
TOWN OF LOOMIS GENERAL PLAN LAND USE ELEMENT

LAND USE COMMITTEE MEETING
APRIL 1, 2021 | 3:00 ~ 4:30 PM



AGENDA

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



INTRODUCTIONS



INTRODUCTIONS

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



APPROACH TO LAND USE REVIEW

» **Identify where land uses work well, or where change is needed**

» **Focus on:**

- Land use from a 10,000-foot view
- Categories of uses that work (or not) throughout the Town
- How adjacent uses work together
- Determining what mix of land uses make sense for promoting a strong economy, efficient transportation, and a fiscally sustainable community

» **Try to Avoid:**

- Focusing on the design of uses on specific parcels
- Proposing exact land uses (e.g. the exact business or layout of structures)
- Reviewing individual projects – this is a separate process



AVAILABLE DOCUMENTS



AVAILABLE DOCUMENTS

» **General Plan Update**

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

» **State General Plan Guidelines**

<https://opr.ca.gov/planning/general-plan/guidelines.html>



LAND USE ELEMENT OVERVIEW



PURPOSE OF A LAND USE ELEMENT

- » **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**
- » **Framework for Town-wide land use goals, does not identify individual structure form or type**



REQUIREMENTS OF A LAND USE ELEMENT

» **Government Code Section 65302(a) requires a Land Use Element to:**

- Designate distribution, location, and extent of uses of land
- Set standards for population density
- Recommend building intensity
- Identify floodplains

» **Land uses include:**

- Housing
- Business
- Industry
- Open spaces and recreation
- Institutions (schools, public buildings, etc.)
- Solid and liquid waste disposal
- Greenways
- And more



LOOMIS LAND USE DESIGNATIONS

- » **Residential Agricultural:** This land use designation is key in maintaining the rural character of Loomis, and is appropriate for agricultural uses such as orchards, nurseries and vineyards, cattle grazing, and very low-density residential uses. The maximum density in this designation is 4.6 acres per dwelling unit.
- » **Residential Estate:** Appropriate land uses include agricultural uses such as orchards and vineyards, cattle grazing, and very low-density residential uses. The maximum density in this designation is 2.3 acres per dwelling unit.
- » **Rural Residential:** Residential uses are limited to a maximum density of one dwelling unit per acre, and one acre.
- » **Residential – Low Density:** Residential uses are limited to a maximum density of one dwelling unit per one-half acre.



LOOMIS LAND USE DESIGNATIONS

- » **Residential – Medium Density:** This land use designation may accommodate residential use at densities ranging from two to six dwelling units per acre, with the appropriate minimum parcel size for proposed subdivisions determined by the Zoning Ordinance.
- » **Residential – Medium-High Density:** This land use designation may accommodate residential use at densities ranging from six to 10 dwelling units per acre.
- » **Residential – High Density:** This multi-family residential designation allows densities ranging from 10 to 15 dwelling units per acre.
- » **Residential – High Density Overlay:** This multi-family residential designation is applied to an area which is located north of the Raley’s Shopping Center between Horseshoe Bar Road and I-80 and allows up to 7 acres of the project to be developed as high density residential at a density of 20 units per acre minimum. The maximum density shall not exceed 25 units per acre.



LOOMIS LAND USE DESIGNATIONS

- » **Office and Professional:** This designation is intended for general business offices, professional and medical offices. Real estate and financial offices, and other similar uses may also be allowed. Residential uses may be allowed as part of mixed-use structures. Building heights are generally limited to two stories or 30 feet, and structural development shall not exceed 35 percent of lot coverage. The density of residential uses in mixed use projects may range from two-to-10 dwellings per acre.
- » **General Commercial:** This designation is intended mainly for retail and service commercial uses located outside of the downtown core, that primarily serve local residents and businesses. Areas within this land use designation may also accommodate residential uses as part of mixed use structures or site development. Building heights are limited to two stories or 35 feet, and structural development shall not exceed lot coverage of 50 percent. The density of residential uses may range from two-to-10 dwellings per acre.



