
TOWN OF LOOMIS GENERAL PLAN LAND USE ELEMENT

LAND USE COMMITTEE MEETING
MAY 6, 2021 | 3:00 ~ 4:30 PM



AGENDA

- » **Defining Terms and Land Uses**
- » **Revising Goals**
- » **Revising Policies**



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>

» **Vacant Lands Map**

<https://loomis.ca.gov/documents/vacant-lands-map-4-21-2021/>

» **Policy Writing Guidance**

<https://loomis.ca.gov/documents/loomis-goal-and-policy-writing/>



DEFINING TERMS



IDEAS OF RURAL



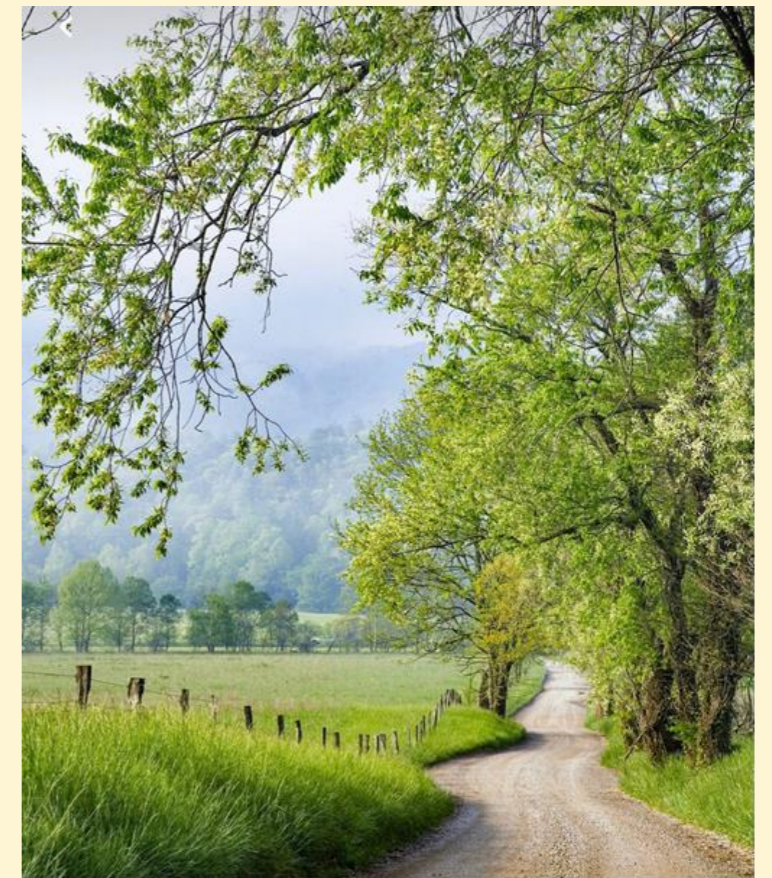
“RURAL”

Southeast I-80 Subcommittee Definition:

- » No curbs or gutters
- » Paths instead of sidewalks
- » Maintain natural grade
- » Eclectic development, no formulaic building
- » Open property fronts (setbacks)
- » Setbacks between buildings
- » Open line of sight between buildings on different properties
- » High ratio of parcel to home size
- » Trees along roadways



Source: cognitivebehaviortherapycenter.com



“SMALL TOWN”

» What makes a small town?

- Rural character?
- Distribution/organization of uses?
- Walkability?
- Safety?

» Are these improvements everywhere?

- Fewer improvements at edge?
- More toward town center?

