



# TOWN OF LOOMIS

6140 Horseshoe Bar Rd, Suite K  
Loomis, CA 95650  
(916) 652-1840 FAX (916) 652-1847

For Town Use

File Number #15-06

Application Fee(s) 1896.00

Receipt # 3800 Date 8/4/15

Date Received 8/4/15

Paid \$ 1896.00 + 50 to Placer city

## PLANNING DEPARTMENT

## Planning Application

1. Project Title: Replacement of Shed

2. Street Address/ Location: 4305 Indian Creek Dr.

3. APN(s): 045-200-010-000 Acreage: 3.0

Zoning: SFR-RA General Plan Designation: Shed/garage storage space

Current Site Use: Garage/Storage. Shed is being built on home owner property.

Surrounding Land Use(s): acreage on property.

4. Property Owner: Brent & Tricia Browning

Address: 4305 Indian Creek Dr. Loomis CA 95650

Telephone: 916-223-5055 email: trisha@wavecable.com

5. Project Applicant: Home Owner (Brent & Trish. Browning)

Address: Same as above

Telephone: Same as above email: Same as above

6. Project Engineer/Architect: Same as above

Address: Same as above

Telephone: Same as above email: Same as above

7. 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 checked="" type="checkbox"/> | Variance                  |
| <input type="checkbox"/> | Lot Line Adjustment         | <input type="checkbox"/>            | Zoning Amendment (Rezone) |
| <input type="checkbox"/> | Other _____                 |                                     |                           |

8. Does the proposed project need approval by other governmental agencies?

Yes  No if yes, which agencies? \_\_\_\_\_

9. Which agencies/utilities provide the following services to the project? (Please note if not hooked up to sewer or water)

Electricity	<u>PG &amp; E and Solar (home)</u>	Natural Gas	<u>Propane, not natural gas (home)</u>
Fire Protection	<u>Same as above</u>	Water/Well	<u>We do have a well not city water.</u>
Sewer/Septic	<u>Septic System (home)</u>	Telephone	<u>Same as above</u>

\* These are all services to the home but current shed will not have (home)

High School Del Oro Elem. School Loomis Grammar  
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 July 28, 2015 and find: Regulatory identification number There is no funds  
Date of list July 28, 2015 No problems identified NONE within 1,000 ft. of  
Type of problem N/A subject construction  
Site for shed.  
I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.  
Dated 7/28/15 Applicant Tricia Browning

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.)  
see attached page on property project description.

12. Owner Authorization: Tricia Browning  
I hereby authorize Tricia Browning, 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) Tricia Browning Printed Name(s) Tricia Browning 8/4/15  
BE Brent Browning 8/4/15  
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) Tricia Browning Printed Name(s) Tricia Browning 8/4/15  
BE Brent Browning 8/4/15  
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 Tricia Browning Printed Name(s) Tricia Browning 8/4/15  
BE Brent Browning 8/4/15  
Date Date

RECEIVED

AUG 18 2015

TOWN OF LOOMIS

**Statement of Justification:**  
**Variance- 4305 Indian Creek Dr. Loomis 95650**

August 4, 2015

Dear Commissioners,

My name is Tricia Browning and my husband Brent and I are hoping to receive a variance to continue building our shed.

We moved in our home Nov. 2010 and couldn't wait to live the country life! Living in Roseville for almost 20 years; little did we know about country life (rodents) plus all the rules and ordinances that go along with it? ☺

The home we purchased did not have a garage. They had a large storage shed that was dilapidated but was able to hold our storage items. Though, after a few months many of our items were ruined from rats and water intrusion from the roof leaking. We learned very quickly what needed to be moved into the home/replacement of many items until we were able to rebuild a new shed.

