
TOWN OF LOOMIS GENERAL PLAN LAND USE ELEMENT

**SOUTHEAST 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?

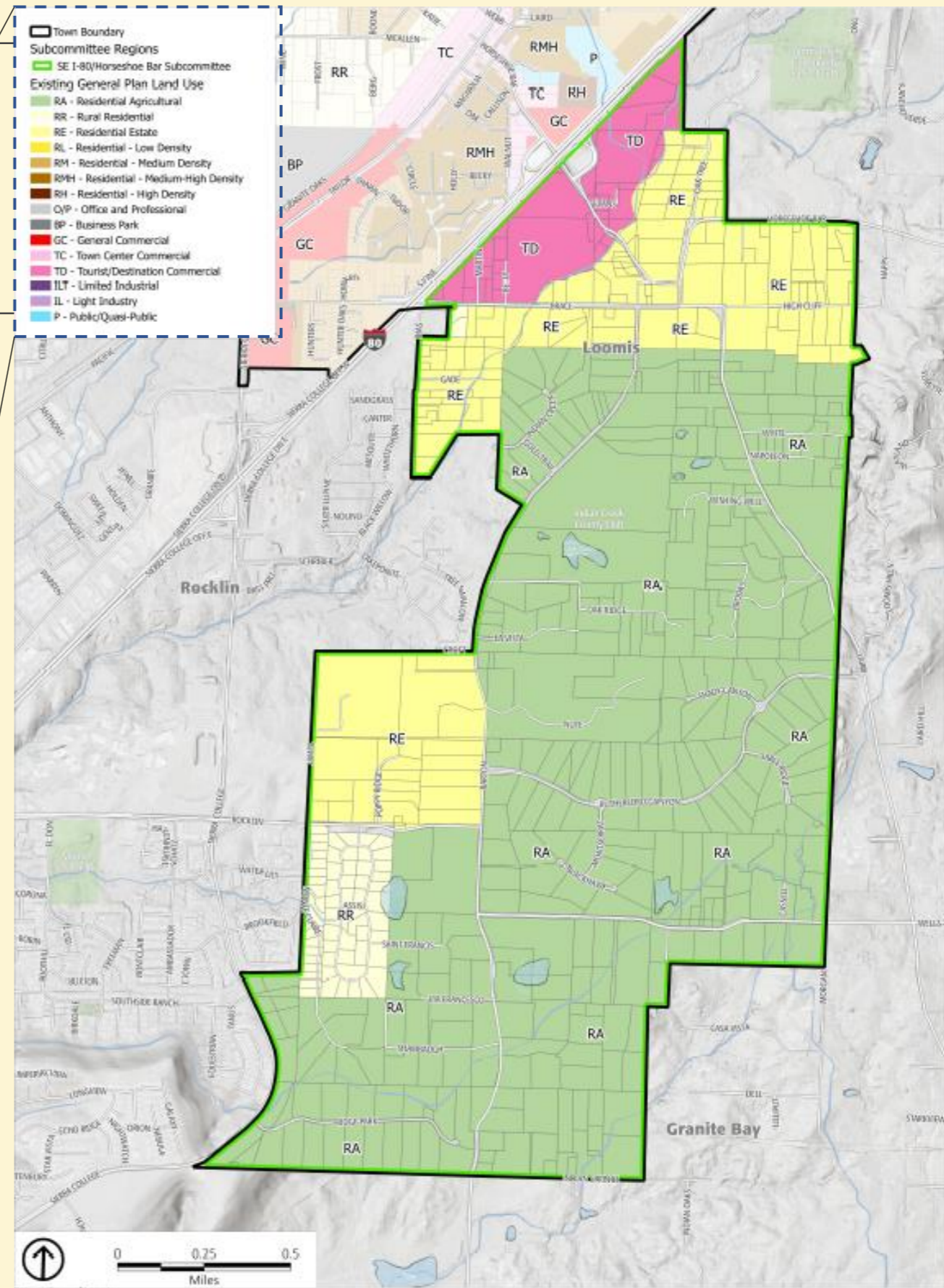


EXISTING LAND USES



EXISTING LAND USES

-  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



EXISTING LAND USES

- » **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.
- » **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.