LOOMIS LAND USE DESIGNATIONS

- » **Town Center Commercial:** This designation is applied to approximately 39 acres along Taylor and Horseshoe Bar Roads to the area identified as the "Downtown Core" by the Loomis Town Center Master Plan prepared in 1992. According to the master plan, "The Downtown Core describes an area where a variety of higher intensity uses are encouraged ..." "Commercial uses along Taylor Road within the Downtown Core should evolve into specialty retail shopping district that will serve both residents and visitors. The Core should capitalize on its historic character, its existing fresh produce activities, its potential commuter rail stop, and its proximity to large numbers of residents and employees." The Town Center Commercial designation is intended to accommodate a mixture of land uses, with primarily retail commercial and office uses on the ground floors of commercial structures, and residential units allowed on second or third floors. The density of these mixed-use residential units should not exceed 20 dwelling units per acre. Building heights are limited to three stories or 35 feet. Site coverage may range from 35 percent to a maximum of 100 percent, and the allowable floor area ratio (FAR) may range from 0.35 to 1.60, with a FAR greater than 0.50 allowed only where parking is approved by the Town to be either in parking structures that do not detract from the intended pedestrian orientation of the Downtown Core, or in public parking lots or other approved off-site locations.



LOOMIS LAND USE DESIGNATIONS

- » **Tourist Destination Commercial:** This land use designation is intended to accommodate a mixture of office/business park, retail commercial, lodging, conference center and other traveler-serving uses, local-serving entertainment uses, and residential uses as part of mixed-use structures. Building heights are limited to three stories, not to exceed 45 feet, provided that any height over 35 feet shall require Fire Department approval. Within this area, site coverage may range from 35 percent to a maximum of 50 percent. The density of residential uses within mixed-use projects may range from two to 10 dwellings per acre.
- » **Public/Quasi Public:** The Public-Quasi Public land use designation is applied to properties owned by the Town and other public agencies (including school districts), which include a range of uses such as libraries, parks, schools, fire stations, emergency medical service facilities, etc. Building heights are limited to two stories or 30 feet, and site coverage may range from 35 percent to a maximum of 50 percent.
- » **Business Park:** This land use designation is intended for "headquarters" office-type and high technology uses in campus-like settings (buildings of similar or compatible architecture with shared circulation and parking, with substantial setbacks from streets and other property boundaries) with extensive landscaping throughout. Building heights are limited to two stories or 30 feet. Within this area, site coverage may range from 35 percent to a maximum of 50 percent.



LOOMIS LAND USE DESIGNATIONS

- » **Limited Industrial:** The purpose of the designation is to provide locations for light industrial uses that can operate near residential uses without adversely affecting residents. Appropriate light industrial uses will:
 - Have no outdoor activity or storage areas adjacent to residential uses, other than employee and client/customer parking, and screened storage areas with no noise producing activities;
 - Locate no loading or delivery areas adjacent to residential uses; and
 - Operate only during normal weekday business hours unless site planning provides for buffer areas adjacent to residential uses.
 - Most of the parcels within this designation are presently either built-out or occupied by storage yards. This designation is intended to provide for the evolution of the area over time, to industrial uses that are more compatible with the adjacent residential area.
 - Building heights are limited to two stories up to 30 feet, except that one story or 25 feet is required within 100 feet of an adjacent residential zoning district. Site coverage may range from 35 percent for office-type uses to a maximum of 40 percent for warehouse-type uses.

- » **Light Industry:** This designation is intended for the manufacturing, production, storage, or sale of consumer goods and services, and for heavy commercial uses that involve outdoor activity or storage areas. Research and development offices, start-up businesses, warehouses, manufacturing plants, and other similar types of uses and supporting uses may be allowed. This designation is not intended for heavy industrial uses, such as chemical plants. Building heights are limited to two stories or 35 feet, and site coverage shall not exceed 50 percent.


















