

TO: TOWN COUNCIL

FROM: PLANNING DIRECTOR

RE: CONSENT ITEM

REQUEST FROM LOOMIS BASIN CONGREGATIONAL UNITED CHURCH OF CHRIST, 6440 KING ROAD,

ISSUE

The Loomis Basin Congregational United Church of Christ, at 6440 King Road, in order to fund a small, affordable toddler day care for families affected by the current economy, wishes to establish a modular thrift store (12 x 40) at the back of their parking lot facing King Road.

RECOMMENDATION

Authorize proposed modular thrift store under current ordinance (listed below) as a religious use and direct staff to treat it as an accessory retail sales which will allow the modular thrift store, but require design review. Staff does not recommend a reduction or removal of fees.

CEQA

This project would be exempt from CEQA.

MONEY

Town may receive additional sales taxes. The church requests that any permit fees be forgiven or reduced. Given the Town's economic condition, staff does not recommend that the Council do so.

DISCUSSION

Staff met with representatives from the Church on this issue last month and suggested that they write the letter to the Council attached. They wish to expand their current thrift store use which occurs within their buildings, and provide appropriately for the storage of materials it requires, by placing a modular to the rear of their property. Their letter indicates that the thrift store would operate 4 hours on Fridays and Saturdays, with the possibility of adding Wednesdays as time and volunteers allow. They hope to then be able to fund toddler day care.

Staff review the zoning ordinance with respect to what is allowed at religious facilities. The definition of religious facility is as follows:

Religious facility means a permanent facility operated by a religious organization exclusively for worship, or the promotion of religious activities, including accessory uses on the same site.

Examples of these types of facilities include churches, mosques, synagogues, and temples.

Examples of allowable accessory uses on the same site include living quarters for ministers and staff, facilities for child day care and religious instruction operated at the same time as religious

services (where authorized by the same type of land use permit required for the religious facility itself). May also include fund-raising sales, bazaars, dinners, parties, or other indoor and outdoor events on the same site. Other facilities maintained by religious organizations, including full-time day care centers, full-time educational institutions, hospitals and other potentially related operations (for example, a recreational camp) are defined in this chapter according to their respective activities. Does not include the temporary use of an approved public assembly facility (for example, a private meeting hall, community center, theater, or auditorium) by a congregation for religious meetings, which is instead defined under the type of meeting facility hosting the congregation.

Staff believes the thrift store meets the intent of the ordinance definition of religious facilities, and that it should be treated as an – “accessory retail and service uses” which requires design review. Please see Zoning Ordinance on Accessory retail and services uses as follows:

13.42.030 - Accessory retail and service uses.

Retail sales and services, including restaurants, pharmacies and the sale of retail merchandise, are allowed accessory to a primary commercial, industrial, or institutional use where authorized by Division 2, in compliance with the following standards.

A. General Standard. There shall be no external evidence of any commercial activity other than the primary use of the site (e.g., no signs, windows with merchandise visible from adjoining streets, etc.), nor access to any space used for the accessory retail or service use other than from within the primary structure.

B. Commercial and Industrial Zoning Districts. Restaurants and retail sales are permitted in the commercial and PI zoning districts incidental and accessory to offices, hospitals and other medical facilities; pharmacies are allowed accessory to hospitals and other medical facilities. Accessory restaurants, retail sales and other services are allowed in the industrial zoning district to serve on-site employees.

C. Residential and Special Purpose Zoning Districts. Clubs, lodges, and country clubs, social or recreational establishments may engage in retail sales for members and guests only.

D. Review and Approval Required. Accessory retail uses shall be subject to design review in compliance with Section 13.62.040. In order to approve an accessory retail or service use, the review authority shall first find that there will be no adverse effects on adjacent existing or potential residential uses from excessive traffic, noise or other effects of the accessory use. (Ord. 205 § 1 (Exh. A), 2003)

**United
Church of Christ**



od is still speaking

March 14, 2011

Mayor Rhonda Morillas
Town of Loomis
P.O. Box 1330
Loomis, CA 95650

RECEIVED

MAR 22 2011

TOWN OF LOOMIS

Dear Madam Mayor:

We are members of Loomis Basin Congregational United Church of Christ located on five acres of land at 6440 King Road. Our wish is to open a small, affordable toddler day care for families affected by the current economy. In order to finance this endeavor we need ongoing income. We want to open a community thrift store. We have done a trial run to test the feasibility of such a course of action, and have found it to be both needed and wanted.

The purchase of a single wide modular building measuring 12 feet by 40feet placed at the back of our parking lot facing King Road would provide the space needed for our shop. It would have 24 feet behind it to the property line and 25 feet in front of it to allow for cars to drive through. It would be about 150 yards to King Road. We have 40 spaces for parking and 4 handicap spaces. Our new Christian Education building, rebuilt after the 2007 fire, would be adjacent with state of the art handicap ramp and bathroom facility.

A large buffer of land separates us from our nearest neighbors. As you face the church and parking lot from King Road, on the right side, the edge of the parking lot is 46 ft to the property line and the nearest neighbor is another 100 yards away.

We request that you consider allowing this endeavor to be undertaken under the zoning rules, LAND USE RETAIL TRADE of table 2-2 as "Accessory retail and services" regulation 13.42.030 page 215 as a definition, "Religious facility" 13.80.020 p. 465. Our

Loomis Basin Congregational *United Church of Christ*

6440 King Road, P.O. Box 21, Loomis, CA 95650 916-652-6011

loomisucc@att.net www.loomisucc.org

The Rev. Dr. John T. Norris, Pastor

"Never place a period where God has placed a comma."
- Gracie Allen

intention is to operate 4 hours on Fridays and Saturdays with the possibility of adding Wednesdays as time and volunteers allow. Also, we intend to offer our thrift store as a place for high school students to locally serve as volunteers.

Since we are a 501c non profit organization, would you also consider forgiving or reducing the permit fees?

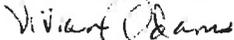
Thank you for your consideration of our requests. We really believe we are offering a worthy contribution to the Loomis community.

Sincerely,

Carole Larsen, member



Vivian Adams, member



Loomis Basin Congregational United Church of Christ
6440 King Road
Loomis, CA 95650

cc: Kathy Kerdus, Planning Director, Town of Loomis

Sandra Talvert, Councilwoman, Town of Loomis

Gary Liss, Councilman, Town of Loomis

Walt Sherer, Councilman, Town of Loomis

Miguel Ucovich, Councilman, Town of Loomis