



## Staff Report

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**TO:** Town of Loomis Planning Commission Members  
**FROM:** Mary Beth Van Voorhis, Planning Director  
**DATE:** May 28, 2019  
**RE:** USE PERMIT MODIFICATION – DESIGN REVIEW APPLICATION #19-09  
6440 KING ROAD, (APN 043-093-049) LOOMIS, CA 95650  
SECOND BLESSINGS THRIFT STORE

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### RECOMMENDATION

1. Conduct a public hearing and receive public input; and
2. Adopt the recommended Notice of Exemption as per the requirements of the California Environmental Quality Act (CEQA); and
3. Adopt Resolution #19-06 approving Use Permit Modification #19-09 for 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 subject to the findings in Exhibit A and the recommended conditions of approval as outlined in Exhibit B.

### BACKGROUND

The approval of a thrift store is subject to Minor Use Permit approval that may be approved by the Planning Director. The original application (2011) 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 15 conditions of approval. The approval allowed the placement of a 480 sq.ft. single-wide modular building (12'x40') for use as a Thrift Store.

On March 28, 2017, the Planning Commission approved Resolution #17-04 for a Minor Modification to the October 11, 2011 approval which allowed the Thrift Store to remove the 480 sq.ft. single-wide modular building and replace it with an 864 sq.ft. (24'x36') double wide modular building while maintaining the previous 15 conditions of approval from 2011. **This project was not completed.**

At this time the Thrift Store has outgrown their existing 480 sq.ft. building for use as a Thrift Store and is requesting to utilize the existing 480 sq.ft. modular building for Thrift Store storage and sorting and to place a new 960 sq.ft. (24'x40') modular unit (Figure 3) on the west side of the parking area to sell their products.

The new 960 sq.ft. 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.

## GENERAL PLAN and ZONING

Designation = Single-Family Residential (RS-10) = 10,000 sq.ft. min. lot size.

The site is a 3.5 acre (152,460 sq.ft.) parcel).

