
TOWN OF LOOMIS GENERAL PLAN LAND USE ELEMENT

**SOUTHEAST I-80/HORSESHOE
BAR SUBCOMMITTEE MEETING
MARCH 18, 2021**



AGENDA

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



INTRODUCTIONS



INTRODUCTIONS

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



AVAILABLE DOCUMENTS



AVAILABLE DOCUMENTS

» **General Plan Update**

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



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**



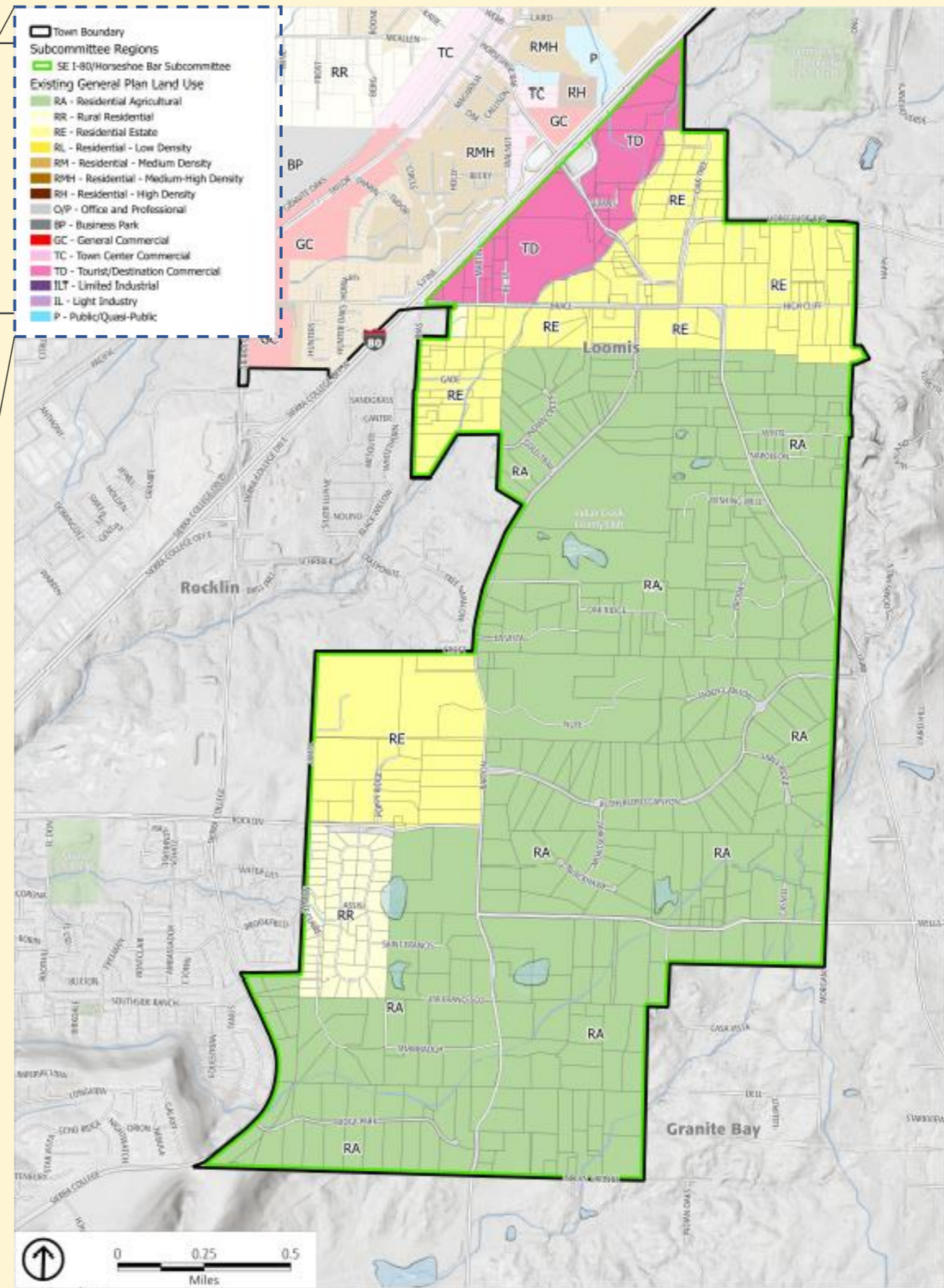
EXISTING LAND USE DESIGNATIONS

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



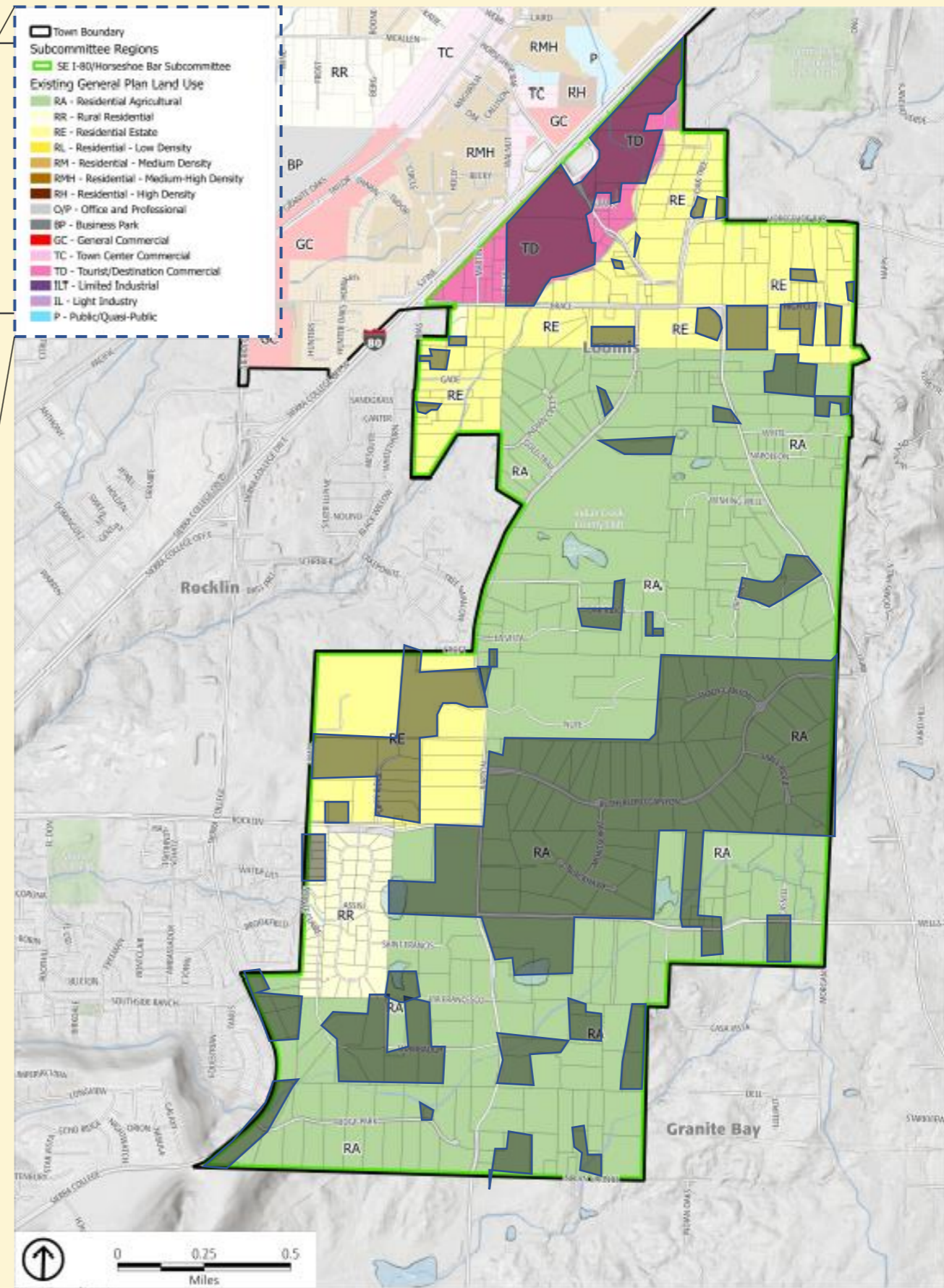
GENERAL PLAN LAND USE

-  Town Boundary
- Subcommittee Regions**
-  SE I-80/Horseshoe Bar 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

-  Town Boundary
- Subcommittee Regions**
-  SE I-80/Horseshoe Bar Subcommittee
-  Vacant Land
- 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



CURRENT 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



LAND USE AND ZONING

- » **Ordinance 254 adopted the Residential – High Density Overlay land use designation in 2014, language will be reflected in the General Plan**
- » **Differences 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**
- » **Remove Zoning level details in the land use designations**



FUTURE DEVELOPMENT

» **Are land uses in the Southeast I-80/Horseshoe Bar 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



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>

» **Photograph examples of land uses you like/dislike, including:**

- Mixed-use projects
- High density housing



QUESTIONS?

MARY BETH VAN VOORHIS, TOWN OF LOOMIS
mvanvoorhis@loomis.ca.gov

MARK TEAGUE, PLACEWORKS
mteague@placeworks.com