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% | - |



LOOMIS LAND USE DESIGNATIONS

| | |
|--|--|
|  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 |

*Current map data do not show the Residential – High Density Overlay. It applies to 7 acres of the land behind the Raley’s shopping center.

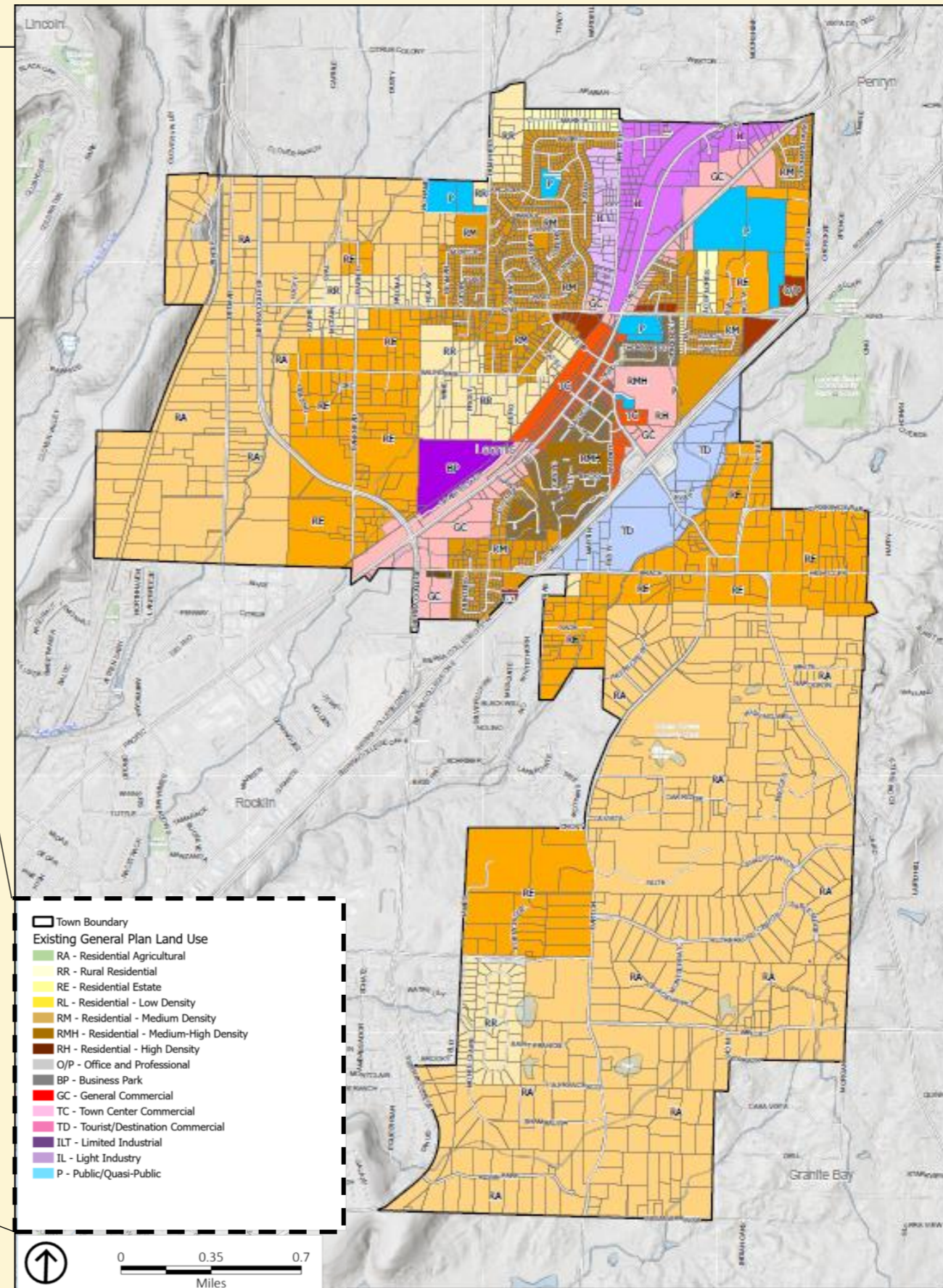


GENERAL PLAN LAND USE

 Town Boundary

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



TOWN POPULATION 2000 ~ 2020

| Year | POPULATION | | | HOUSING UNITS | | | | | | | Vacancy Rate | Persons per Household |
|------|------------|-----------|----------------|---------------|-----------------|-----------------|-------------|-----------|--------------|----------|--------------|-----------------------|
| | Total | Household | Group Quarters | Total2 | Single Detached | Single Attached | Two to Four | Five Plus | Mobile Homes | Occupied | | |
| 2000 | 6,260 | 6,226 | 34 | 2,273 | 2,095 | | 67 | | 111 | 2,206 | 2.95% | 2.82 |
| 2001 | 6,271 | 6,238 | 33 | 2,286 | 2,105 | | 70 | | 111 | 2,215 | 3.11% | 2.82 |
| 2002 | 6,240 | 6,208 | 32 | 2,298 | 2,112 | | 74 | | 112 | 2,221 | 3.35% | 2.80 |
| 2003 | 6,256 | 6,226 | 30 | 2,337 | 2,147 | | 77 | | 113 | 2,253 | 3.59% | 2.76 |
| 2004 | 6,203 | 6,174 | 29 | 2,343 | 2,147 | | 81 | | 115 | 2,254 | 3.80% | 2.74 |
| 2005 | 6,166 | 6,138 | 28 | 2,354 | 2,159 | | 78 | | 117 | 2,260 | 3.99% | 2.72 |
