
TOWN OF LOOMIS GENERAL PLAN LAND USE ELEMENT

**SIERRA COLLEGE BOULEVARD
SUBCOMMITTEE MEETING
MAY 13, 2021 – 3:00PM ~ 4:30PM**



AGENDA

- » **Reviewing Land Uses**
- » **Reviewing Goals and Policies**
- » **Land Use Changes**
- » **Discussion**



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 USES REVIEW



OFFICE PARK



» Current Description

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

» Current policies require access from Sierra College Blvd.

- No existing access points



CONSIDER...

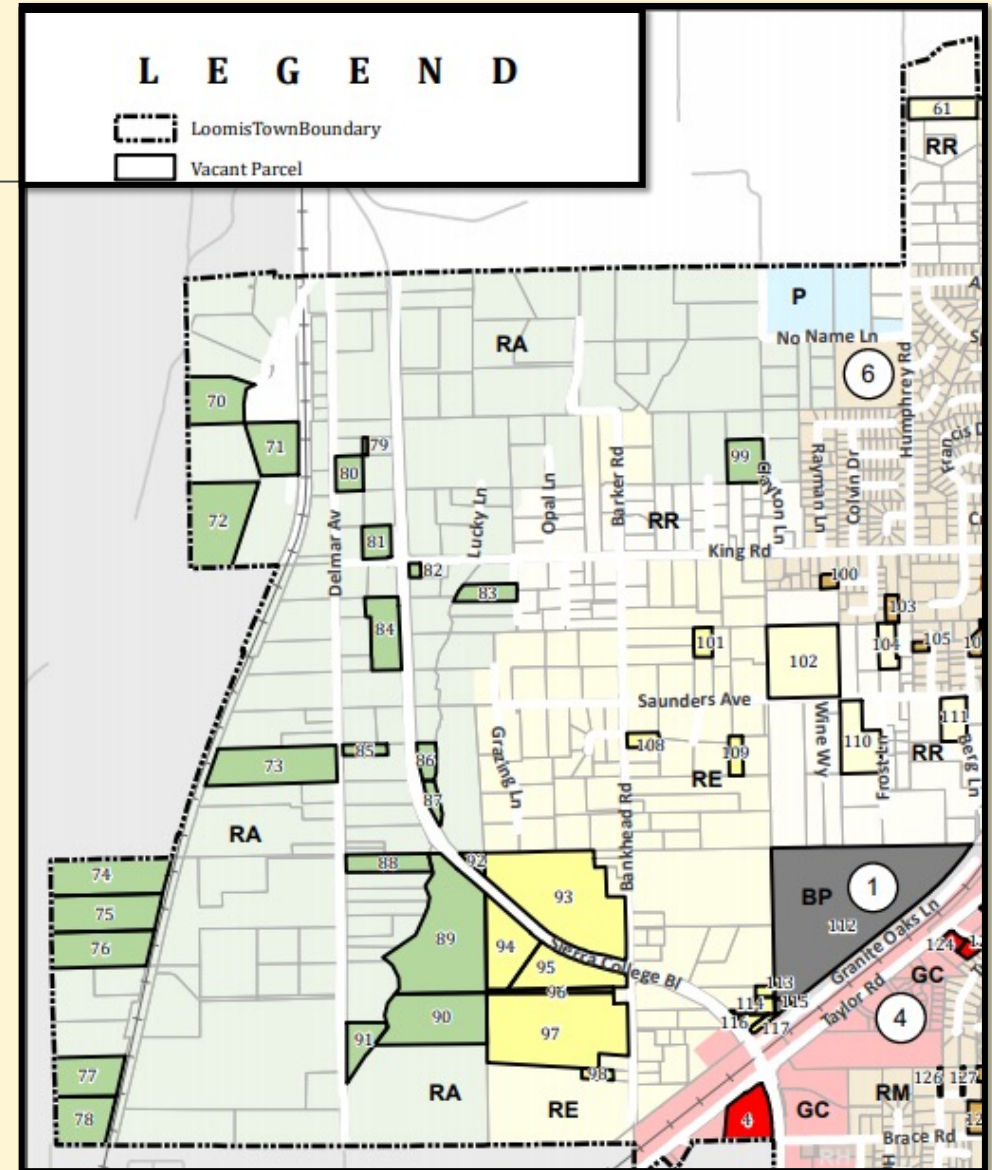
» Is lowest density residential best along Sierra College Boulevard?

- Buffer between high traffic road and low density uses?

» Is minimum lot size for RA still appropriate?