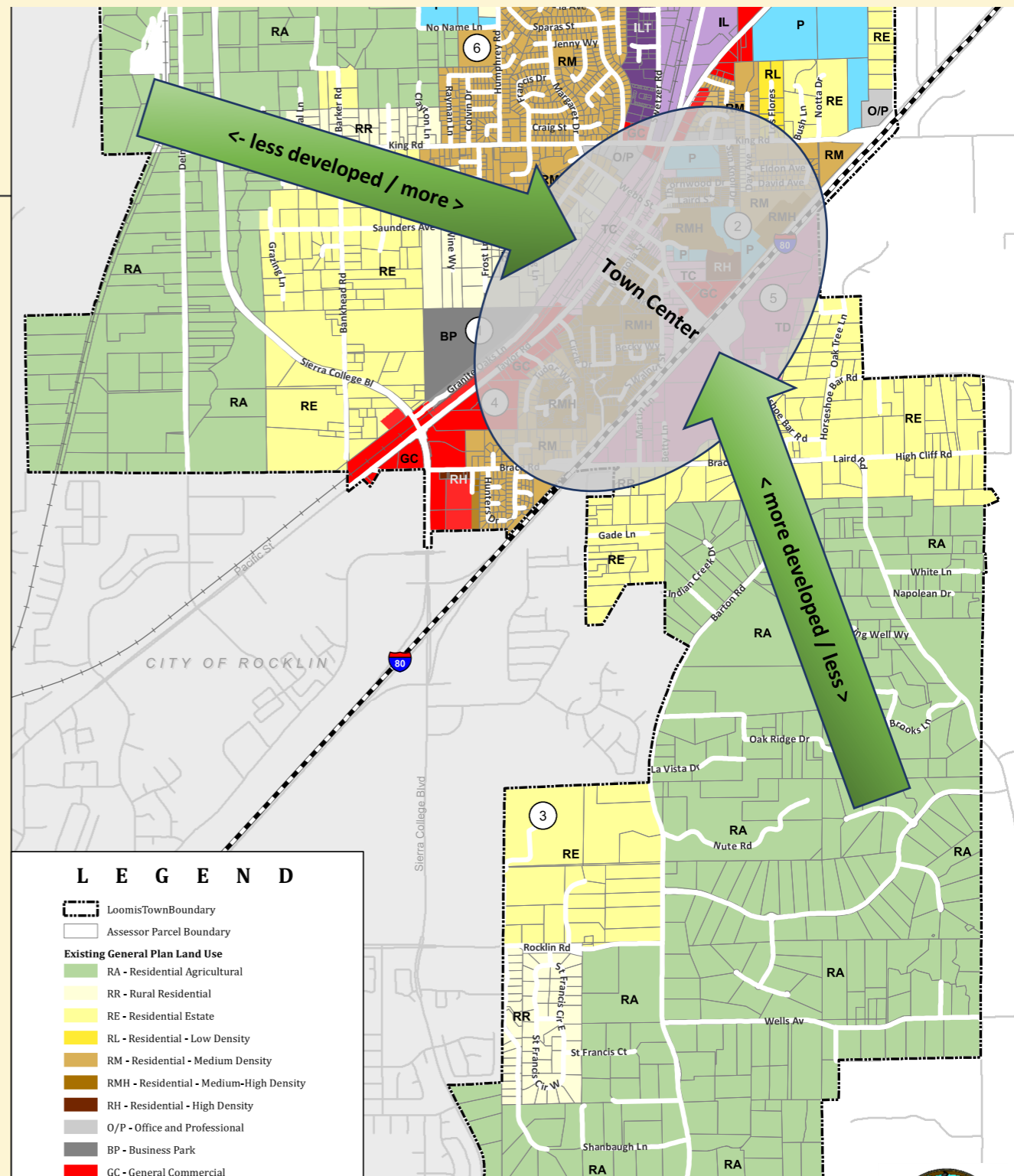
» Minimum Improvements

- Sidewalk or trail along roadway
- Streetlights?
- Trails?



PERHAPS...

There is no single defining thing that make Loomis 'rural'. Rather it is a collection of things large and small that together make this a rural town. Perhaps the most important of which is that the residents identify Loomis as a rural town. To reinforce this identity, more intense development will occur toward Town center, while less intensive development will occur toward the edge. In Loomis, 'going into Town' has real meaning.