| 2006 | 6,318 | 6,291 | 27 | 2,443 | 2,245 | | 81 | | 117 | 2,340 | 4.22% | 2.69 |
| 2007 | 6,345 | 6,320 | 25 | 2,454 | 2,251 | | 85 | | 118 | 2,345 | 4.44% | 2.70 |
| 2008 | 6,385 | 6,361 | 24 | 2,462 | 2,255 | | 88 | | 119 | 2,366 | 3.90% | 2.69 |
| 2009 | 6,416 | 6,393 | 23 | 2,465 | 2,254 | | 92 | | 119 | 2,363 | 4.14% | 2.71 |
| 2010 | 6,430 | 6,409 | 21 | 2,465 | 2,106 | 142 | 97 | 0 | 120 | 2,356 | 4.42% | 2.72 |
| 2011 | 6,510 | 6,489 | 21 | 2,473 | 2,114 | 142 | 97 | 0 | 120 | 2,364 | 4.41% | 2.75 |
| 2012 | 6,577 | 6,556 | 21 | 2,475 | 2,116 | 142 | 97 | 0 | 120 | 2,366 | 4.40% | 2.77 |
| 2013 | 6,599 | 6,578 | 21 | 2,479 | 2,120 | 142 | 97 | 0 | 120 | 2,370 | 4.40% | 2.78 |
| 2014 | 6,631 | 6,610 | 21 | 2,485 | 2,126 | 142 | 97 | 0 | 120 | 2,376 | 4.39% | 2.78 |
| 2015 | 6,646 | 6,625 | 21 | 2,492 | 2,133 | 142 | 97 | 0 | 120 | 2,383 | 4.37% | 2.78 |
| 2016 | 6,697 | 6,676 | 21 | 2,508 | 2,149 | 142 | 97 | 0 | 120 | 2,399 | 4.35% | 2.78 |
| 2017 | 6,775 | 6,754 | 21 | 2,528 | 2,169 | 142 | 97 | 0 | 120 | 2,418 | 4.35% | 2.79 |
| 2018 | 6,803 | 6,782 | 21 | 2,541 | 2,182 | 142 | 97 | 0 | 120 | 2,431 | 4.33% | 2.79 |
| 2019 | 6,828 | 6,807 | 21 | 2,553 | 2,194 | 142 | 97 | 0 | 120 | 2,443 | 4.31% | 2.79 |
| 2020 | 6,888 | 6,867 | 21 | 2,557 | 2,198 | 142 | 97 | 0 | 120 | 2,447 | 4.30% | 2.81 |