This January 2015 was going to be our year to rebuild the shed and we couldn't wait to get started. We had gone to our neighbor (Sandy Calvert) to let her know we were tearing down the old shed and rebuilding it. We had asked her to come over so that she could see that it was going in the same area and it was the same size. We knew it could not be over 15ft high as the old shed was only 12ft high as our proposed shed will be 13'6 ft high. We thought all we needed to do was to just notify our neighbor closest to the fence line and then we would be on our way. Our neighbor Sandy said, "I trust you and Brent" at that time she had a headache and did not come over to physically see it but we had sent her pictures via phone. She approved them and we thought we were good to go! It wasn't until after the walls went up she had come over and said it was too high. I knew we were not too high but what we didn't realize after going to the town of Loomis the very next morning is that we were not compliant with the structure moving it forward about 2 ft. The structure is the same size however we moved it more

forward in front of the home. Again, we had no idea what we know now. Now, what we do know is back in the 1970's per Placer County the setbacks were 5 ft from the property line which we are grandfathered in with those setbacks but where we are not compliant is moving the structure forward instead of keeping in that exact same foot print. Believe me had we known all of this our life would be a lot easier but again we did not know. We are asking you to please accept this variance so we can continue building our shed. All of our items are in the back of our home and we all feel very displaced and vulnerable as our belongings are out in the open. This is merely a storage shed that will keep all of our camping equipment, lawn mower, dirt bikes, bicycles and all misc. storage shed items. Trust me it will be a benefit to the neighborhood as far as aesthetics go. It will match the stucco of our home it will have a comp roof and it will be completely enclosed keeping all of our belongings safe from rodents and water intrusion and it will be a nice thing to look at driving up our driveway instead of the old ugly dilapidated shed that was there previously.

Thank you,

Brent and Tricia Browning

Hi Trish,

Attached is the section of the **1974 Placer County Zoning Ordinance** regarding setbacks for Single Family Residences- Accessory Uses. I'm also attaching them blown-up, because the text is very small and hard to read.

If you have further questions, I can be reached at this email or the phone number below.

Regards,

Kally Kedinger-Cecil  
Assistant Planner  
Placer County Planning Services Division  
[kkedinge@placer.ca.gov](mailto:kkedinge@placer.ca.gov)  
(530) 745-3034

Other minimum requirements on lots less combined with any "B" district (feet)

coverage of bldg. area for site by buildings or structures subject to all other requirements herein

area for each living unit (sq.ft.)

limit for buildings or structures (feet)

Corner Lot			Interior Lot			Coverage	Area for each living unit (sq.ft.)	Limit for buildings or structures (feet)
Width	Setback		Width	Setback				
	Side (1)	Rear*		Side	Rear			
60	10	10	55	Total of 15 with min. of 5'	10	35%	1,000	30' provided the 15' limit shall apply to any portion of building with 20' of rear property line 15', except within 5' of side or rear property line then 12'.
75	10	10	70		10			
90	10	10	80		10			
	10	5		On front 1/2 of lot 15' total min. 5' on back 1/2.	1			
80	15	15	80	10	15	40%		40
300	20	20	300	20	20	40%		40
50	10	10	50	10	10	40%		25
500	50	50	500	50	50	40%		30
60	10	10	55	Total 15', min. 5'	10	35%		30
60	0	5' if key lot,	55	0	0	0%	Fences 3' unless governed by sec. 9.026	

