

RESOLUTION NO. 18-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS RECOMMENDING APPROVAL OF MASTER DEVELOPMENT PLAN/DESIGN REVIEW APPLICATION #18-03 TO THE TOWN COUNCIL.

WHEREAS, the property owner has requested approval of Master Development Plan/Design Review Application #18-03 subject to the attached findings (Exhibit A) and Conditions of Approval, (Exhibit B); and

WHEREAS, on May 22, 2018, the Planning Commission of the Town of Loomis conducted a public hearing on the extension, at which time any person interested in the matter had an opportunity to be heard; and

WHEREAS, the Planning Commission of the Town of Loomis reviewed and considered the staff report relating to the 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 following findings to recommend approval of the Master Development Plan/Design Review Application #18-03 to the Town Council.

NOW THEREFORE, based on the findings set forth herein the Planning Commission of the Town of Loomis, at its meeting of May 22, 2018, did resolve as follows:

1. The proposed Project is consistent with the goals, policies and land uses in the Town of Loomis General Plan and Zoning Ordinance.
2. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) as per Section 15303 Class 3 New Construction or Conversion of Small Structures.

ADOPTED this 22nd day of May 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Mike Hogan,
Planning Commission Chairman

Carol Parker
Secretary to the Planning Commission

**EXHIBIT A
FINDINGS: MASTER DEVELOPMENT PLAN/DESIGN REVIEW APPLICATION #18-03
PLANNING COMMISSION, MAY 22, 2018**

Master Development Plan

1. The proposed use as conditioned 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 as conditioned 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 in that the impacts of the use on the surrounding neighborhoods and the Town of Loomis have been minimize to acceptable levels by the recommended conditions of approval conditions of approval.

Design Review:

1. The proposed Project complies with Section 13.62.040 Design Review of the Town of Loomis Zoning Code.
2. The proposed Project provides architectural design, building massing and scale appropriate to and compatible with the site surroundings and the community.
3. The proposed Project provides attractive and desirable site layout and design, including, but not limited to, building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;
4. The proposed Project provides efficient and safe public access, circulation and parking.
5. The proposed Project provides appropriate open space and landscaping, including the use of water efficient landscaping.
6. The proposed Project is consistent with the Town of Loomis General Plan.
7. The proposed Project complies with any applicable design guidelines and/or adopted design review policies.

EXHIBIT B

CONDITIONS OF APPROVAL: MASTER DEVELOPMENT\DESIGN REVIEW #18-03 PLANNING COMMISSION, MAY 22, 2018

The Master Development Plan\Design Review is approved to allow the conversion and use of a residence for office uses subject to the following conditions of approval.

GENERAL CONDITIONS

1. _____ This approval shall expire on May 22, 2020 unless implemented or extended as per **Section 13.64.060 Permit time limits, extensions, and expiration of the Loomis Municipal Code.**
2. _____ This Master Development Plan (MDP) only applies to the southeast ½ acre of the project site, where the dwelling is proposed to be used as a commercial office. This MDP approval is limited to only the conversion and use of the dwelling for office uses.
3. _____ No other entitlement or approval is permitted within the ½ acre MDP area, or anywhere else on the 3.4-acre parcel without submitting either a new MDP.
4. _____ Prior to the issuance or approval of any permits by the Town, or use of the property by the applicant, proof shall be provided of the applicant's ownership of the property or authorization for use of it, to the satisfaction of the Town Attorney.
5. _____ The project shall proceed only in accordance with approved plans on file in the Planning Department, the conditions contained herein, and the Town of Loomis Municipal Code. Approval of this project, subject to these 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.
6. _____ The Project shall be implemented substantially in accordance with the proposed landscaping and site plan as prepared by Yamasaki Landscape Architects, dated May 2, 2018 except as may be modified by the conditions stated herein.
7. _____ 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.

IMPROVEMENTS

8. _____ The owner shall obtain an encroachment permit prior to any work within public rights-of-way with access to one location within the MDP as directed by the Town Engineer.
9. _____ The parking area, driveways, and vehicular travel ways shall be paved as per the requirements of the Loomis Zoning Ordinance. The applicant shall construct a paved apron, between the terminus of their driveway and the paved portion of Brace Road to the satisfaction of the Town Engineer. 9. _____ The cost of all inspections related to on-site and off-site improvements shall be borne by the owner and shall be paid prior to completion of the improvements.
10. _____ The owner shall dedicate all necessary right-of-way or easements for streets, sewers, water facilities, utilities, drainage facilities, and other facilities as required by the Town Engineer prior to issuance of the Certificate of Occupancy.