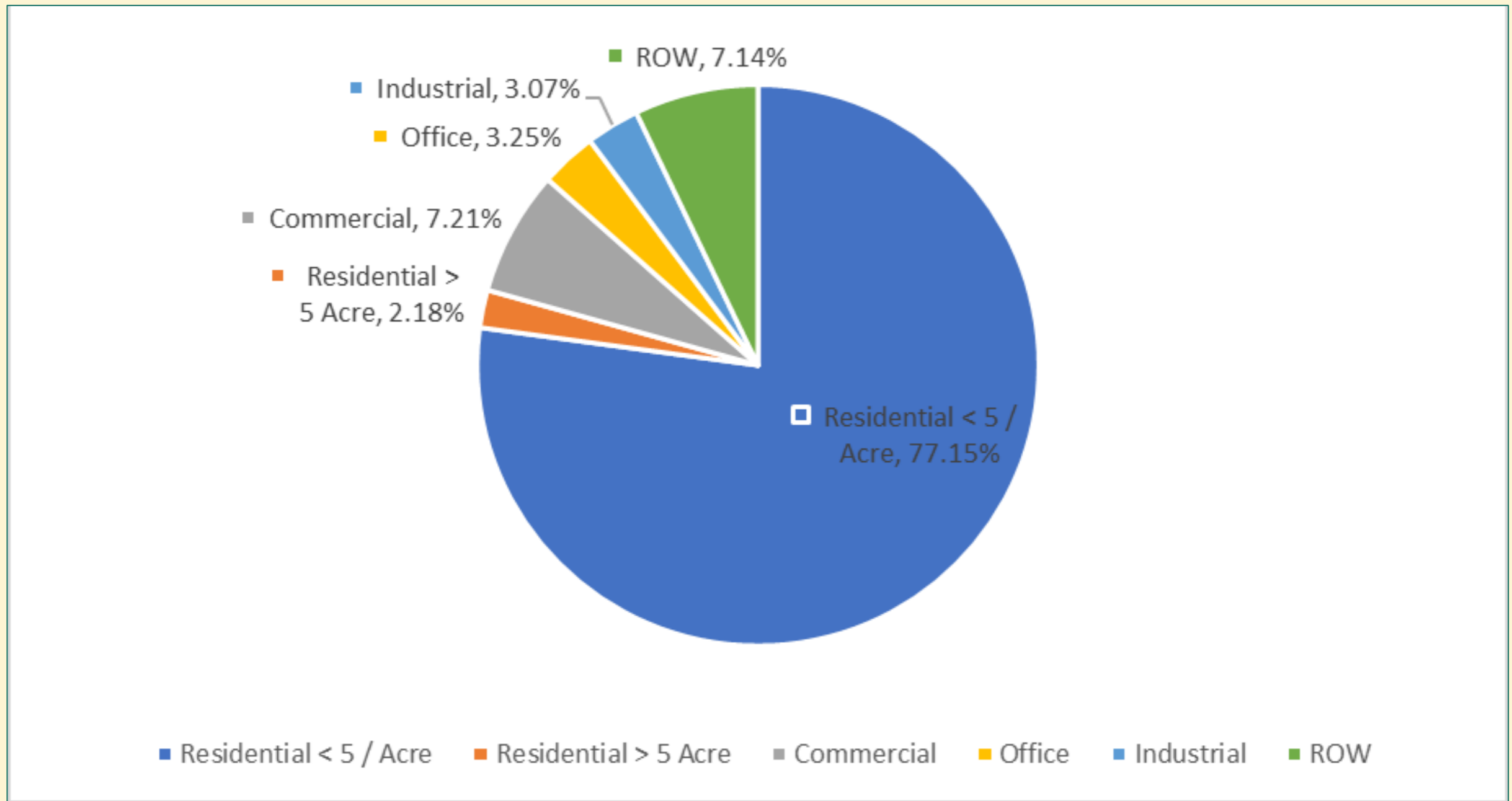


CURRENT BUILDOUT ESTIMATE

| Existing General Plan Land Use Designation | CITYWIDE | | VACANT | | | Percent of LU Des | % |
|--|--------------|-------------|--------------|---------|-------------|-------------------|--------|
| | Parcel Count | Total Acres | Parcel Count | Percent | Total Acres | | |
| RA - Residential Agricultural | 510 | 2,205 | 153.00 | 46.81% | 644 | 29.21% | 46.81% |
| RE - Residential Estate | 277 | 773 | 49.00 | 16.40% | 142 | 18.37% | 16.40% |
| RR - Rural Residential | 210 | 272 | 19.00 | 5.77% | 32 | 11.82% | 5.77% |
| RL - Residential - Low Density | 50 | 30 | 2.00 | 0.64% | 2 | 5.60% | 0.64% |
| RM - Residential - Medium Density | 1101 | 355 | 46.00 | 7.53% | 47 | 13.18% | 7.53% |
| RMH - Residential - Medium-High Density | 423 | 94 | 52.00 | 2.00% | 19 | 20.16% | 2.00% |
| RH - Residential - High Density | 5 | 2 | 2.00 | 0.03% | 0.45 | 29.70% | 0.03% |
| RH-O - Residential - High Density Overlay | 2 | 7 | 2.00 | 0.15% | 7 | 100.00% | 0.15% |