RESIDENTIAL USES

Current Descriptions:

- » Agricultural, Estate, and Rural: natural vegetation and topography
- » Low and Medium Density: single-family homes and “compatible uses”
 - What do you consider compatible uses?
- » High Density: multi-family units



“LIMITED INDUSTRIAL”

Current Definition:

- » No visible outdoor activity or noise-producing storage adjacent to residential uses
- » Can operate near residential uses

GP Currently States:

- » Primarily storage yards
- » Designation is intended to evolve to “industrial uses more compatible with adjacent residential areas”
 - What do you envision?



“LIGHT INDUSTRIAL”

Current Definition:

- » Manufacturing, production, storage, or sale of goods/services
- » Heavy commercial uses with outdoor activity and storage areas
- » Does not allow heavy industrial uses (i.e. chemical plants)
- » Includes offices, warehouses, etc.



“BUSINESS PARK”

Current Description:

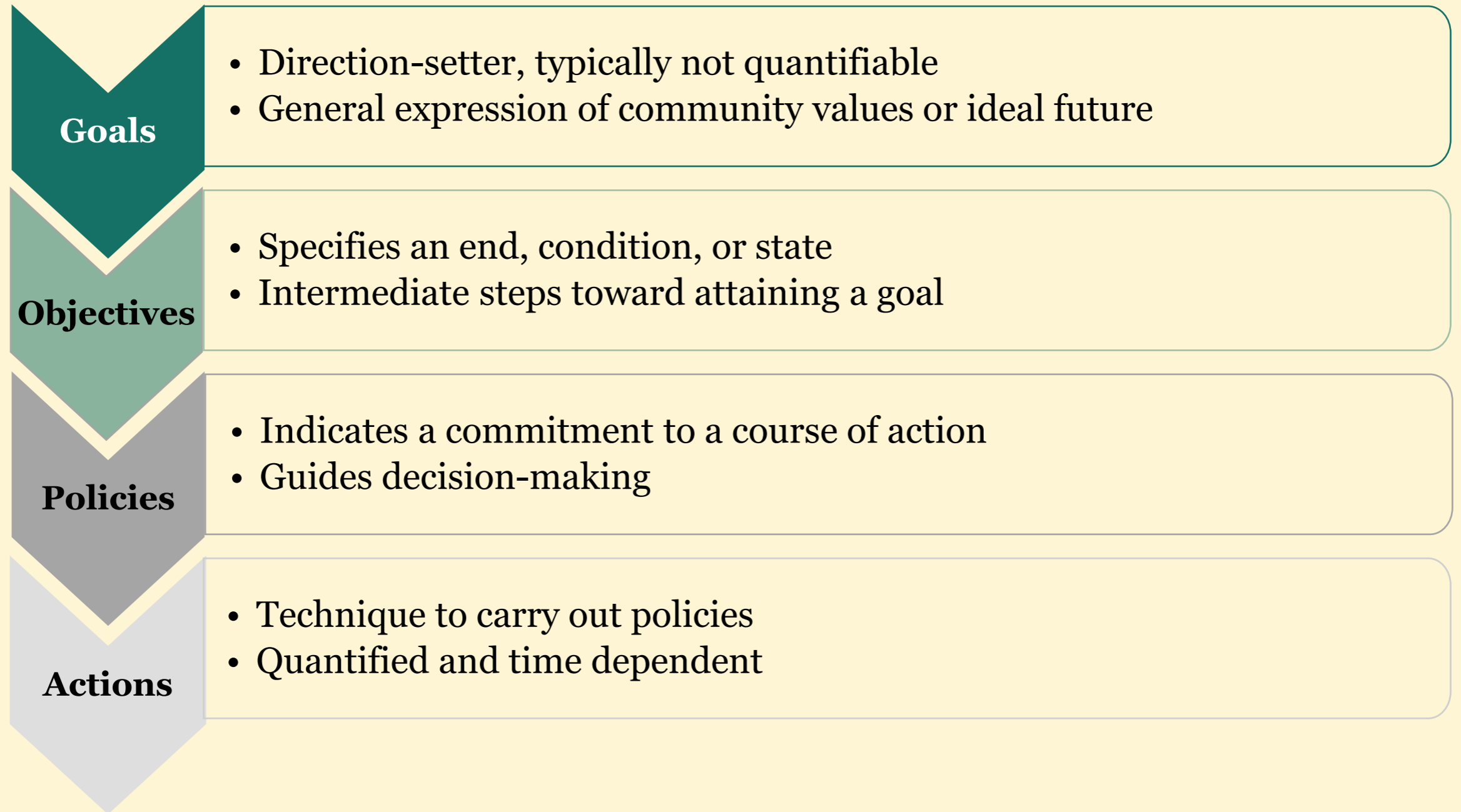
- » Headquarter office parks
- » Campus-like setting
- » Compatible architecture between buildings
- » Shared circulation and parking
- » Extensive landscaping
- » Large setbacks