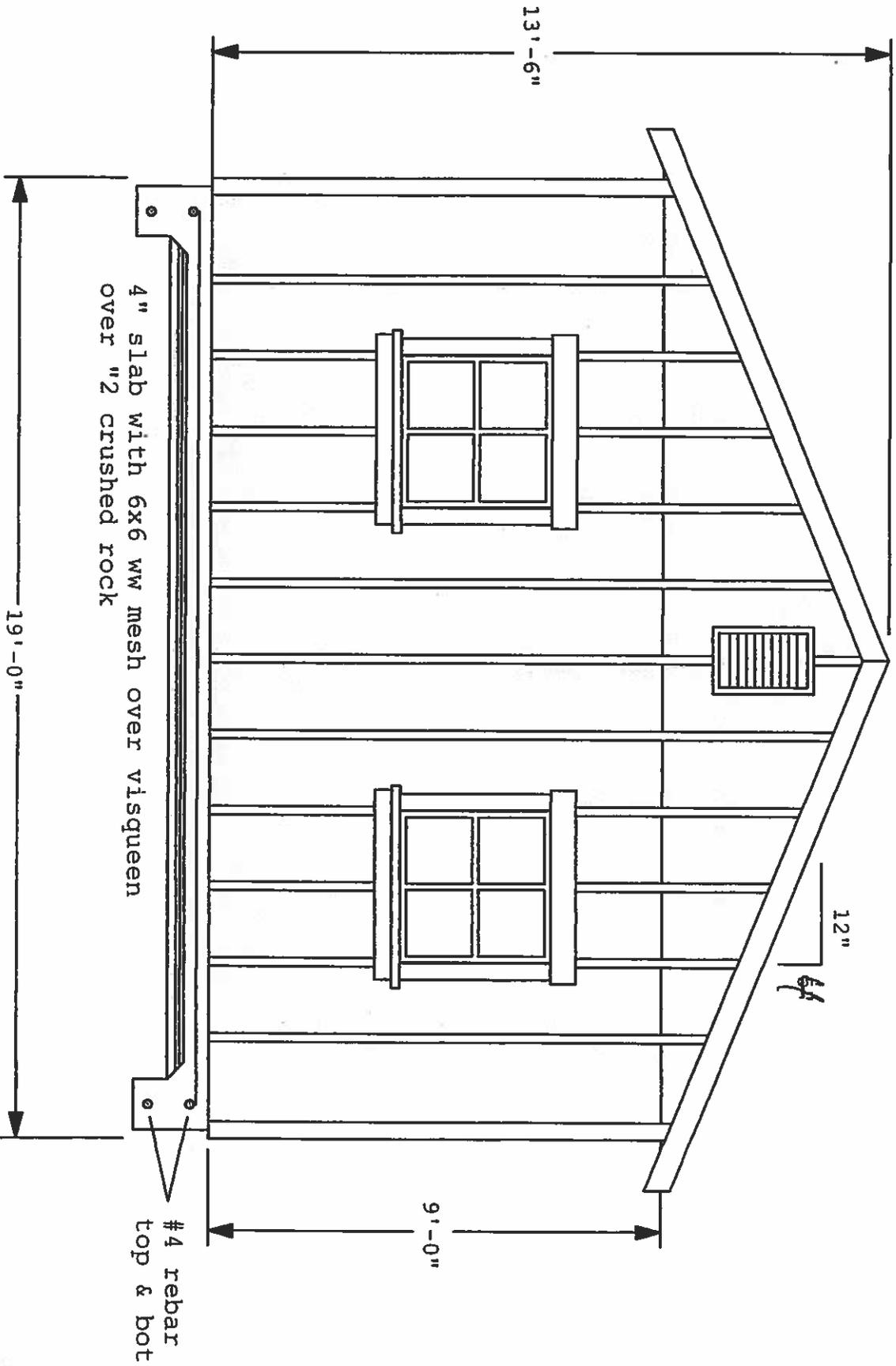
ENTIRE FAMILY RESIDENTIAL DISTRICT (R-1) (continued to next page)