| Subtotal Residential Designations | | 3,737 | | | 893 | | |
| O/P - Office & Professional | 12 | 23 | 3.00 | 0.49% | 14 | 60.03% | 0.49% |
| BP - Business Park. | 3 | 43 | 2.00 | 0.91% | 35 | 80.92% | 0.91% |
| P - Public/Quasi-Public | 12 | 87 | 2.00 | 1.86% | 5 | 5.97% | 1.86% |
| Subtotal Office Designations | | 153 | 7 | 0 | 54 | | |
| GC - General Commercial | 87 | 168 | 18.00 | 3.56% | 62 | 36.98% | 3.56% |
| TC - Town Center Commercial | 108 | 54 | 9.00 | 1.15% | 3 | 6.21% | 1.15% |
| TD - Tourist/Destination Commercial | 43 | 118 | 11.00 | 2.50% | 81 | 68.59% | 2.50% |
| Subtotal Commercial Designations | | 340 | 38 | 0 | 146 | 1 | |
| IL - Light Industrial | 73 | 108 | 12.00 | 2.30% | 13 | 12.06% | 2.30% |
| ILT - Limited Industrial | 79 | 36 | 9.00 | 0.77% | 7 | 20.65% | 0.77% |
| Subtotal Industrial Designations | | 145 | | | 21 | 21 | |
| ROW | 27 | 336 | - | 7.14% | - | | 7.14% |
| Subtotal Other Designations | | 336 | | | | | |
| Totals | | 4,711 | 436.00 | 110% | 1,113 | 0.24 | 100% |