GOALS AND POLICIES



WRITING GOALS AND POLICIES



PUBLIC COMMENTS RECEIVED

- » Our general plan update and town policies must go farther....much farther....with offering financial and density bonuses for low-income housing developers.
- » We should add a high density residential overlay with low-income housing incentives to all CC, BP, CG, and CT zoning districts. These are the areas of town where high density residential makes the most sense. Again, if we don't build HD housing in these areas, then it will eventually be pushed out to R zoned areas of town.
- » We should target specific large lot parcels in various R zoning districts to identify for LOW DENSITY multifamily with low-income housing incentives. The large RS-10 lot along Humphrey near HCP, the vacant lots on north side of King Road near Del Oro, the Heritage Oaks property, and probably some of the RR lots near downtown on the other side of the RR tracks would be good candidates to look at for this.
- » The town needs to rezone many of the lots along Sierra College that are currently zoned RE and RA. Sierra College will very soon be a 4 or 6 lane regional artery. Residential Estate makes no sense here. Low and medium density low-income housing projects would be better for this area.
- » The RE lots along Rocklin Road should be considered for rezoning to higher density residential. Many of these will soon back up to apartments being planned in the adjacent lots located in Rocklin. The proximity to Sierra College makes this a good location for low/medium density low-income housing targeted to students.
- » The RE lots along Horseshoe Bar and north of Brace Road should be looked at for upzoning to encourage low-income housing projects since these are relatively close to freeway access, shopping, and whatever gets built on our CT land.



LAND USE POLICY CHANGES



EXISTING GOALS AND THOUGHTS

- » To preserve, maintain, and enhance creeks and riparian areas for both their aesthetic and wildlife habitat values.
- » To protect groundwater and surface water quality. (move to conservation?)
- » To protect oak woodlands and significant stands of native trees.
- » To protect major landscape features within Loomis, including significant topography and rock outcroppings, open meadows and grazing areas. (move to conservation?)



EXISTING GOALS AND THOUGHTS

- » To maintain the rural character of Loomis in new residential developments by emphasizing rural character, quality, and livability in their design, and the provision of necessary services and facilities. (*refine and keep*)
- » To focus more intensive land uses near the downtown and freeway interchange, while maintaining the predominantly agricultural/rural character of Loomis outside the core area. (*refine and keep*)
- » To attract new development and land uses that provide jobs to Town residents, provided that those uses are consistent with the Town's character. (*doesn't do much, delete?*)
- » To designate adequate land to accommodate new commercial and industrial development that is consistent with the Town's character. (*this is part of the land use map, delete?*)
- » To improve the Town's commercial base to increase municipal revenues and provide a wider range of goods and services for residents, in addition to encouraging some commercial uses near the freeway and in the downtown that can attract or serve patrons from outside the community. (*refine and keep, though this should be reflected on the land use map*)



