.ft. (24'x40') modular unit to sell Thrift Store products on a 3.5 acre parcel, Assessor's Parcel Number 043-093-049 with the following Conditions of Approval:

GENERAL CONDITIONS

1. _____ The project shall proceed substantially in accordance with the plans entitled "SECOND BLESSING THRIFT STORE", consisting of 1 sheet, dated "March 1, 2019", 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 Second Blessings Thrift Store existing/approved 480 sq.ft. (12'x40') modular unit for Thrift Store use of sorting and storage and to add a new 960 sq.ft. (24'x40') modular unit to sell Thrift Store products.
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 new 960 sq.ft. 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 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.
14. _____ The owner shall restripe, for proper delineation, the existing crosswalk of the handicap walkway from the parking area to the church/education center and the three parking spaces on the east side of the parking lot.
15. _____ The owner shall provide handicap accessible parking stall(s) and path to the new 960 sq.ft. thrift store as required by the Building Department pursuant to the Uniform Building Code.

FEES

16. _____ The owner shall pay building permit fees in effect at the time of building permit issuance.
17. _____ 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.

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