PERCENT OF USES BY DESIGNATION



SIMPLE POPULATION PROJECTION

| Year | Population | Change | SF | MF | SF | MF |
|---------------|------------|--------------|------------|-----------|---------------|----------|
| | | | Units | | Acres | |
| 2020 | 6,888 | | | | | |
| 2021 | 6,936 | 48 | 16 | 2 | 32.00 | 0.10 |
| 2022 | 6,984 | 48 | 16 | 2 | 32.00 | 0.10 |
| 2023 | 7,032 | 48 | 16 | 2 | 32.00 | 0.10 |
| 2024 | 7,081 | 49 | 16 | 2 | 32.00 | 0.10 |
| 2025 | 7,130 | 49 | 16 | 2 | 32.00 | 0.10 |
| 2026 | 7,179 | 49 | 16 | 2 | 32.00 | 0.10 |
| 2027 | 7,229 | 50 | 16 | 2 | 32.00 | 0.10 |
| 2028 | 7,279 | 50 | 16 | 2 | 32.00 | 0.10 |
| 2029 | 7,329 | 50 | 16 | 2 | 32.00 | 0.10 |
| 2030 | 7,380 | 51 | 17 | 2 | 34.00 | 0.10 |
| 2031 | 7,431 | 51 | 17 | 2 | 34.00 | 0.10 |
| 2032 | 7,482 | 51 | 17 | 2 | 34.00 | 0.10 |
| 2033 | 7,534 | 52 | 17 | 2 | 34.00 | 0.10 |
| 2034 | 7,586 | 52 | 17 | 2 | 34.00 | 0.10 |
| 2035 | 7,638 | 52 | 17 | 2 | 34.00 | 0.10 |
| 2036 | 7,691 | 53 | 17 | 2 | 34.00 | 0.10 |
| 2037 | 7,744 | 53 | 17 | 2 | 34.00 | 0.10 |
| 2038 | 7,797 | 53 | 17 | 2 | 34.00 | 0.10 |
| 2039 | 7,851 | 54 | 18 | 2 | 36.00 | 0.10 |
| 2040 | 7,905 | 54 | 18 | 2 | 36.00 | 0.10 |
| Totals | | 1,017 | 333 | 40 | 666.00 | 2 |

| | | | |
|-------|---------------------------|-------|---------|
| 0.48% | Annual Rate 20 Years | 2,340 | 91.50% |
| 0.69% | Annual Rate 10 Years | 217 | 8.50% |
| 0.72% | Annual Rate 5 Years | 2,557 | 100.00% |
| 1.46% | SACOG RTP/SCS Projections | | |



ESTIMATED POPULATION

| Existing General Plan Land Use Designation | Estimated | | | |
|--|-----------|------------|--------|-------|
| | D.U.s | Population | | |
| RA - Residential Agricultural | 140 | 393 | 18.47% | 1,561 |
| RE - Residential Estate | 62 | 174 | 8.18% | 631 |
| RR - Rural Residential | 32 | 90 | 4.23% | 240 |
| RL - Residential - Low Density | 3 | 8 | 0.38% | 28 |
| RM - Residential - Medium Density | 224 | 629 | 29.56% | 308 |
| RMH - Residential - Medium-High Density | 152 | 427 | 20.07% | 75 |
| RH - Residential - High Density | 5 | 14 | 0.66% | 1 |
| RH-O - Residential - High Density Overlay | 140 | 393 | 18.47% | - |
| Subtotal Residential Designations | 758.00 | 2,128.00 | | |



