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**TOWN OF LOOMIS  
GENERAL PLAN LAND USE ELEMENT**

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**TAYLOR ROAD/DOWNTOWN  
BUSINESS CORRIDOR  
SUBCOMMITTEE MEETING**

**MARCH 25, 2021**



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# AGENDA

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- » **Introductions**
- » **Available Documents**
- » **Land Use Element Overview**
- » **Land Use Changes**
- » **Schedule**
- » **Discussion**



# INTRODUCTIONS



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- » **Town Staff**
- » **Consultant Team**
- » **Committee Members**



# AVAILABLE DOCUMENTS



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## » **General Plan Update**

<https://loomis.ca.gov/2020-general-plan-update/>



# LAND USE ELEMENT OVERVIEW



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# PURPOSE OF A LAND USE ELEMENT

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- » **Identify land use designations**
- » **Promote equitable, accessible, and thoughtful distribution of uses**
- » **Resolve potential conflicts between incompatible uses**
- » **Supports goals, policies, and programs of all other General Plan elements**
- » **Foundation of the Zoning Ordinance**




















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# LOOMIS LAND USE DESIGNATIONS

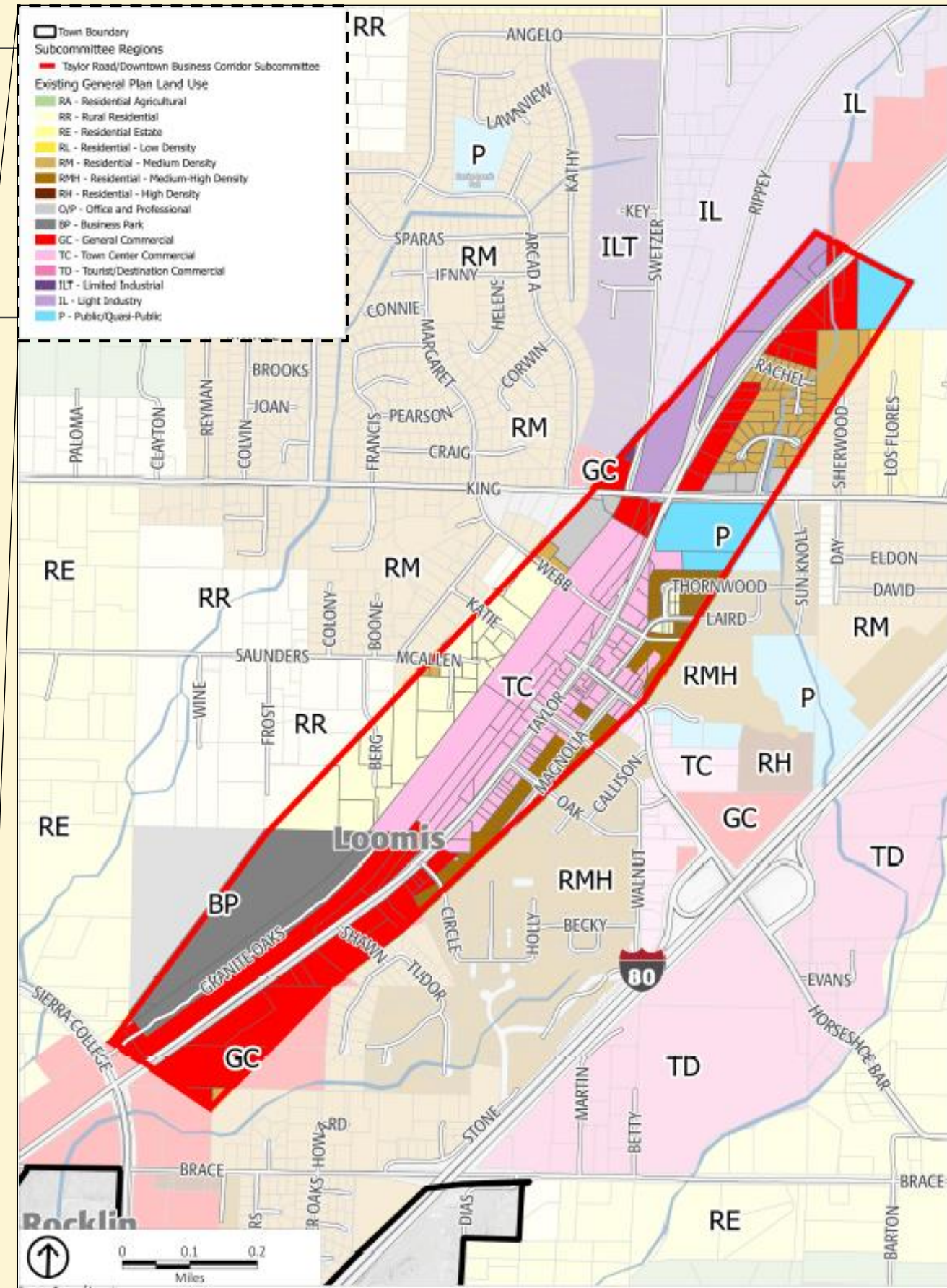
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|--|--|
|  Residential Agricultural            |  Office and Professional          |
|  Rural Residential                   |  Business Park                    |
|  Residential Estate                  |  General Commercial               |
|  Residential – Low Density           |  Town Center Commercial           |
|  Residential – Medium Density      |  Tourist/Destination Commercial |
|  Residential – Medium-High Density |  Limited Industrial             |
|  Residential – High Density        |  Light Industry                 |
|  |  Public/Quasi-Public            |



