
TOWN OF LOOMIS GENERAL PLAN LAND USE ELEMENT

**NORTHWEST I-80/HORSESHOE
BAR SUBCOMMITTEE MEETING
APRIL 15, 2021**



AGENDA

- » **Subcommittee Area Land Uses**
- » **Existing Goals and Policies**
- » **Discussion**



APPROACH TO LAND USE REVIEW

» Today's goal: Review existing land uses, goals, and policies for the subcommittee area and identify changes needed.

» **Focus on:**

- Land use from a 10,000-foot view
- Categories of uses that work (or not) in the subcommittee area
- How adjacent uses work together

» **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



SINCE LAST MEETING

- » The main committee and all subcommittees have met at least once.
- » Recommendations for changes will be shared to the main committee.
- » Has anyone taken pictures of uses they like/do not like for this subcommittee area?



















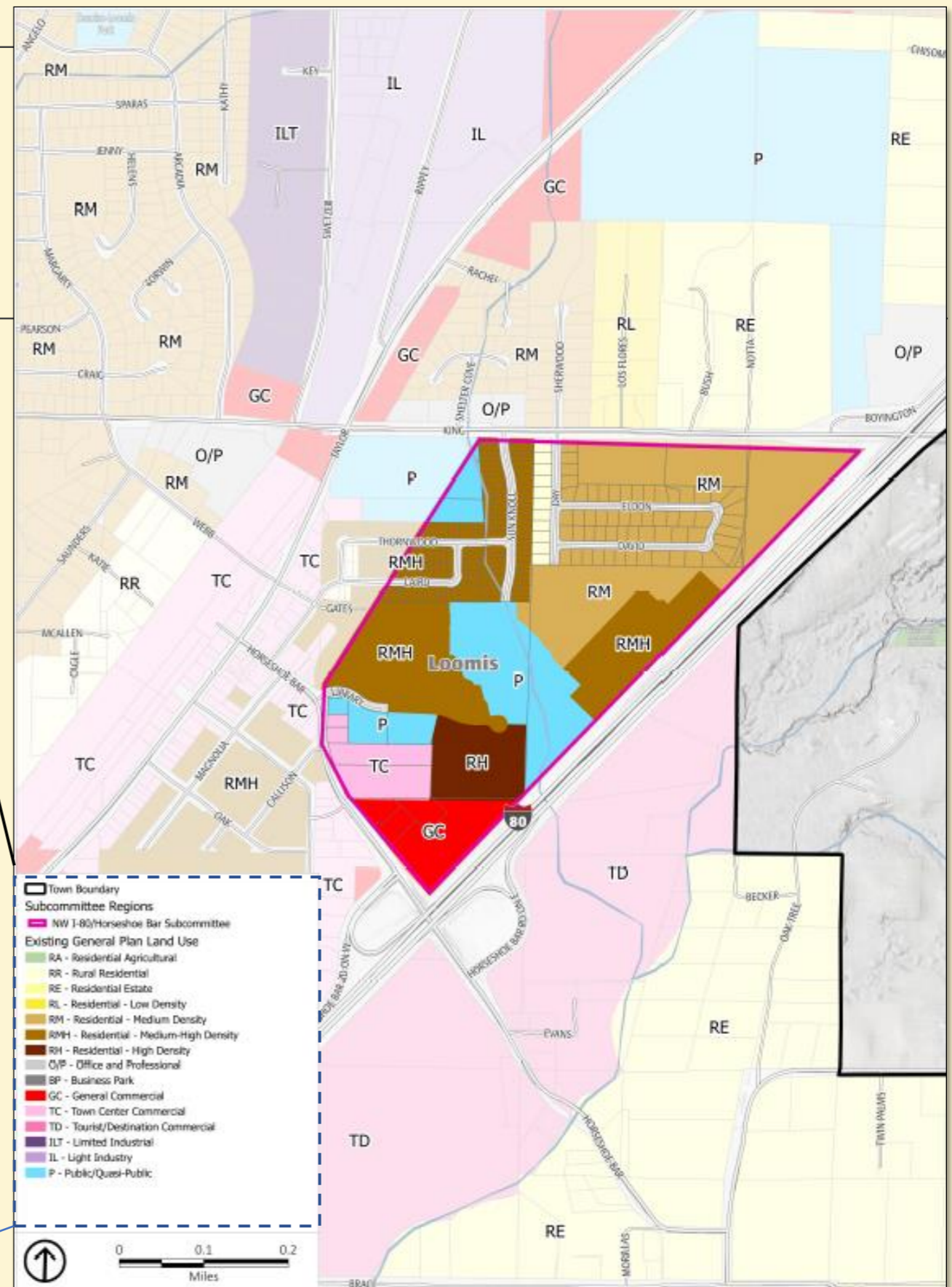
EXISTING LAND USES



EXISTING LAND USES

Legend

-  Town Boundary
- Subcommittee Regions**
-  NW 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



EXISTING LAND USES

- » **Rural Residential:** Residential uses are limited to a maximum density of one dwelling unit per acre, and one acre.
- » **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.
- » **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.



EXISTING LAND USES

- » **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.
- » **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.



GOALS AND POLICIES



LAND USE ELEMENT GOALS

- » To preserve, maintain, and enhance creeks and riparian areas for both their aesthetic and wildlife habitat values.
- » To protect groundwater and surface water quality.
- » 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.
- » 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.
- » 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.
- » To attract new development and land uses that provide jobs to Town residents, provided that those uses are consistent with the Town's character.
- » To designate adequate land to accommodate new commercial and industrial development that is consistent with the Town's character.
- » 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.



POLICIES SPECIFIC TO THE SUBCOMMITTEE AREA

- » **General Commercial and Office/Professional designations north of the Raley's Center, and at I-80 and King Road.** The planning of proposed development on these currently vacant properties should be carefully coordinated and integrated to ensure adequate access and circulation between Horseshoe Bar Road and King Road. Proposed development shall comply with the following standards.
- The riparian corridors extending through this area shall be protected consistent with the policies in the Conservation of Resources chapter of this General Plan.
 - Proposed development shall be planned to provide a gradual transition of intensity between development adjacent to I-80 and existing commercial, and the neighboring residential areas, to minimize the potential for land use conflicts with residential uses, and problems for residents. The west General Commercial site should be developed with a mixture of land uses consisting of three tiers: general commercial and/or office uses should be located adjacent to the Raley's center; low profile office structures should be placed in a second tier after the commercial uses; and medium- to medium-high density residential should be located adjacent to the existing residential areas to the north of this site.