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

- » **Residential Estate designation northwest of Rocklin and Barton Roads.** Proposed subdivisions shall be designed to provide parcels with a minimum of 4.6 acres along the Barton and Rocklin Road frontages, and a minimum of 2.3 acres when located away from Barton and Rocklin Roads. To the extent feasible, building sites should be setback from Rocklin Road and Barton Road to preserve the present appearance as a rural road corridor.
- » **Commercial Development south of Interstate 80.** The Town's goals for the Tourist/Destination Commercial land use designation are for proposed development to:
 - Create an identity, appearance, and mix of land uses that provide for the integrated development of all parcels and that will be attractive to both travelers and Town residents
 - Provide traveler-oriented commercial uses that are accessed primarily by automobiles and concentrated near the Horseshoe Bar Road interchange. Uses on the site shall then transition to more locally-oriented commercial and office uses, laid out to provide a pedestrian orientation.
 - Provide primary access to commercial development from Horseshoe Bar Road, with limited, secondary access on Brace Road. Commercial uses shall not front on Brace Road and shall be set back and/or buffered from Brace Road to maintain the rural residential character of the roadway corridor.
 - Provide a design and appearance that will reinforce the rural character of Loomis.
 - Provide for the long-term protection, preservation, and sustainability of the Secret Ravine riparian corridor, and its aquatic and terrestrial habitats.

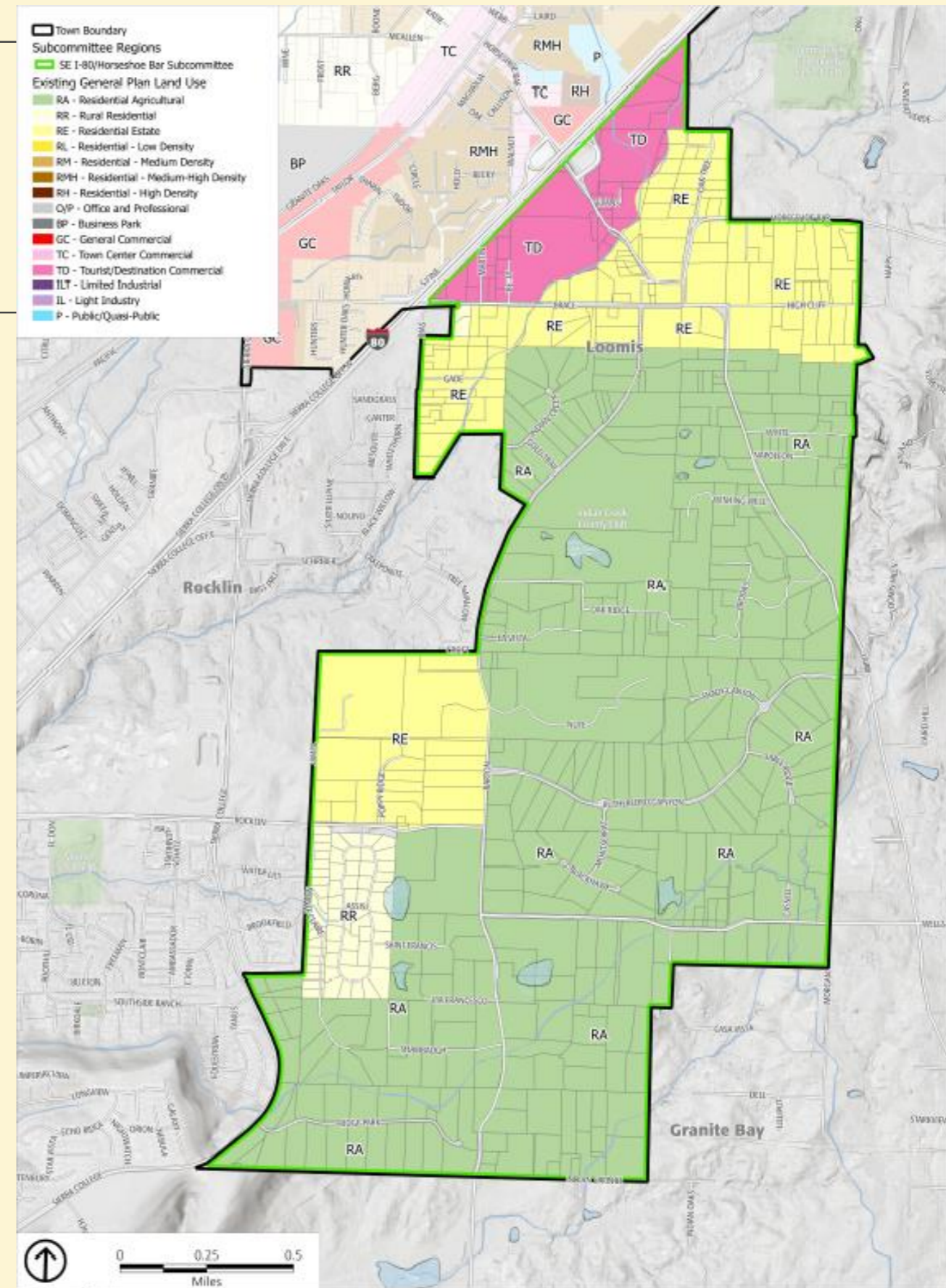


DISCUSSION AND QUESTIONS



LAND USES

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



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 Southeast 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



QUESTIONS?

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

GPupdate@loomis.ca.gov