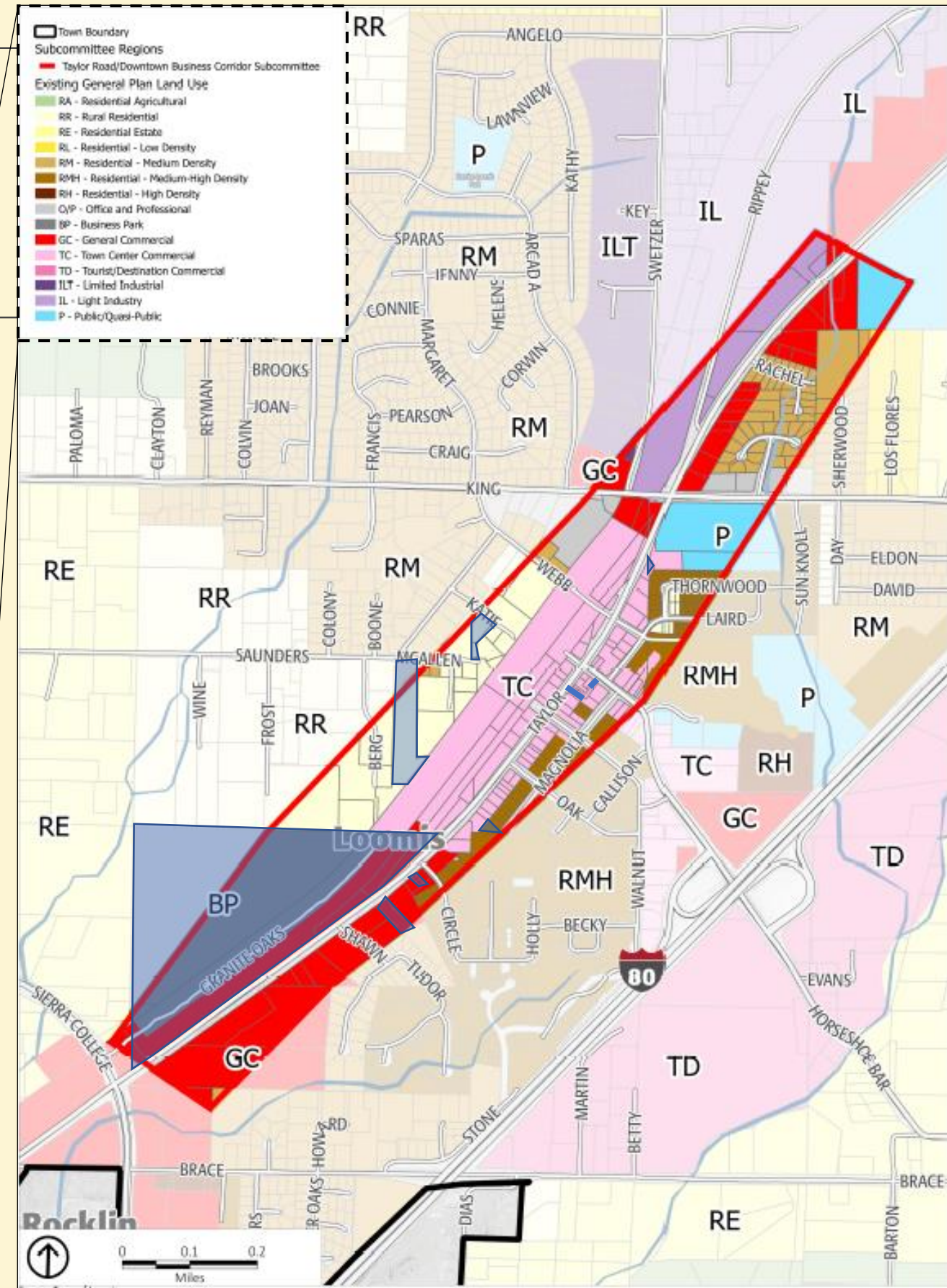
