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# **TOWN OF LOOMIS GENERAL PLAN LAND USE ELEMENT**

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**TAYLOR ROAD/DOWNTOWN BUSINESS  
CORRIDOR SUBCOMMITTEE MEETING  
MAY 27, 2021 – 3:00 P.M.**



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# AGENDA

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- » **Status**
- » **Comments Received**
- » **Existing Goals and Policies**
- » **Revised Goals and Policies**



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# AVAILABLE DOCUMENTS

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» **General Plan Update**

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

» **Land Use Setting**

<https://loomis.ca.gov/documents/land-use-setting-v-1-03-25-2021/>

» **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/>

» **Social Pinpoint General Plan Update Survey**

<https://loomis.ca.gov/loomis-social-pinpoint-interactive-map/>

» **Town of Loomis Market Study**

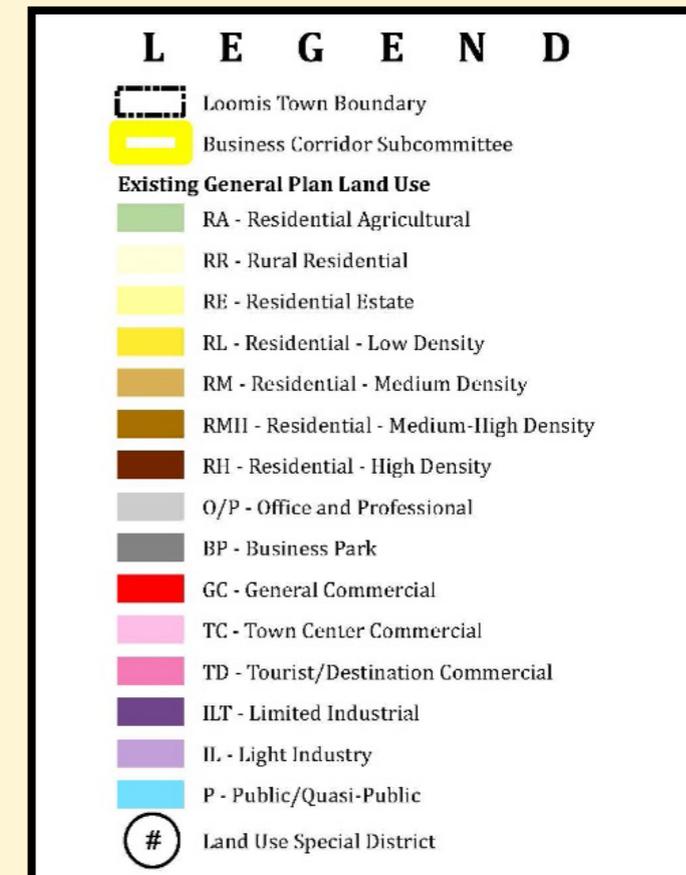
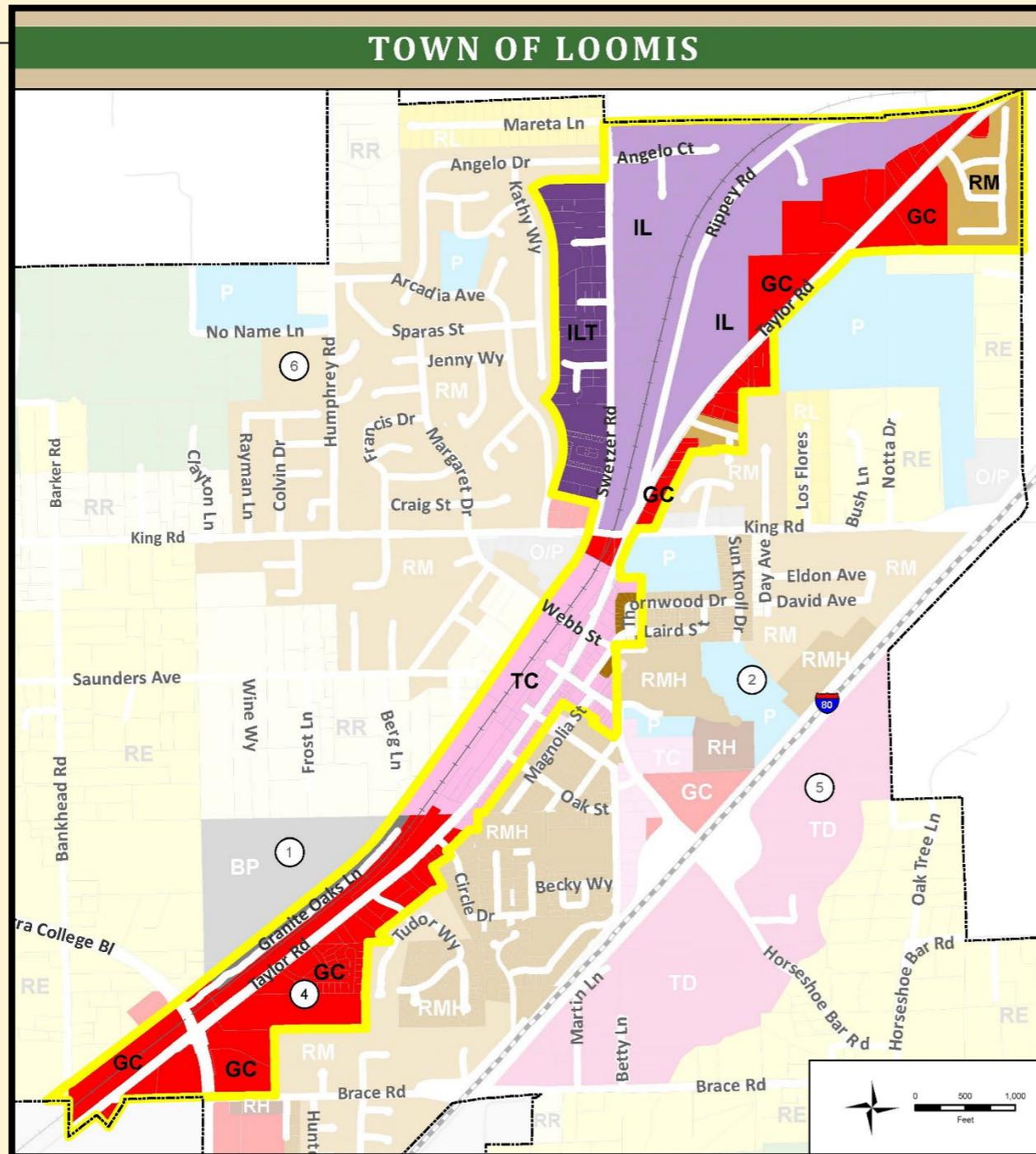
<https://storage.googleapis.com/proudcity/loomisca/uploads/2021/01/Volume-III-V.1-01-27-2021.pdf>