### Surrounding Uses and Zoning:

**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

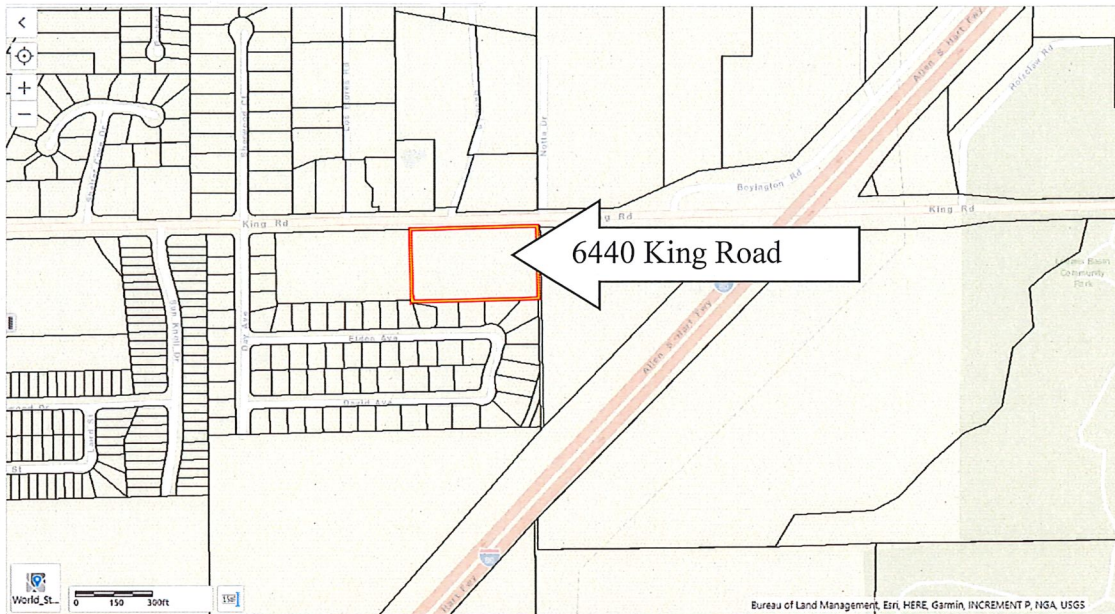


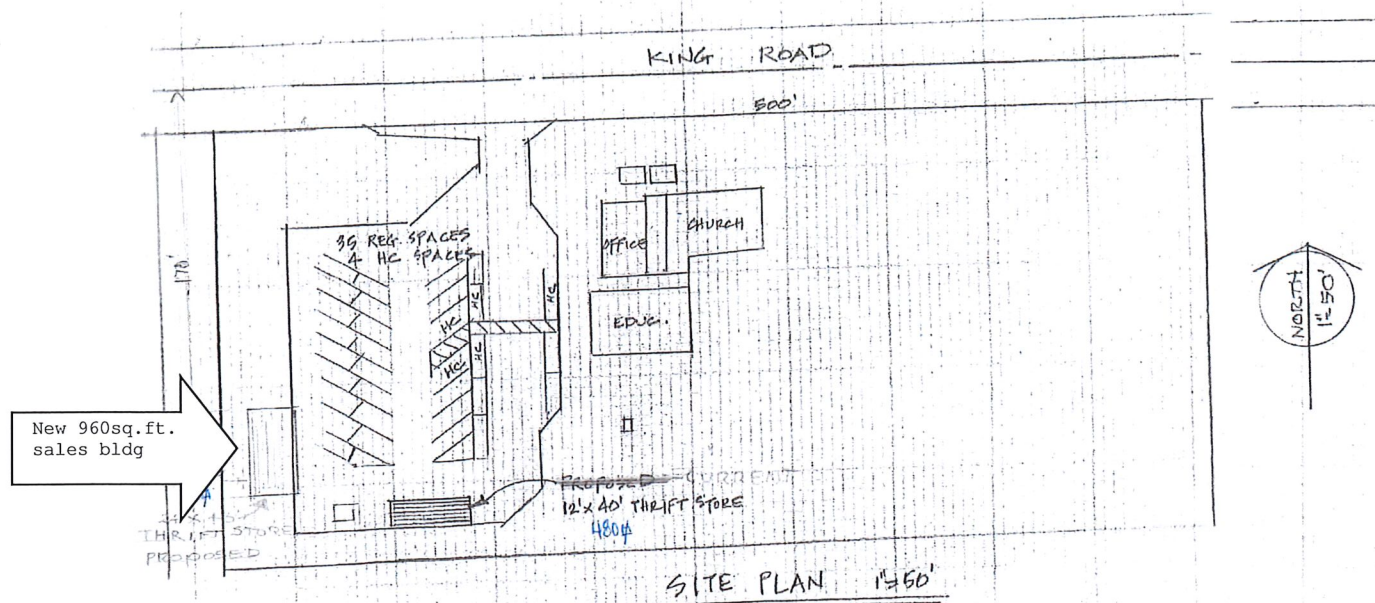
Figure 1

**Existing Access:** One driveway entry/exist from King Road (Figure 2).



Figure 2





**Figure 3**

**Parking-** There are currently 29 parking spaces with an additional 5 handicap spaces. There are no parking concerns as the thrift store will not be open during church service hours. 34 stalls for a 960 sq.ft. building (including the existing 480 sq.ft. modular) is more than sufficient and will keep all customer vehicles parked onsite. Off-site parking is prohibited. "NO PARKING" signs were installed in 2011 across the street from the driveway entrance to the church to alleviate adjacent neighborhood concerns and to make the area safer for pedestrians and vehicles. The proposed hours of operation are not during major traffic times (school starting and ending) nor during Church Services. At this time, staff recommends a new Condition of Approval to restripe the existing parking lot for proper parking space delineation and handicap walkway from the parking area to the church/education center (refer to Condition of Approval #14)

**Utilities/Service Systems - EXISTING:**

<b>Sewer</b>	South Placer Municipal Utility District
<b>Water</b>	Placer County Water Agency
<b>Trash Removal</b>	Recology

**Signage:** No new signage is proposed. Any new signage must receive a Town approved permit.

**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."

**ATTACHMENTS:**

1. Resolution #19-06, findings and Conditions of Approval
2. Application #19-09
3. Resolution #17-04, March 28, 2017

**NOTE:** Notice published in Loomis News 5/17/2019 and mailed on 5/15/2019 to adjacent property owners within 300'.