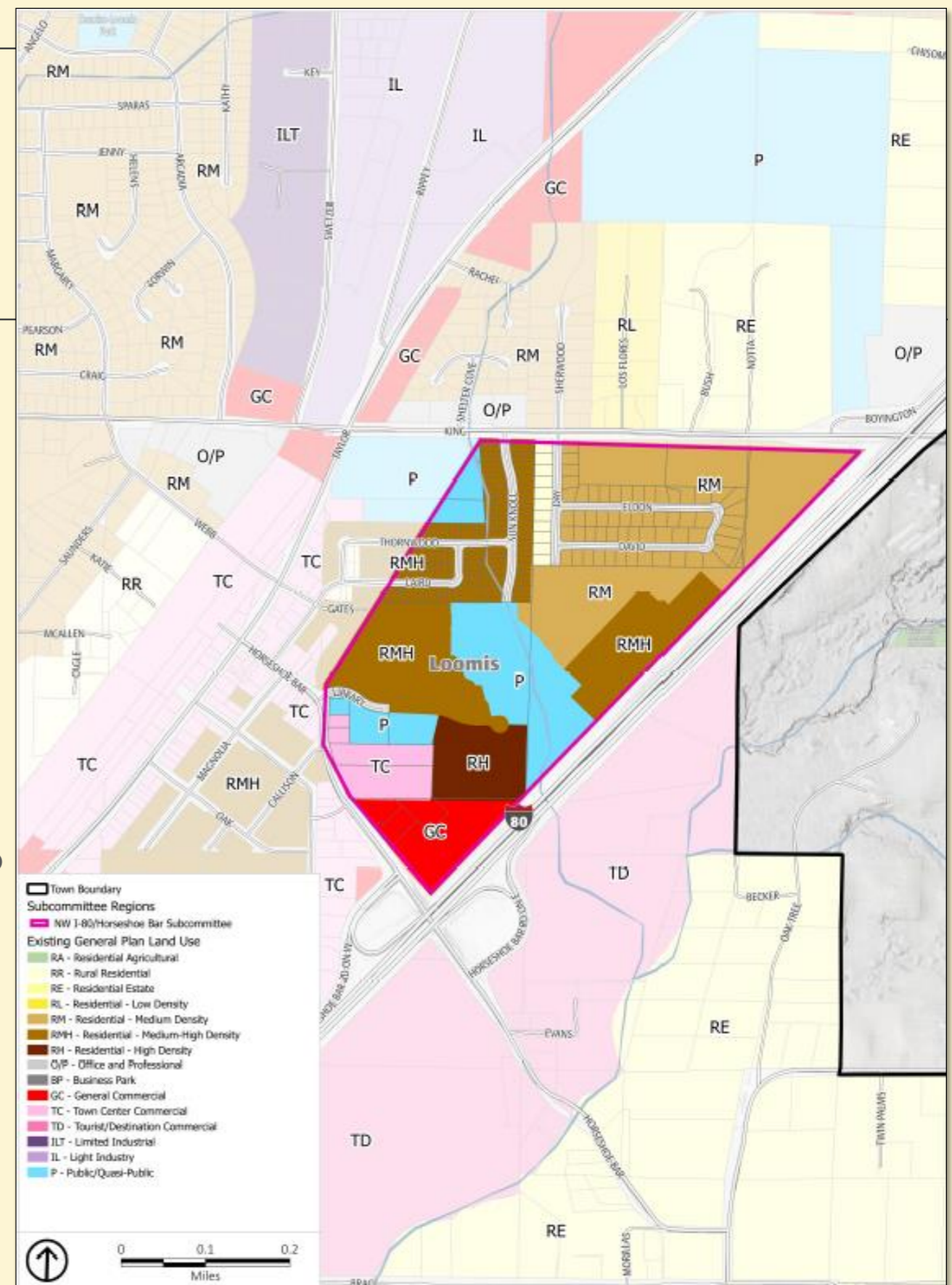


DISCUSSION



LAND USES

- » Hidden Grove is a preliminary application and land use review can/should proceed.
- » Identify existing uses that are appropriate for this area.
- » Identify areas that should have a different land use – what should they be?
 - Are there areas with unmet needs?
- » Do the transitions between different uses work?
- » Do the land use definitions reflect what each use should be?



GOALS AND POLICIES

- » **There are general residential and commercial policies listed in the previous Land Use Element.**
- » Do the goals still capture the vision for the Town?
 - Has anything changed? Is anything missing? Is the language appropriate?
- » Do the policies accurately further the goals for the Northwest I-80/Horseshoe Bar area?
 - Are additional or different policies needed?



BEFORE NEXT MEETING

» Review:

- Existing Land Use Element:
 - Land use designation definitions
 - Goals, policies, and programs

» Continue to provide comments on the comment form from the Town's website

- Comment form:
<https://storage.googleapis.com/proudcity/loomisca/uploads/2020/11/Loomis-GP-Comments-Form-11182020.pdf>
- Submit 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
- Commercial projects
- Open space/parks



QUESTIONS?

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

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