

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

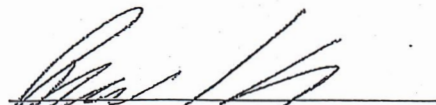
WHEREAS, the Planning Commission of the Town of Loomis hereby makes the findings attached herein as Exhibit A and the conditions set forth in Exhibit B.

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 28th day of March, 2017, by the following vote:

AYES: 5
 NOES: 0
 ABSENT: 0
 ABSTAINED: 0


 Robert King, Town Planner


 Michael Hogan, Planning Commission Chairman

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.