



TOWN OF LOOMIS

3665 Taylor Road
Loomis, CA 95650
(916) 652-1840 FAX (916) 652-1847

For Town Use

File Number #MDP 18-03
Application Fee(s) 2500
Receipt # 2478 Date 4/20/18
Date Received 4/20/18
Paid \$ 2500

PLANNING DEPARTMENT

Planning Application

- Project Title: Office use of 5847 Brace Rd. (MASTER Development Plan)
- Street Address/ Location: 5847 Brace Rd. Loomis, CA 95650
1/2 acre of parcel associated with application. (MOP)
- APN(s): 044-150-047-000 Acreage: Overall parcel is 3.4 acres
Zoning: CT General Plan Designation: Commercial Tourist
Current Site Use: Vacant freestanding structure with 2 bedrooms/offices, 1 kitchen, 1 service room, 1 bathroom
Surrounding Land Use(s): Site is surrounding by CT zoning. Uses include Preschool and Teeny Tots Therapy
- Property Owner: Jared Taylor (ESCROW Pending)
Address: 4569 Lake Forest Drive Loomis CA 95650
City State Zip
Telephone: 805 440 7537 Fax 916 496 9769
- Project Applicant: Golden Property Development LLC, Attn: Jared Taylor
Address: 10 S. Grant St. Roseville CA 95678
City State Zip
Telephone: 805 440 7537 Fax 916 496 9769
- Project Engineer/Architect: N/A
Address: _____
City State Zip
Telephone: _____ Fax _____
- What actions, approvals or permits by the Town of Loomis does the proposed project require?

<input type="checkbox"/>	Appeal	<input type="checkbox"/>	Miscellaneous Permit
<input type="checkbox"/>	Certificate of Compliance	<input type="checkbox"/>	Planned Development
<input type="checkbox"/>	Conditional Use Permit	<input type="checkbox"/>	Second Unit Permit
<input type="checkbox"/>	Design Review	<input type="checkbox"/>	Sign Review
<input type="checkbox"/>	Development Agreement	<input type="checkbox"/>	Tentative Review
<input type="checkbox"/>	Environmental Review	<input type="checkbox"/>	Minor Land Division
<input type="checkbox"/>	General Plan Amendment	<input type="checkbox"/>	Subdivision
<input type="checkbox"/>	Hardship Mobile Home Permit	<input type="checkbox"/>	Variance
<input type="checkbox"/>	Hot Line Adjustment	<input type="checkbox"/>	Zoning Amendment (Rezone)
<input checked="" type="checkbox"/>	Other <u>Master Development Plan</u>		
- Does the proposed project need approval by other governmental agencies?
 Yes no if yes, which agencies? _____
- Which agencies/utilities provide the following services to the project? (Please note if not hooked up to sewer or water)

Electricity	<u>PG&E</u>	Natural Gas	<u>PG&E</u>
Fire Protection	<u>SPFD</u>	Water/Well	<u>PCWA</u>

Sewer/Septic Septic Telephone _____
 High School _____ Elem. School _____
 Other _____

10. The Town had informed me of my responsibilities pursuant to California Government Code, Section 65962.5(f), regarding notifying the Town of hazardous waste and/or hazardous substance sites on the project site. I have consulted the lists consolidated by the State Environmental Protection Agency dated 4/19/18 and find: Regulatory identification number _____
 Date of list 4/19/18 No problems identified No problems identified

Type of problem _____
 I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.
 Dated 4/19/18 Applicant [Signature]

11. Project Description (Describe the project so that a person unfamiliar with the project would understand the purpose, size, phasing, duration, required improvements, duration of construction activities, surrounding land uses, etc. associated with the project. Attach additional pages as necessary.)

The existing building structure located at 5847 Brace Rd. in Loomis is proposed to be used as an office for Golden Property Development LLC. The office will be occupied by business owner Jared Taylor and one full time employee. The business does not and will not have any customers visiting the business location. Only the occasional delivery and shipping of small packages will be completed. No building, structure or site improvements of any kind are proposed in association with the occupancy of the business within the existing building. Golden Property Development LLC seeks to only obtain a business license to operate a permitted office use in the CT zoning, this application is only being completed as per the request of Town of Loomis. Purchase of the property is scheduled to close on 5/10/18, at which time Jared & Lauren

12. Owner Authorization:

I hereby authorize _____ will own the property, the above-listed applicant, to make applications for project approvals by the Town of Loomis, regarding the above-described project and to receive all notices, correspondence, etc., from the Town regarding this project. I also hereby authorize the town staff to place a noticing board (approximately 4' x 3') on my property, visible from the street, at least ten (10) days prior to the first hearing on my project, and for subsequent hearings as determined necessary by the Planning Director.