» **Land Use/Zoning Compatibility Matrix**

<https://loomis.ca.gov/land-use-sub-committee-taylor-rd-downtown-business-corridor/>



# SUBCOMMITTEE AREA



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# PUBLIC COMMENTS RECEIVED

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## Comment

We need to ensure that the bike trail along Downtown Loomis does not allow parked cars.

Would love to see a variety of shops and experiences in downtown on Taylor Rd. The library has a lot of underutilized space. Maybe an outdoor amphitheater? It'd be great to see more unique and welcoming public spaces throughout the downtown corridor for sitting and gathering.

We have a good mix of restaurants, don't need any more.

I would like to see a revision of allowable uses in the ILT zone on Swetzer Road. In the past 5 years businesses (multiple) have been issued MU Permits that allow for more intrusive noises/sounds that impact the quality of life in my home and backyard. I think an update on allowable uses for ILT zoning would clarify what is approved businesses and not just because they apply for a multiple use permit making it kay.

We are hoping the planning committee will consider expanding the type of businesses permitted in the CC zone or consider shrinking the CC zone to just encapsulate the main drag area on Taylor Rd to allow a wider range of services to be provided to the downtown area such as the veterinary clinic we are looking to find a home for.



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# PUBLIC COMMENTS RECEIVED

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## Comment

Several comments about protected bike lanes, sidewalks, and safe routes to school.

From owner of vacant parcel at corner of King and Swetzer Roads: The property is currently zoned as General Commercial, but given the surrounding area and the current real estate/covid climate, I do not believe that is the best use of the property. I would like to ask that it be incorporated into the neighboring ILT or IL zones to allow for a better use of the property.

Housing Behind the USPS building on Taylor Road: There is an existing parking lot for more than 30 cars, consider building on that site. The area could accommodate a four-story apartment building mainly for studios and one-bedroom apartments. Use setbacks for each story to create a less imposing facade onto Taylor Street and maintain a friendlier ambiance.

South Walnut Street in the 6100 and 6200 blocks: Potential space for building more homes or apartments over the existing buildings, or the commercial structures could be demolished and replaced with either single-family homes or more apartments.

Sierra Gateway site, 6154 South Walnut Street: Have all the necessary paved streets and utilities and are close to services like schools, restaurants, banks, transportation, and more. Also, there is an easy direct connection to the freeway.