11. ____ The owner shall be responsible for all actions of his contractors and subcontractors until such time as the improvements have been accepted as complete by the Town.
12. ____ Prior to occupancy of the buildings, the owner shall construct all improvements required as a condition of approval of this project, or enter into a contract agreement with the Town to construct all improvements, and shall post bond, cash deposit, or instrument of credit, guaranteeing the construction of all improvements within the time period specified herein or approved time extension in accordance with the Town of Loomis Municipal Code.
13. ____ All grading shall conform to the Town Grading Ordinance (Municipal Code Section 12), , with prior review and approval by the Town Engineer. All grading shall be constructed in a manner so that post-development runoff flows do not exceed predevelopment flows in accordance with the Placer County Flood Control District Storm Water Management Manual and the Loomis Land Development Manual.
14. ____ Prior to tenant occupation and tenant improvements on the Project site; the applicant/owner shall contact the Town of Loomis Engineer to determine further requirements for a Drainage Study for the parcel. The applicant/owner provided the Town Engineer with preliminary drainage calculations that satisfied the type of development that was to occur on the Project site through this application and that is in compliance with Town of Loomis Drainage Standards. Improvements and additional development above and beyond what is proposed for this current Project would require approval of a Drainage Study by the Town Engineer to satisfy Town of Loomis Drainage requirements.

GENERAL PLANNING

15. ____ The applicant\property owner shall provide four paved parking spaces including one handicapped.
- 16 ____ Tenant Improvement Plans and any changes shall be completed to the satisfaction of the Loomis Chief Building Official (CBO) as required by the Uniform Building Code (UBC) and Loomis Municipal Code.
17. ____ 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.).
18. ____ 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.
19. ____ Tenant occupancy shall not be permitted until all conditions incorporated into this Master Development Plan are completed by the applicant/owner and accepted or approved by the Town.
20. ____ If prehistoric or historical archaeological deposits are discovered during project activities, all work within 25 feet of the discovery shall be halted and the Town of Loomis Planning Department shall be notified. The archaeologist shall assess the situation, and consult with agencies and Native American Tribes, as to the treatment of the discovery. Mitigation may consist of, but is not necessarily limited to, systematic recovery and analysis of archaeological deposits; recording the resource; preparation of a report of findings; and accessioning recovered archaeological materials as appropriate with affected tribal groups.
21. ____ Operating hours and construction are limited to 8:00 a.m. to 6:00 p.m. Monday through Friday, 8:00 a.m. to 5:00 p.m. on Saturday, with no operation on Sundays or holidays, unless otherwise permitted as per the Loomis Municipal Code.

22. ____ The applicant\owner shall pay development fees such as the Road Circulation/Major Roads Fee, the Community Facility Fee, the Park & Recreation Fee, and the Placer County Capital Facility Impact Fee as required prior to building permit issuance.
23. ____ 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 exceed 65 dBA at the property line during or after construction.

DESIGN REVIEW

24. ____ The conversion of the former residence for office uses shall be in substantial compliance with the rural and small town design themes of the General Plan and CT zone regulations to the satisfaction of the Planning Director.
25. ____ Landscaping and irrigation shall be in substantial compliance with the Landscape Plan approved by the Planning Commission on May 22, 2018.
26. ____ Minor changes to the facade design, such as providing additional windows and doors and/or locations thereof, may be approved by the Planning Director.

AGENCIES

27. ____ Prior to issuance of a Building Permit the applicant\owner shall submit an application for review and approval by the South Placer Fire District (SPFD).
28. ____ The existing septic system may be allowed till such time as the SPMUD trunk line extension is completed and ready for service. The office building shall connect to it within one year of its availability, as per by the Loomis General Plan Public Services Element, unless otherwise extended.
29. ____ The United Auburn Indian Community (UAIC) shall be allowed to observe any ground disturbing activities and participate in any cultural resource surveys and be provided copies of all cultural reports prepared for this site as per AB 52.