Signature(s) of Owner(s)

Printed Name(s)

[Signature] Jared Taylor 4/19/18
 _____ Date

Date

13. Applicant and/or Owner Hold Harmless:

Owner, and Applicant (if different from Owner), agrees to hold Town harmless from all injuries, damages, costs and expenses, including attorney's fees resulting from the negligence of owner, and Applicant (if different from Owner), and their employees, contractors, subcontractors and agents, in connection with any proceeding brought in any State or Federal court with respect to the applicant's project.

Signature(s) of Owner(s)

Printed Name(s)

[Signature] Jared Taylor 4/19/18
 _____ Date

Date

14. Applicant and/or Owner Acknowledgment:

Owner/Applicant expressly agree they are solely responsible for assuring compliance with all applicable laws, rules, regulations, and practices required to implement this development, and that Town staff's errors or omissions in explaining what is required, whether on this application form or otherwise, do not establish a basis for Owner/Applicant failing to comply with all such laws, rules, regulations and practices.

Signature(s) of Owner(s) and/or Applicant

Printed Name(s)

[Signature] Jared Taylor 4/19/18
 _____ Date

Date

Pending closure of Escrow.

Overall Parcel Site Plan

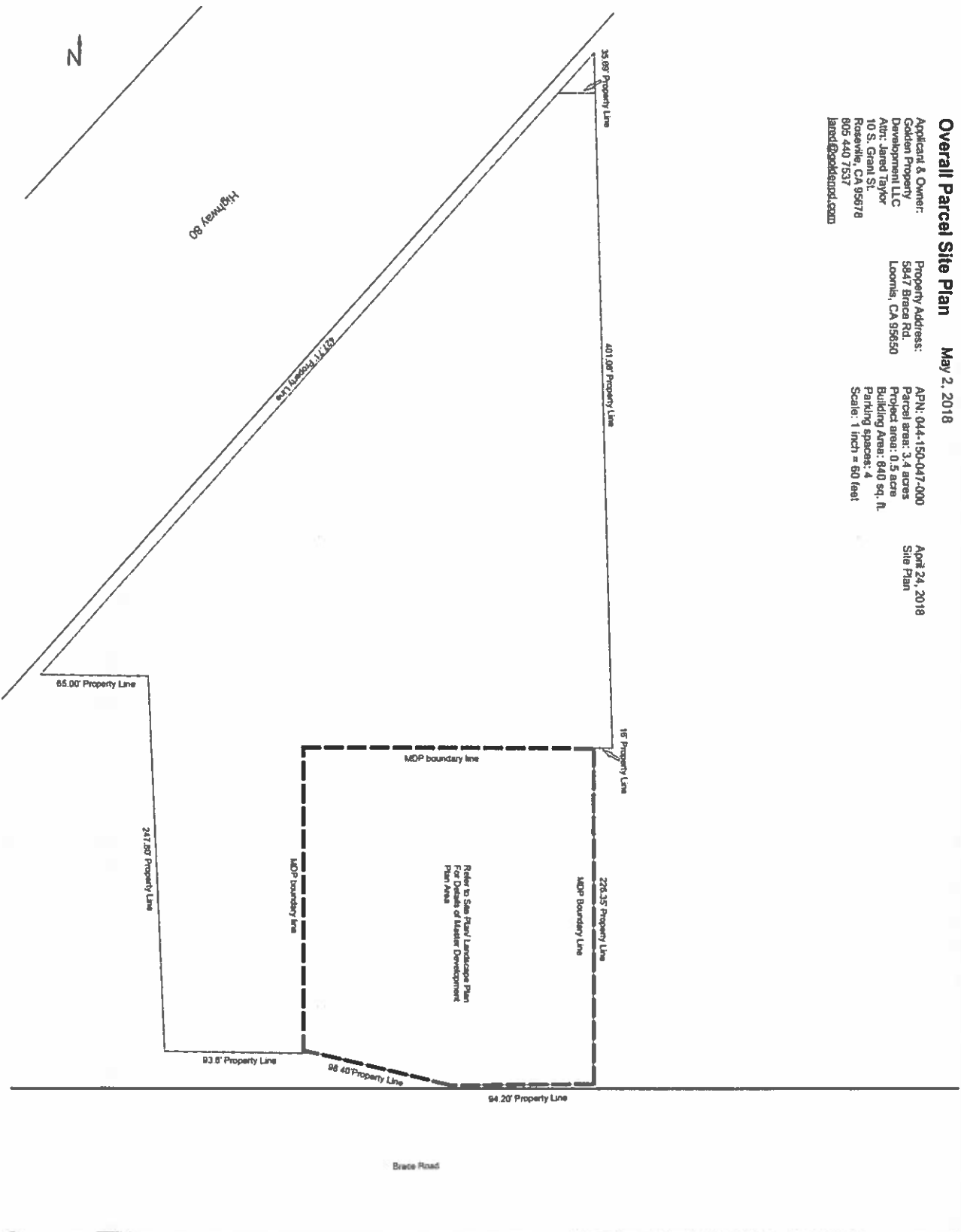
May 2, 2018

Applicant & Owner:
Golden Property
Development LLC
Attn: Jared Taylor
10 S. Grant St.
Roseville, CA 95678
805 440 7537
land@goldenprop.com

Property Address:
5847 Brice Rd.
Loomis, CA 95650

APN: 044-150-047-000
Parcel Area: 3.4 acres
Project Area: 0.5 acre
Building Area: 840 sq. ft.
Parking spaces: 4
Scale: 1 inch = 60 feet

Apr 24, 2018
Site Plan



SITE PLAN SUMMARY TABLE

Applicant and Owner:

Golden Property Development LLC
 Alan Jared Taylor
 10 S. Grant St., Roseville, CA 95678
 (909) 440-1531
 jared@goldendev.com

APN:

044-150-047-000

Property Address:

5047 Brace Road, Loomis, CA 95650

Parcel Area:

3.4 acres

Heater Development Plan Area (HDP):

0.81 acres

Office Building Square Footage:

640 square feet (2% of HDP)

Barn Square Footage:

1200 square feet (3% of HDP)

Asphalt Parking Lot and Driveway:

2,460 square feet (7% of HDP)

Landscaped/Irrigated Areas:

2,125 square feet (6% of HDP)

Total Parking Spaces:

4 (1 ADA-accessible stall with van-access aisle, plus 3 regular stalls)