LAND USE ELEMENT OVERVIEW



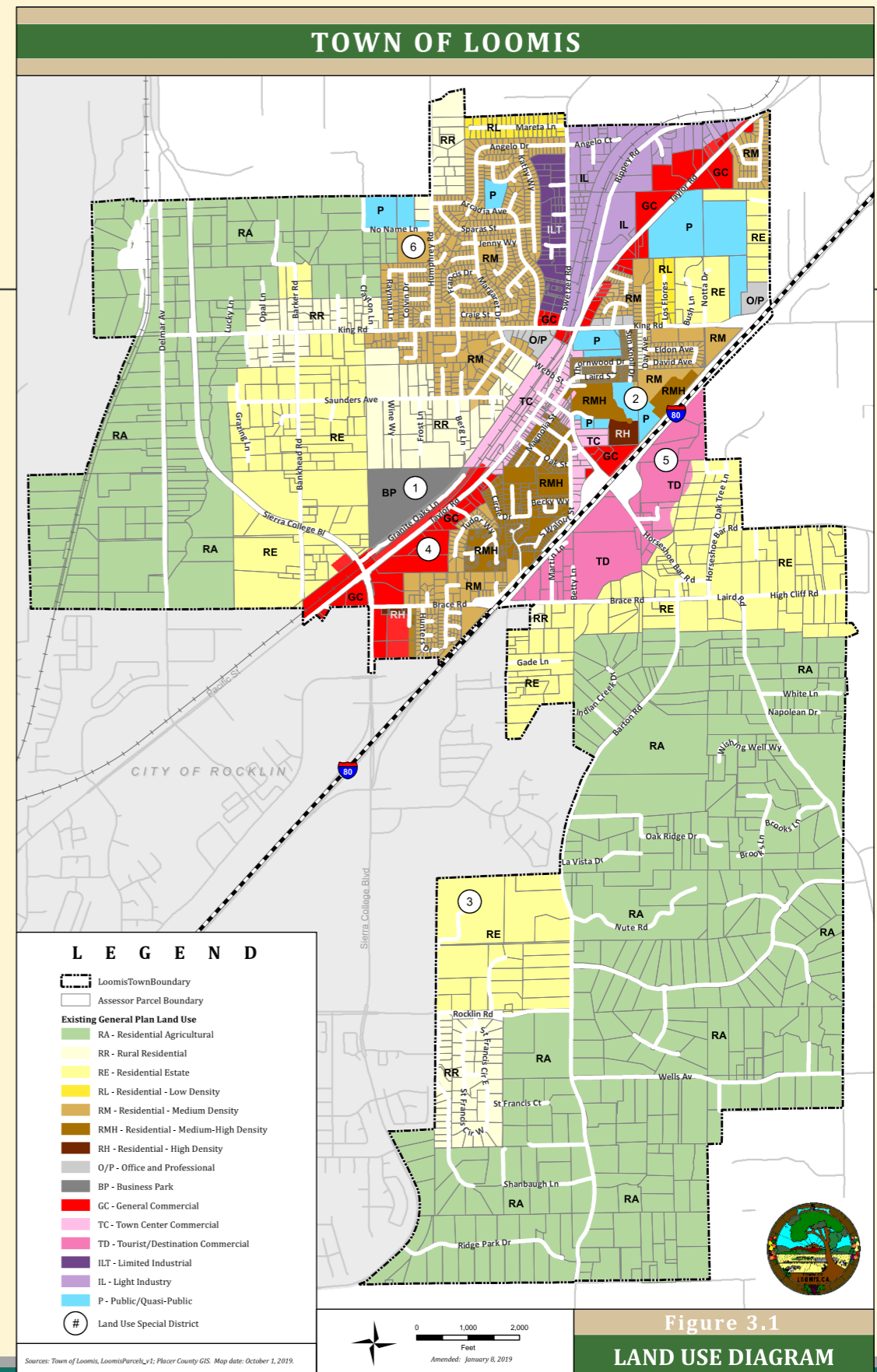
GOALS OF THE COMMITTEE

- » 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?



BEFORE NEXT MEETING

» Review:

- Review Goals and Policies ...Think about wording changes.
- Review land use definitions...Think about changes, updates, photos.
- Pictures of the Town

» 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.



QUESTIONS?

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

GPupdate@loomis.ca.gov