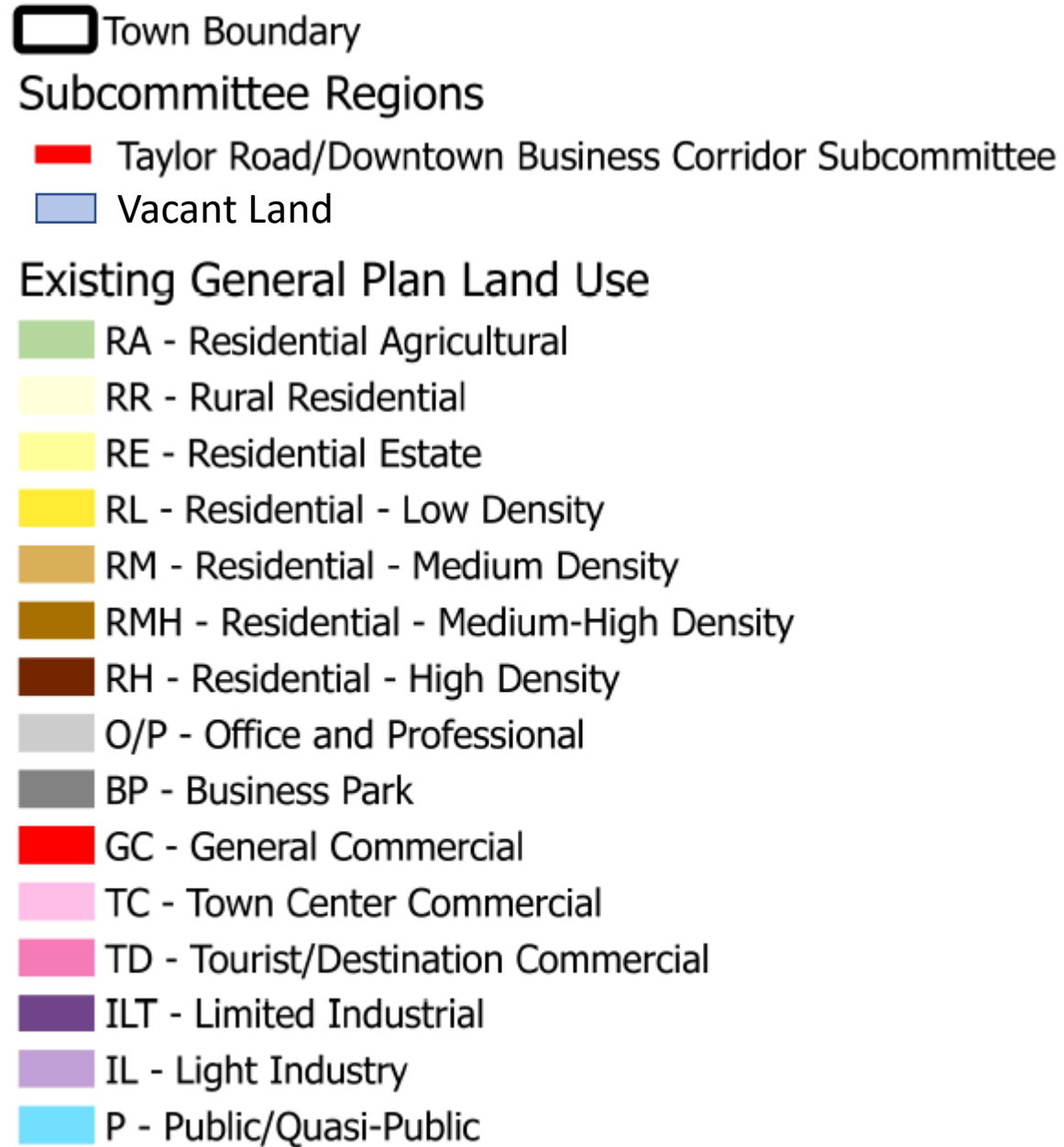
# GENERAL PLAN LAND USE