Notes:

- All structures and utilities within HDP boundary are existing to remain.
- No new signage, lighting, walls, or fencing are proposed.
- Property lines are shown approximately.
- All existing trees within HDP boundary will be pruned to remove dead wood and hazardous limbs.
- Minimum 3" (girth of un-dried brown bark, much such as 'hulk-on-mulch' (available from Hostler's or approved equol) to be installed throughout all areas to receive new planting.

CODE COMPLIANCE

New plantings are low water use (per NICA.5), low-growing (5'6" height), and California native species that complement the existing naturalized vegetation, reinforce the rural character of the neighborhood and provide an attractive foreground to those traveling on Brace Road (13.26.0710 B, Design Standard).

Areas not intended for a specific use shall be retained in their natural state, with the exception of annual maintenance (mowing and trimming) to maintain fire safety, accessibility, clearance from building, and removal of hazardous limbs (13.34.040 Landscape Location Requirements).

Planting lot landscaping and shading is provided by adjacent existing trees to remain, 6' wide planted areas along the edge of parking lot that faces Brace Road, and 5' wide planted area between parking lot and structure (13.34.040 Landscape Location Requirements).

Landscaping around the parking lot exceeds 10% of the gross area of the parking lot, 446 sq ft of landscaping around 1500 sq ft parking lot = 29% (13.34.050 Landscape Standards).

Parking lot is not adjacent to Brace Road or adjoining private parcels, so does not require 15' landscaped strip along Brace Road nor screening landscaping between lot and adjoining private parcels (13.34.040 Landscape Location Requirements).

IRRIGATION NARRATIVE

A new single point of connection for the irrigation system shall be tapped into the existing domestic water mainline within the Heater Development Plan area, downstream of existing water meter, and a new backflow prevention device will be provided per current local codes.

Existing irrigation spray heads within areas to receive new landscaping will be removed and associated pipe capped at ground level; below-ground existing irrigation pipes will be abandoned in place in these areas.