LAND USE CHANGES



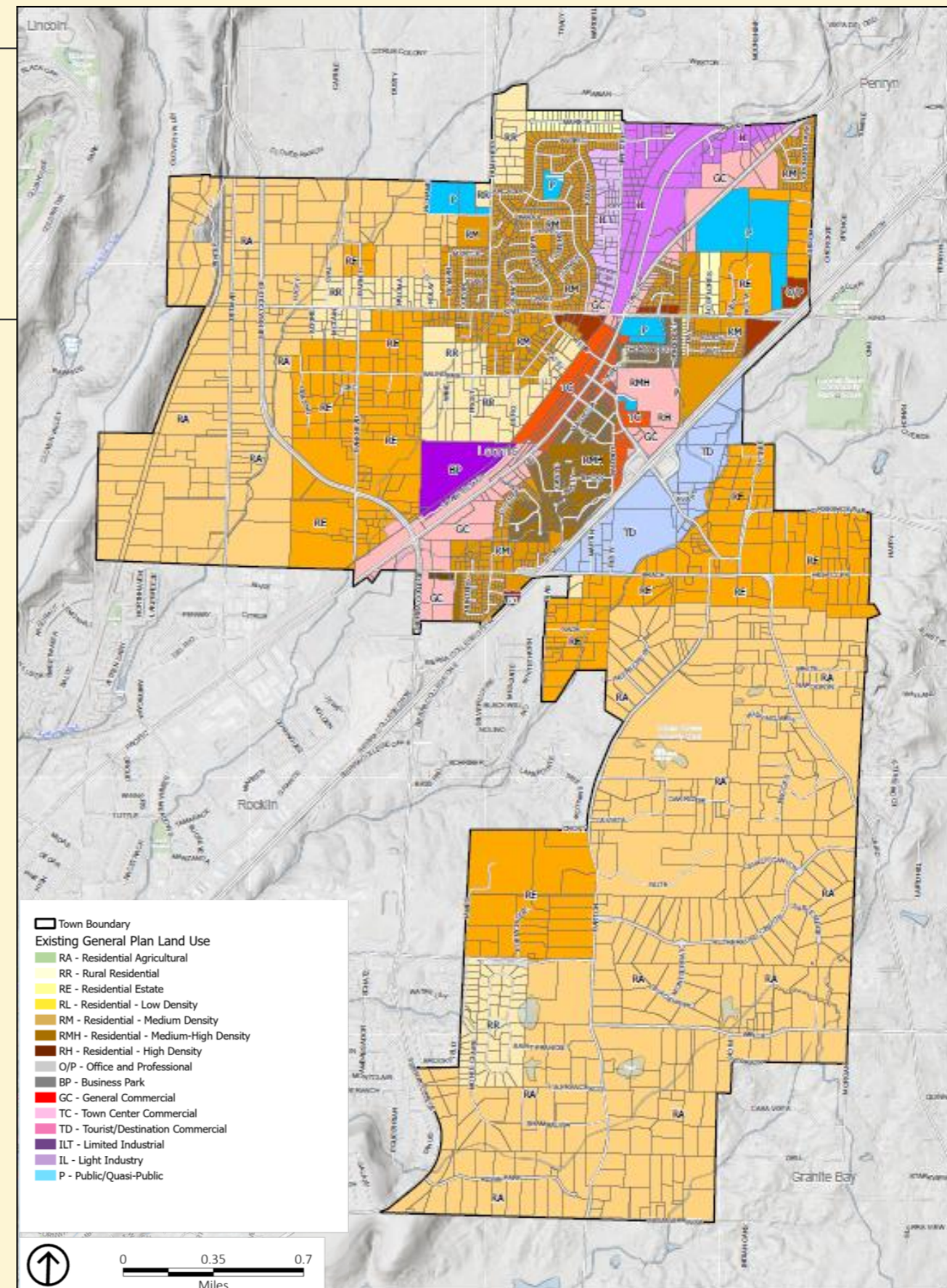
GOALS OF THE COMMITTEE

- » **Increase the allowable residential density of the Town Center Commercial designation to 20 du/acre to support the Housing Element**
- » **Identify areas where land uses *work***
- » **Identify areas where current land uses *don't work***
- » **Address inconsistencies between Land Use designations and Zoning**
- » **Consider removing zoning level details from the Land Use Element**
- » **Ensure that the General Plan will accommodate the anticipated growth**



FUTURE DEVELOPMENT

- » In which areas is the current land use appropriate?
- » Are there any areas where adjacent uses clash?
- » Are there areas where you would like to see different uses? (e.g. mixed use in currently commercial or residential areas)
- » Are there areas with unmet needs? (e.g. insufficient designated open space)
- » Where should future development be focused?



SCHEDULE



PROJECT SCHEDULE

| 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 |



BEFORE NEXT MEETING

» **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" and submit <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.

» **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

GPupdate@loomis.ca.gov