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# EXISTING SUBCOMMITTEE GOALS

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## » **Downtown Plan – goals for the town center**

1. Maintain the small town character of Loomis;
2. Promote the economic stability of the Town;
3. Provide goods and services for residents;
4. Revitalize Taylor Road;
5. Protect Loomis' natural resources;
6. Create a civic center;
7. Provide a range of employment and housing opportunities;
8. Develop and maintain Downtown Loomis as a focal point for shopping and services; and
9. Redevelop the railroad rights-of-way to enhance Loomis' historic image.



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# EXISTING LAND USE ELEMENT POLICIES

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1. Loomis shall retain and renew existing commercial land uses and designate sufficient new commercial areas to meet future Town needs, where appropriate. Community development opportunities shall also be considered in terms of community need for increased sales tax revenues, and to balance with residential developments. (*keep*)
2. Downtown Loomis shall be developed and maintained as a focal point for personal shopping and services within the community, ~~through continued implementation of the policies and regulations originally developed in the Town Center Master Plan, which are now in various portions of this General Plan and the Zoning Ordinance.~~ (*The Town Center Plan will be absorbed by this General Plan.*)
3. Loomis shall promote the redevelopment of the railroad right-of-way areas to celebrate and enhance the heritage of the Town. (*Keep*)
4. Commercial development shall be **consistent with the commercial** ~~subject to design criteria which visually integrate commercial development into the architectural heritage of the Town. Projects found inconsistent with Loomis' distinct character shall be denied or revised.~~ (*Better as revised, however this also assumes that the existing Town Center Master Plan design standards are adequate for the Town. Perhaps include updating them as an implementation action?*)



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# EXISTING LAND USE ELEMENT POLICIES

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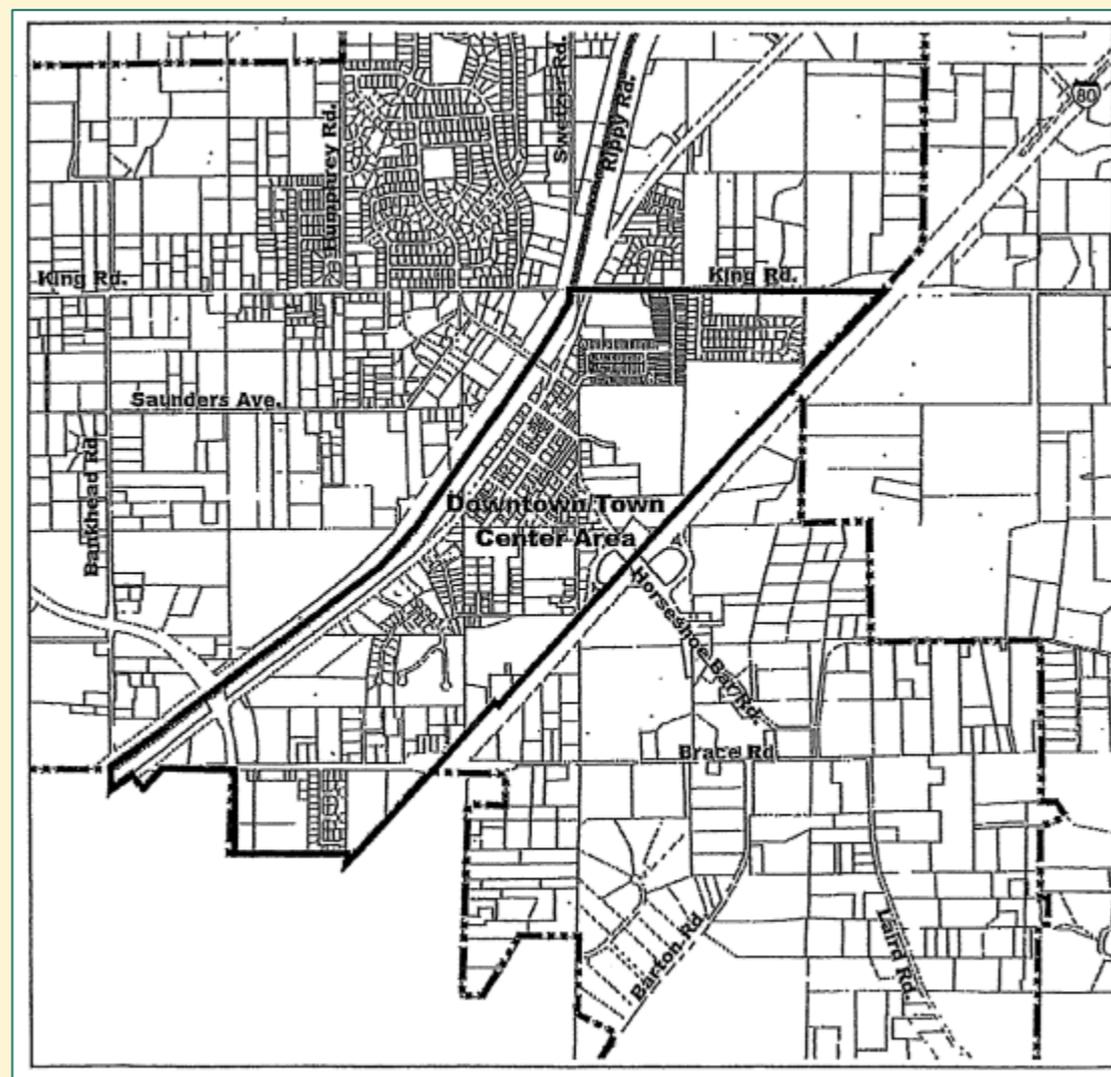
5. New commercial development shall preserve and integrate existing natural features (e.g. creeks, native trees, rock outcrops) and topography into project landscaping. (*Keep, however this may be repetitive from other sections.*)
6. Loomis shall require landscaping throughout -off-street parking lots to mitigate the adverse visual impact of large paved areas and provide shading to assist in energy conservation within adjacent buildings. (*Ok, but a single tree provides shade. Better perhaps to refer to landscape standards, or a specific coverage % of a parking area by a specific time.*)
7. Circulation patterns within and around new commercial development shall be designed to avoid diverting traffic through existing residential neighborhoods, ~~where feasible.~~ (*Any reason why we can't mandate this?*)
8. New industrial development shall be allowed only if impacts associated with noise, odor and visual intrusion into surrounding uses can be mitigated to acceptable levels. (*Vague and needs standards if it is still wanted, probably too granular for a General Plan.*)
- ~~9. Loomis shall not allow new industrial uses that will adversely impact either the environment or surrounding land uses. (*Delete as repetitive from above, and covered by CEQA*)~~
- 10. Designation of new commercial land uses shall be discouraged **outside** away from the Town's core area, except when property is demonstrably unsuitable for residential use because of proximity to noise sources such as major arterials or railroad lines. (*Unnecessary as should be on map...unless as modified Figure 3-3 is large area.*)**