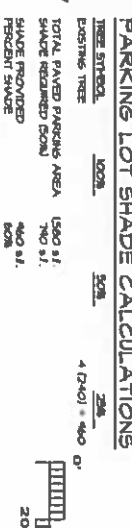
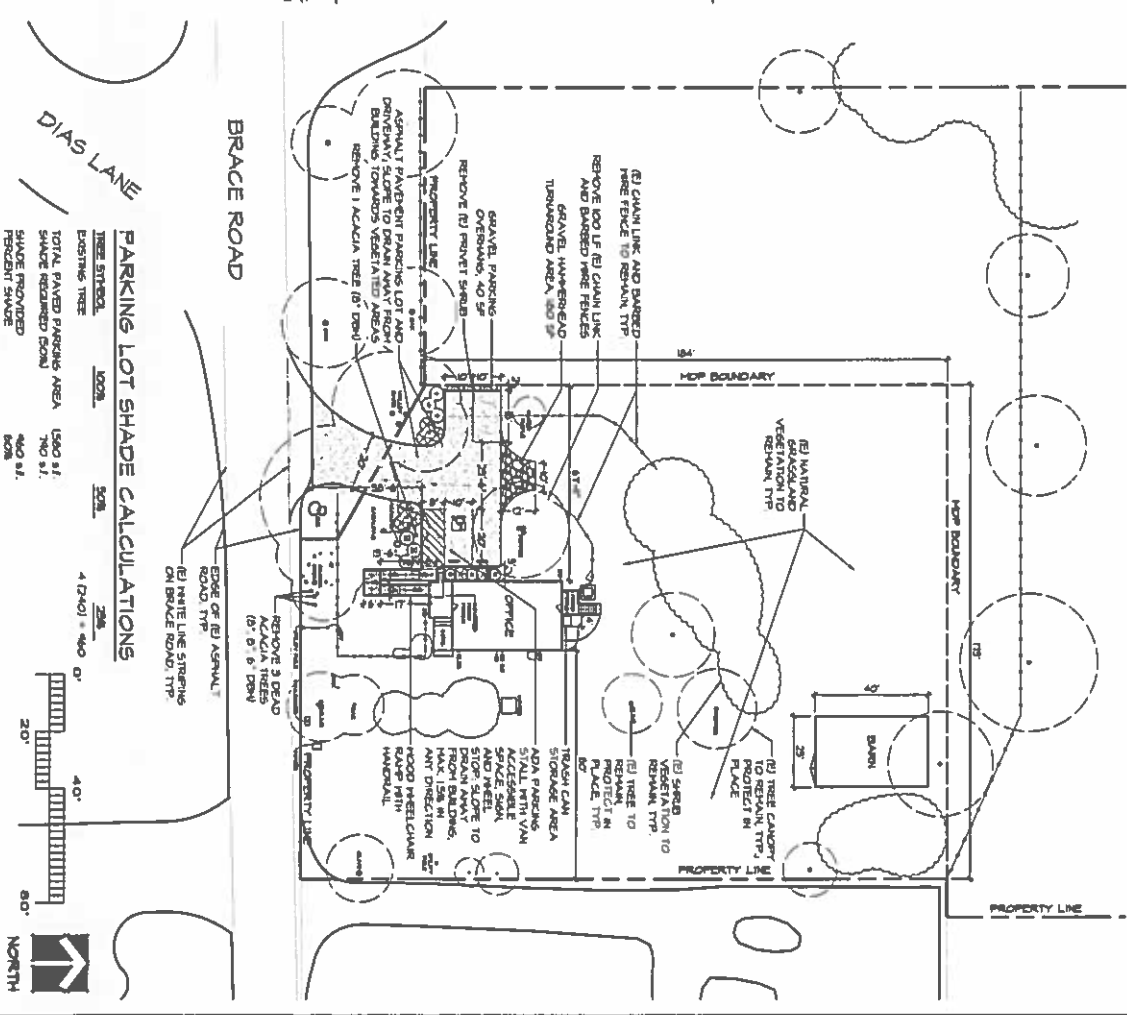
All newly landscaped areas will be serviced with a fully automatic irrigation system to include PVC mainline and lateral piping, remote control valves and wiring, a manual shut-off valve, and sub-surface drip irrigation to all new shrub and groundcover plantings.

Stations/hydrant zones shall be delineated based on similar water demands, sun exposure, and microclimates.

A new light-commercial-quality controller (minimum 6 stations) with wireless rain/freeze sensor will be installed in cabinet at back or sides of building to operate new remote control valve.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
⊙	MUL COM	5	Regional equisetum Composite / Common Oregon Grape	1 gal
⊗	MUL RUB	6	Manzanita shrub / Dwarf Erva	1 gal
⊕	SHM ALB	5	Symphytum obovatum / Common White Stachys	1 gal
⊖	VIC OVA	5	Valeriana obovata / Evergreen Malvaceae	3 gal



5847 BRACE ROAD
LANDSCAPE DEVELOPMENT PLANS
GOLDEN PROPERTY DEVELOPMENT LLC
LOOMIS, CALIFORNIA

YAMASAKI
 LANDSCAPE ARCHITECTURE
 8177 AMAROKIA, ALTA CERRIT
 94595
 (925) 938-1111
 www.yamasaki.com