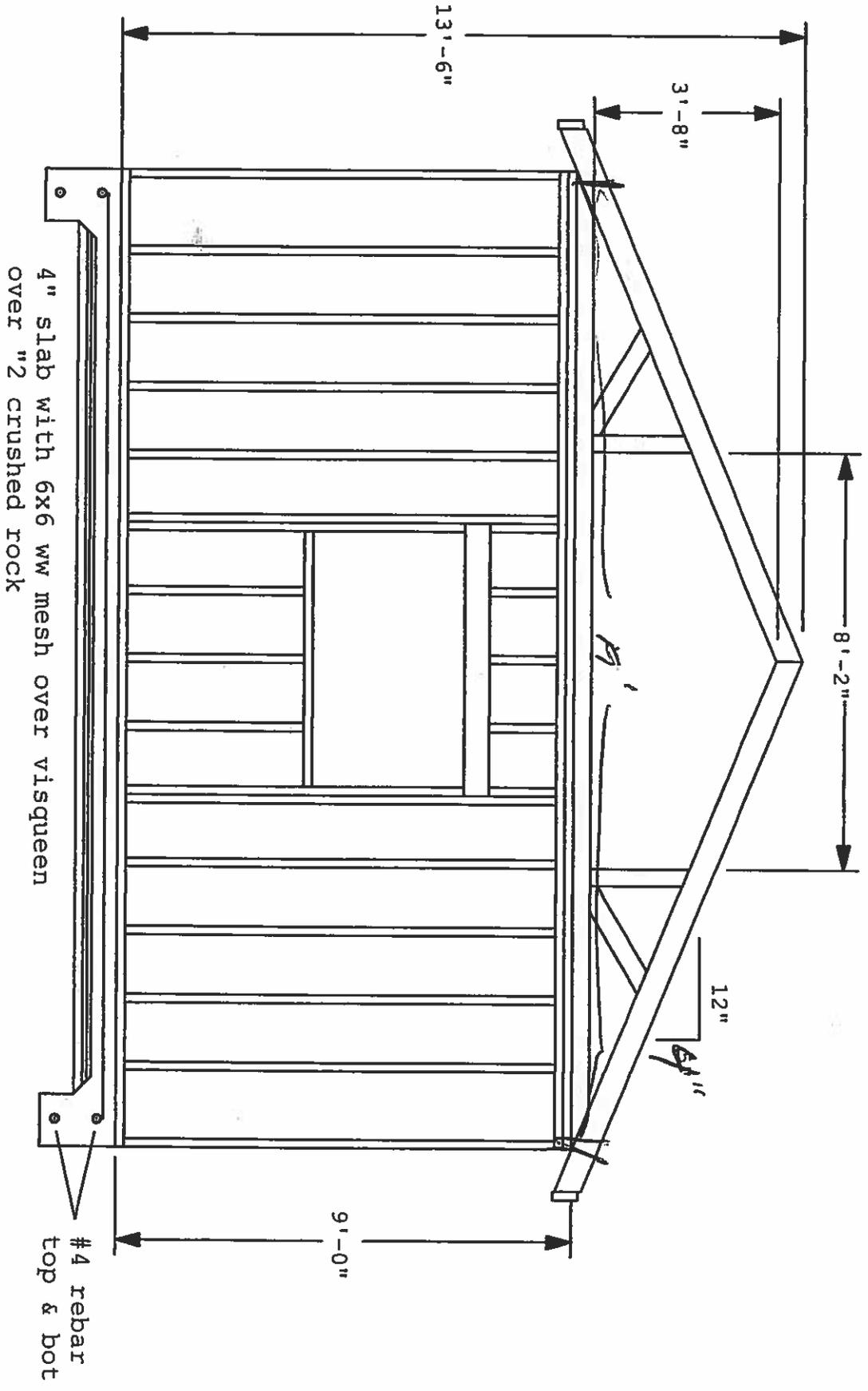
B.	C.	D.	E.	F.	G.	H.				I.	J.	K.	L.	M.	N.	O.	P.	Q.
						Other minimum requirements on lots uncombined with any "reg. District (Foot)												
Section Number	None but the following uses, or those uses which in the opinion of the Planning Commission are similar in nature, will be permitted.	Conditional Use Permit Required	Minimum Building also required unless combined with a "reg. District or a Greater Health Dept. (sq. ft.)	Minimum Front setback unless combined with any "reg. District or a Greater Health Dept. (ft.) (1)	Other minimum requirements on lots uncombined with any "reg. District (Foot)	Corner Lot Width (1)	Side	Front	Rear	Minimum coverage of bldg. area for site by building or structure subject to all other requirements herein	Minimum yard area for each living unit (sq. ft.)	Maximum height limit for building or structure (feet)	Minimum off-street parking space required. Parking requirement for use not listed herein shall be set by the Planning Commission; similar to those set forth hereunder.					
8.0300	Single family dwelling including rooming and boarding of not to exceed four (4) persons. Guest house on an accessory to a single family dwelling.	No	10,000	30	60	10	10	55	10	35%	1,000	30'	One garage space for each single family dwelling.					
8.0310	Accessory buildings and uses customarily accessory to any existing single family building on the same building site including tool shed, garage, green house, boat house. <i>See ZC for</i>	No	10,000	20	40	10	10	40	10			provided that a 15' limit shall apply to any portion of building within 20' of rear property line 15' except within 5' of side or rear property line, then 12'.						
8.0330	<i>Res. Love Avenue 40 ft. zone</i>																	
8.0340	Schools, public and parochial offering full curricula required by State law.	No	200,000	50	300	30	20	300	20	40%		40	One parking space for each classroom, each office, each laboratory plus one for each student.					
8.0351	Public buildings and quasi-public uses, parks, playgrounds, recreation buildings, structures and uses, fire houses.	No	10,000	20	50	10	10	50	10	40%		35	One parking space for each 10,000 sq. ft. of developed area) plus one space for each 10 lots in place of public assembly.					
8.0352	Buildings with standard length fairways; country clubs, hospitals, airports, ballparks and landing strips for aircraft.	Yes	400,000	50	500	50	50	500	50	40%		30	One parking space for each lot in hospital) one space for each 100 sq. ft. in any country club building, four parking spaces for each hole in any golf course.					
8.0360	Public utility distribution substation, communications equipment building, pumping station.	Yes	6,500	20	60	10	10	55	10	35%		30	One parking space for each full time employee on duty at any one time.					
8.0361	Landscaped public or private parking lots where the R-1 District abuts a commercial or industrial district.	Yes	6,500	20	60	0	5' 12" key lot, other-wise 0	55	0	0%	Private or un-land governed by sec. 5.005							