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# FIGURE 3-3 DOWNTOWN/TOWN CENTER AREA

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# EXISTING SUBCOMMITTEE POLICIES

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- » **Policy for General Commercial Designation on Taylor Road northeast of Sierra College Boulevard:** These parcels should be developed with commercial uses along the Taylor Road frontage, with office uses or multi-family residential behind the commercial, to buffer the adjacent single family residential uses from the noise, glare, and activities associated with commercial uses.
- » **Downtown Plan Policy:** Until the adoption of Zoning Ordinance provisions and design guidelines to implement the Town Center Master Plan, proposed development and new land uses within the Town Center Commercial, General Commercial, Residential Medium Density, Residential Medium High Density, and Residential High density land use designations south of King Road and northwesterly of I-80 shall be consistent with the Town Center Master Plan. Proposed development and new land uses shall be consistent with the Town's Zoning Ordinance provisions and design guidelines that implement the provisions of the Town Center Master Plan, after the Zoning Ordinance provisions and design guidelines are adopted by the Town.



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# EXISTING SUBCOMMITTEE IMPLEMENTATION MEASURES

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## » Downtown Plan:

1. Amend the Zoning Ordinance to include appropriate development standards consistent with the standards in the Town Center Master Plan for building intensity, building height, setbacks, signs, and other development features. (*Keep*)
2. Prepare and adopt design guidelines for the areas covered by the Town Center Master Plan consistent with the development guidelines provided in the Town Center Master Plan. (*The Town Center Master Plan would suggest that it is the design guidelines, however a careful read suggests that perhaps they should be updated.*)



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# REVISED GOALS AND POLICIES

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» **PlaceWorks to share working draft on the screen to discuss.**



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# BEFORE NEXT MEETING

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» **Review:**

- Review Goals and Policies ...Think about wording changes.

» **Continue to 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](mailto:gpupdate@loomis.ca.gov).

» **Participate in the Loomis Social Pinpoint General Plan Update Survey:** <https://loomis.ca.gov/loomis-social-pinpoint-interactive-map/>



# QUESTIONS?

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

[GPupdate@loomis.ca.gov](mailto:GPupdate@loomis.ca.gov)