SITE AND LANDSCAPE PLAN

May 1, 2018

Town of Loomis
Planning Department
Attn: Robert King
3665 Taylor Rd.
Loomis, CA 95650

Re: Master Development Plan Request
Golden Property Development LLC
Office Use of Existing Building
5847 Brace Road
Loomis, CA 95650

Mr. King,

This letter is to formally present a Master Development Plan request for a proposed Golden Property Development LLC office use which will be located within an existing building at 5847 Brace Road in the Town of Loomis, Placer County, State of California. To the North of the lot exists Highway 80. To the South of the lot exists Brace Road. To the East of the lot exists Little Orchard Preschool. To the West of the lot exists Teeny Tots Therapy.

The existing site is developed with one 840 sq. ft. freestanding building and one barn located on a 3.4 acre lot. The existing site was previously utilized as a residence, but as per Town of Loomis residential use is no longer permitted within the existing site or building. The subject Master Development Plan project area includes only a 1/2 acre portion of the overall lot, including the 840 sq. ft. building. The subject Master Development Plan project area is adjacent to Brace Road, as shown in the attached plans.

Golden Property Development proposes no modifications to the existing site or building other than trimming existing landscaping and removal of dead trees. All other proposed site or building modifications are only proposed in order to satisfy requirements received from the Town of Loomis in association with the proposed office use of the existing building. No phasing is proposed in association with the subject Master Development Plan application. Golden Property Development understands the following improvements are required by Town of Loomis, and are therefore proposed;

1. Installation of new driveway and 4 striped off street parking stalls to the West of the existing building. The parking stalls are proposed to include one van accessible handicap stall. All per current code requirements.
2. Installation of a new accessible path of travel including ramp from the new van accessible handicap parking stall to the existing covered porch at the front of the existing building.
3. Removal of dead trees onsite, as show in landscape plan.
4. Maintaining, trimming and cleaning up existing landscaping within the Master Development Plan area.
5. Modification/installation of native landscaping in landscape areas surrounding the new parking and within 15 feet of the right of way, within the Master Development Plan area, as per Town of Loomis code requirements.

6. Installation of automated irrigation system to water the landscape areas within the Master Development Plan area, as per Town of Loomis code requirements.
7. Modification to the exiting 3 foot tall chain link fence surrounding the existing building by moving a portion of the existing chain link fence, East towards the existing building to allow the new parking area to be installed.
8. Painting existing building and deck. Colors to be similar to the existing grey and white on the existing building.

The proposed use of the existing building is a real estate consulting office for Golden Property Development LLC. The office use is proposed to be occupied by the business owner and one full time employee. As per Town of Loomis requirements the proposed land use is a permitted use within the subject zoning, but requires a Master Development Plan approval per the existing zoning described as CT (Commercial Tourist). Golden Property Development office operations consist of phone calls, conference calls, emails, paperwork and occasionally shipping small packages via UPS or USPS. As a consultant Golden Property Development completes all business activities without requiring customers visit the office premises. Golden Property Development proposed hours of operation are Monday through Friday, 8 AM to 6 PM.

The proposed project location, size, design and operational characteristics will not create noise, traffic or other conditions or situations which may be objectionable, detrimental or incompatible with other permitted uses in the vicinity. As a part of the existing CT zoning district, Golden Property Development will be adjacent to existing business uses to the West and East along Brace Rd. All traffic in association with Golden Property Development operations will consist of 2 trips per day, one for the owner and one for the employee. Golden Property Development will not emit any noise from the premises. The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity. The proposed use will not adversely affect the present economic stability or future economic development of property in the surrounding area.

Please do not hesitate to call should you have any questions or need any additional information during your review process.

Sincerely,

Jared Taylor
Golden Property Development LLC
805 440 7537

Building Elevations May 2, 2018

Applicant & Owner:
Golden Property
Development LLC

Altn: Jared Taylor
10 S. Grant St.
Roseville, CA 95678
805 440 7537
jared@goldempd.com

APN: 044-150-047-000
Parcel area: 3.4 acres
Project area: 0.5 acre
Building Area: 840 sq. ft.
Parking spaces: 4
Scale: 1 inch = 5.8 feet
All feature are existing to remain

New paint of existing grey and white color scheme is proposed on building exterior. Including painting the existing red deck railing and columns.



West Elevation



South Elevation



North Elevation



East Elevation

Floor Plan

May 2, 2018

Applicant & Owner:
Golden Property
Development LLC
Attn: Jared Taylor
10 S. Grant St.
Roseville, CA 95678
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