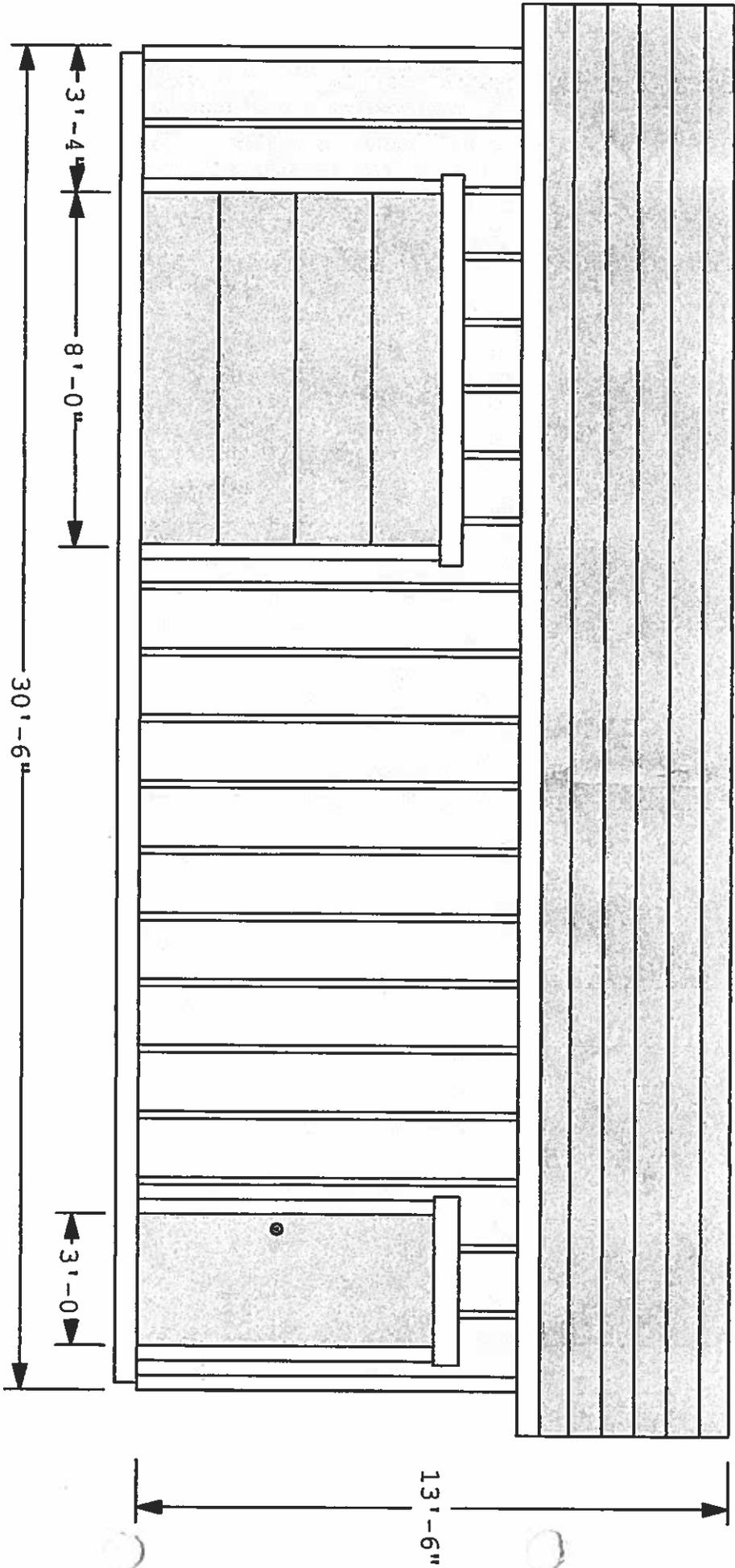
(1) Where any road has a right of way less than fifty (50) feet in width and twenty-five (25) feet to the front or side setback requirement, measured from the center of the travelled way.