-  Town Boundary
- Subcommittee Regions
  -  Taylor Road/Downtown Business Corridor Subcommittee
- Existing General Plan Land Use
  -  RA - Residential Agricultural
  -  RR - Rural Residential
  -  RE - Residential Estate
  -  RL - Residential - Low Density
  -  RM - Residential - Medium Density
  -  RMH - Residential - Medium-High Density
  -  RH - Residential - High Density
  -  O/P - Office and Professional
  -  BP - Business Park
  -  GC - General Commercial
  -  TC - Town Center Commercial
  -  TD - Tourist/Destination Commercial
  -  ILT - Limited Industrial
  -  IL - Light Industry
  -  P - Public/Quasi-Public





# VACANT LAND



# DENSITY INTENSITY

Existing General Plan Land Use Designation	Maximum Residential Density	Maximum Height	Maximum Site Coverage	Maximum Floor Area Ratio (FAR)
Residential Agricultural	1 du/4.6 acre	2 stories/35 ft	20%	-
Residential Estate	1 du/2.3 acre	2 stories/35 ft	20%	-
Rural Residential	1 du/acre	2 stories/35 ft	20%	-
Residential – Low Density	2 du/acre	2 stories/35 ft	25%	-
Residential – Medium Density	2-6 du/acre	2 stories/30 ft	35%	-
Residential – Medium-High Density	6-10 du/acre	2 stories/30 ft	40%	-
Residential – High Density	10-15 du/acre	2 stories/30 ft	50%	-
Residential – High Density Overlay	20-25 du/acre	*	*	-
Office & Professional	2-10 du/acre	2 stories/30 ft	35-60%	-
General Commercial	2-10 du/acre	2 stories/35 ft	25-50%	-
Town Center Commercial	15 du/acre	3 stories/35 ft	35-60%	0.25-1.60
Tourist/Destination Commercial	2-10 du/acre	3 stories/45 ft	25-40%	-
Business Park	-	2 stories/30 ft	35-60%	-
Limited Industrial	-	2 stories/30 ft	50%	-
Light Industry	-	2 stories/35 ft	50%	-
Public/Quasi-Public	-	2 stories/30 ft	35-50%	-



# LAND USE CHANGES IN SUBCOMMITTEE AREA



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# LAND USE AND ZONING

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- » **Inconsistencies between Land Use designations and Zoning**
  - Setback and coverage requirements
  - Zoning that differs from land use designation
- » **Increased density in the Town Center land use to support the Housing Element**
- » **Zoning level details included in land use designations**





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# FUTURE DEVELOPMENT

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» **Are land uses in the Business Corridor area correct?**

- Should they be expanded? Are there issues between adjacent uses? Should other land uses be assigned?

» **Where should future development be focused?**

- Commercial
- Mixed-use
- Residential

» **Are there any unmet demands in this area? (i.e. parks, schools, etc.)**



# SCHEDULE





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# PROJECT SCHEDULE

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Task	Approximate Dates
Project Kick-off	August 2020
General Plan Open Houses	November 2020
Land Use Committee Meetings	March –August 2021
PlaceWorks provides Draft LU Element to Town	August 2021 – April 2022
Planning Commission General Plan Hearings	May 2022
Town Council General Plan Adoption Hearings	June 2022



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# BEFORE NEXT MEETING

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## » Review:

- Settings and documents on Town's 2020 General Plan Update webpage <https://loomis.ca.gov/2020-general-plan-update/>
- The Town's existing Land Use Element goals, policies, and programs
- Other sections of the General Plan

## » Provide comments on the comment form from the Town's website

- If no comment, indicate "No Comment"  
<https://storage.googleapis.com/proudcity/loomisca/uploads/2020/11/Loomis-GP-Comments-Form-11182020.pdf>
- Submit comment forms through the General Plan Update email address at: [gpupdate@loomis.ca.gov](mailto:gpupdate@loomis.ca.gov).

## » Document examples of land uses you like/dislike, including:

- Mixed-use projects
- High density housing



# QUESTIONS?

MARY BETH VAN VOORHIS, TOWN OF LOOMIS  
MARK TEAGUE, PLACEWORKS

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