



**STAFF REPORT
PLANNING COMMISSION MEETING OF SEPTEMBER 1, 2015**

To: Planning Commission

From: Amanda Rose

Subject: PROJECT #15-08 TOWN ENTRANCE MONUMENT SIGNAGE VARIANCE REQUEST

Date: September 1, 2015

REQUEST

The Town of Loomis is proposing to install a new Town Entrance Monument sign at the southeast corner of the Sierra College Boulevard/Taylor Road intersection. The Town is requesting one (1) Variance:

(1) Sign height variance

The site is located within the Town of Loomis right-of-way. The request is to install an entrance sign with approximate dimensions 10 feet in height by 14 feet in length. The proposed project, if granted approval, could be found to be consistent with the Zoning Ordinance and General Plan.

PROJECT DESCRIPTION

Site: The proposed location is within the Town right-of-way on the southeast corner of the Sierra College Boulevard/Taylor Road intersection.

Surrounding Uses and Zoning: The site is zoned General Commercial (CG) and designated "General Commercial" in the General Plan. Surrounding uses are as follows:

North- Taylor Road beyond which is undeveloped CG land and the Union Pacific Railroad right-of-way.

East- Loomis RV Park (CG use).

South- Undeveloped CG parcel beyond which is Homewood Lumber.

West- Sierra College Boulevard beyond which is property under jurisdiction of the City of Rocklin.

Proposed Structure: Installation of a Town Entrance Monument sign. The proposed dimensions for the monument sign are approximately 10 feet in height x 14 feet in width. The Town Entrance Monument sign would be consistent with the Town Council's directive to install "Signage On Borders To Direct Business/ People To Town" (Town of Loomis Strategic Planning Summary Report 2015).

Signage: Section 13.38 states that freestanding/monument signs are not to exceed six feet in height. The proposed monument sign would be approximately 10 feet in height; therefore, a height variance is requested.

Environmental Review: This project is proposed for approval through issuance of a Notice of Exemption under provisions of the California Environmental Quality Act, Section 15301 (g).

RECOMMENDATION

That the Planning Commission approve Resolution #15-04 for the Town Entrance Monument sign variance with the findings in Exhibit A and the recommended conditions in Exhibit B.

ATTACHMENTS

1. Resolution #15-04 approving the Town Entrance Signage Variance
2. Rendering

RESOLUTION #15-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS APPROVING THE TOWN ENTRANCE SIGNAGE VARIANCE
SOUTHEAST CORNER OF SIERRA COLLEGE BOULEVARD/TAYLOR ROAD INTERSECTION

WHEREAS, the Town of Loomis, has proposed to install a Town Entrance Monument sign, located within the Town right-of-way on the southeast corner of the Sierra College Boulevard/Taylor Road intersection; and

WHEREAS, on September 1, 2015, 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 in connection with #15-08 Town Entrance Signage Variance; and

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the Town of Loomis, at its meeting of September 1, 2015, 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 Sign Review and Variance #15-08 is hereby approved per the findings set forth in Exhibit A and the conditions set forth in Exhibit B.

ADOPTED this 1st day of September, 2015, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

Michael Hogan, Chairman

Amanda Rose, Planner

**EXHIBIT A
PROJECT #15-08
PLANNING COMMISSION HEARING September 1, 2015**

FINDINGS:

Variance

1. There are special circumstances applicable to the property (e.g., location, shape, size, surroundings, topography, or other conditions), so that the strict application of this Zoning Ordinance denies the property owner privileges enjoyed by other property owners in the vicinity and within the same zoning district; *the property is located at the entryway to the Town's Commercial District, and the proposed monument sign would serve to direct potential patrons to the Town's Commercial District(s).*
2. Granting the Variance is necessary for the preservation and enjoyment of substantial property rights enjoyed by other property owners in the same vicinity and zoning district and denied to the property owner for which the Variance is sought; *the proposed monument sign would direct potential patrons to the businesses that the Town has to offer.*
3. The Variance is consistent with the General Plan and any applicable specific plan.

**EXHIBIT B
CONDITIONS OF APPROVAL PROJECT #15-08
PLANNING COMMISSION, SEPTEMBER 1, 2015**

This Sign Review and Variance is approved to install the Town Entrance Monument sign at the southeast corner of Sierra College Boulevard/Taylor Road intersection within the Town’s right-of-way, per the following conditions.

GENERAL CONDITIONS

- 1. _____ Owner shall comply with all applicable provisions of the Town of Loomis Municipal Code.

- 2. _____ 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 said 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.

- 3. _____ Development shall be substantially in accordance with the rendering attached as Exhibit C, except as may be modified by the conditions stated herein.

- 4. _____ _____ 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

- 5. _____ Existing public facilities, real and personal property, damaged during the course of construction shall be repaired by the owner at his sole expense, to the reasonable satisfaction of the Town Engineer.

EXHIBIT C