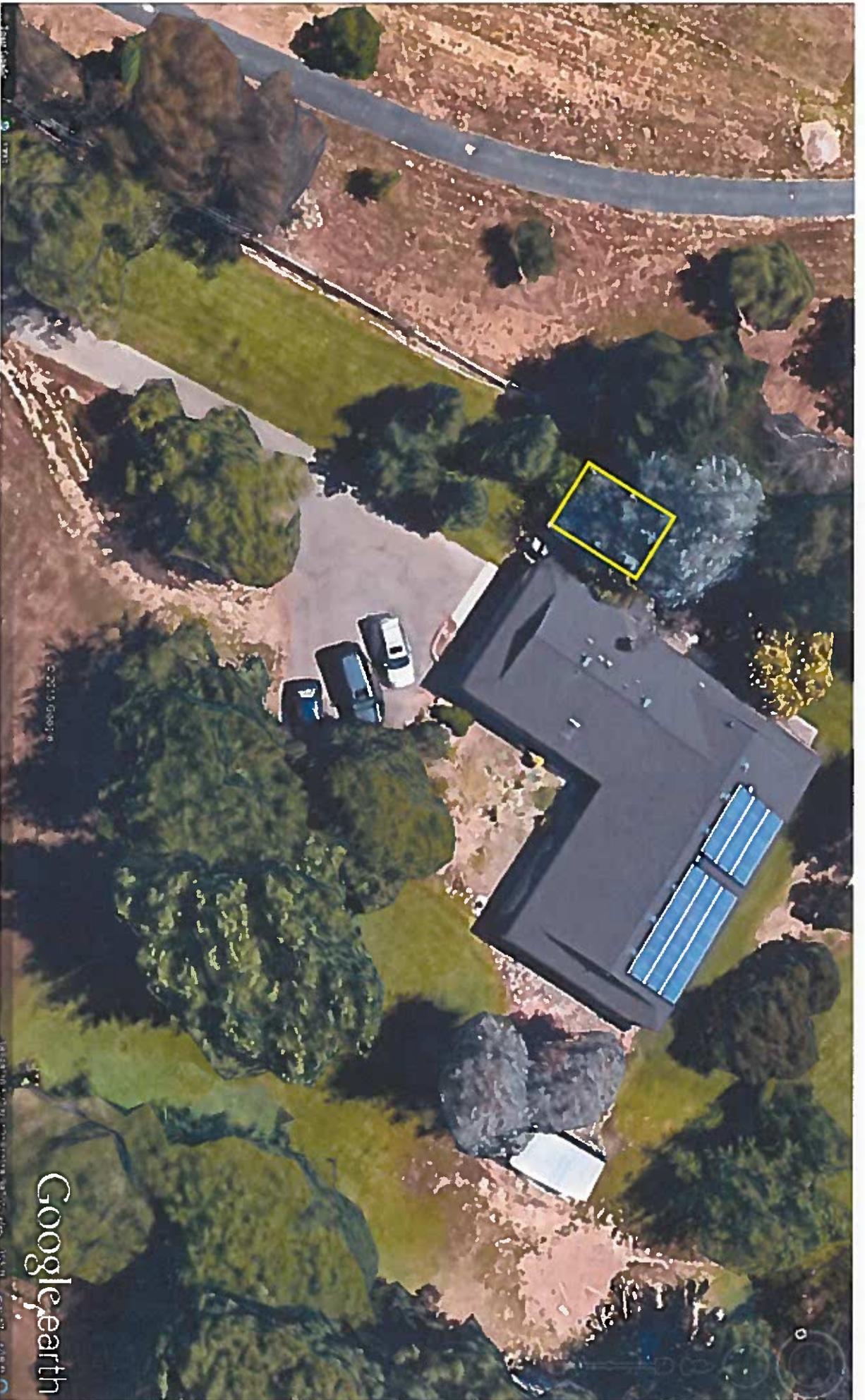


Roof 5:12 slope









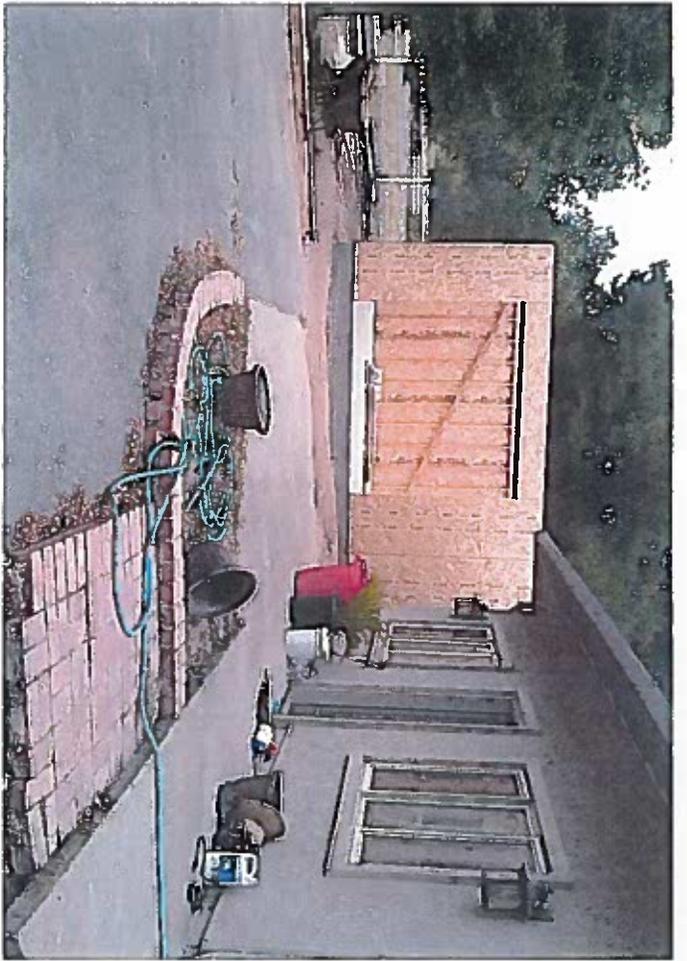
4305 Indian Creek

4/2014

Location of previous Shed



4305 Indian Creek  
5/2015  
Approximate location of new shed



4305 Indian Creek  
Photos of new shed – partially constructed

7/2015