» Business Park access from Taylor Road is difficult

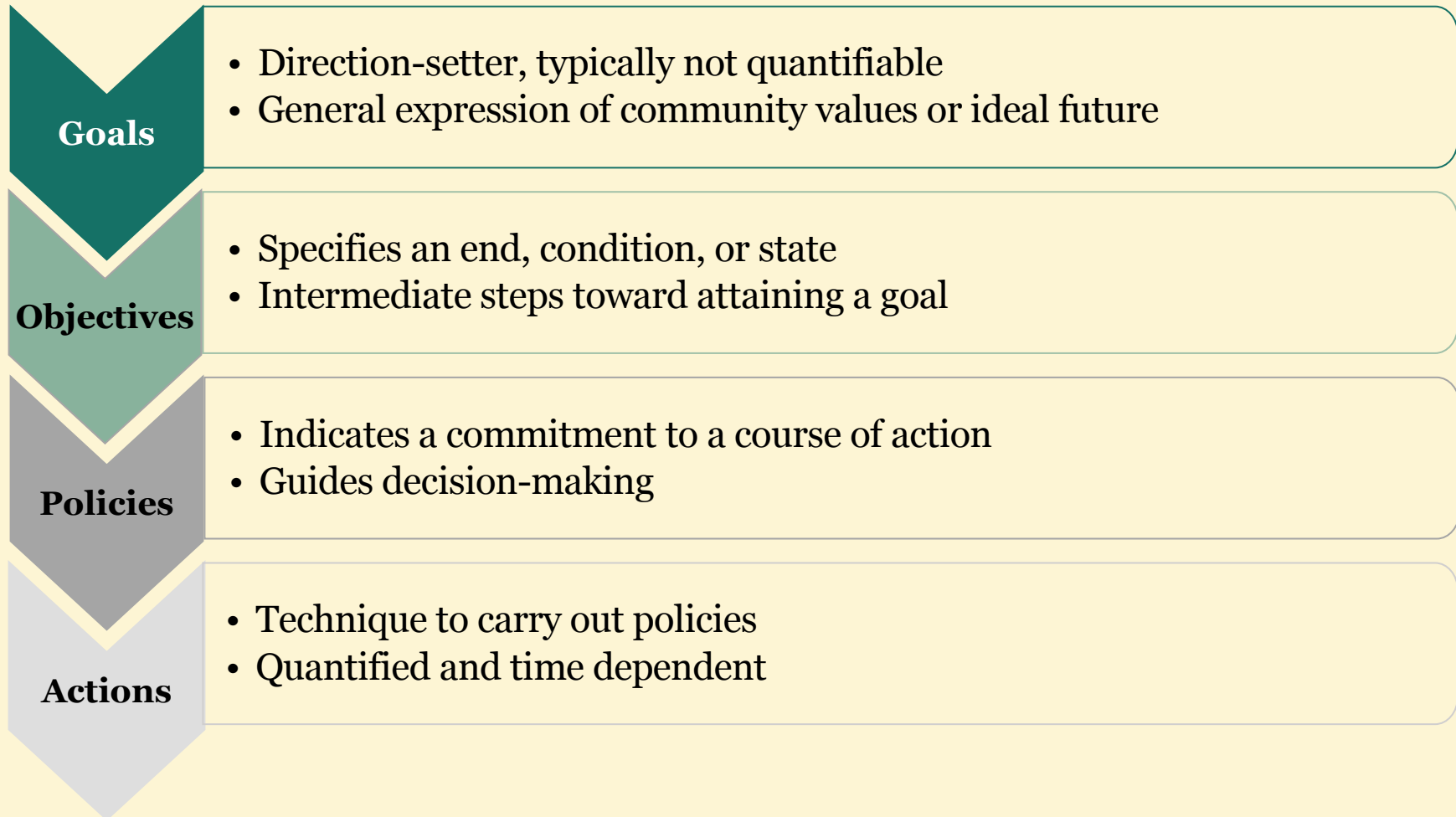
- Are there other ways to use this land?



GOALS AND POLICIES



WRITING GOALS AND POLICIES



COMMENTS SUBMITTED

- » Compact higher density housing that maintains rural atmosphere
- » Allow duplexes and triplexes on single-family lots
- » Residents like the minimum lot size of the RE land use



PUBLIC COMMENTS

- » We are surrounded by rural residential (RE) designation. We are asking that the properties surrounding Bankhead, King Road, and Sanders be rezoned as RE. Having the ability to sell an acre could assist homeowners with remaining in their community and help others with home ownership.
- » Concern with rezoning along Sierra College, maybe okay adjacent to Taylor Road, but how far north do you allow commercial or industrial? I foresee a lot of pressure in the future to rezone and to increase Sierra College to 4 lanes as Lincoln grows. I feel there is a need to prevent Sierra College from becoming a suburbanized strip of development.
- » The owner of the parcel with the Business Park designation also owns an adjacent parcel on Bankhead Rd, which offers access to the Business Park parcel that would otherwise be landlocked. The area currently designated Business Park does not appear to have two points of ingress and egress. Therefore, as the committee deliberates on this Business Park designated parcel, is any kind of residential designation not allowed? How about a mixed-use designation?
- » 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.



LAND USE POLICY CHANGES



AGRICULTURAL AND OPEN SPACE POLICIES

1. Loomis shall allow property owners the "right-to-farm" their parcels through the protection and operation of agricultural land uses.
2. Equestrian activities shall be protected by considering the effect that future density and design of residential development has in enhancing or inhibiting these activities.
3. Loomis shall use zoning designations to protect properties used for agricultural operations from encroachment by urban development.
4. Loomis shall provide for the use of the Williamson Act agricultural preserve program to allow landowners the property tax advantages of a long-term commitment to agricultural use.



RESIDENTIAL POLICIES

1. Loomis shall maintain a balance between residential building density and the capacity of the circulation system, schools, fire and police services, and other public service facilities. *(combine with policies 2 & 3?)*
2. New residential development shall be required to bear the full financial burden for new public service capital improvements required to serve the residents of the development, through impact fees, environmental mitigation fees, and other appropriate measures. *(combine with policies 1 & 3?)*
3. New development should not create undue demand on schools, roads, or adversely affect the quality of life in adjoining neighborhoods. *(combine with policies 1 & 2?)*
4. Loomis shall encourage the revitalization and rehabilitation of deteriorating residential areas throughout the Town. *(covered by Housing Element)*
5. Loomis shall require the design of future residential projects to emphasize character, quality, livability, and the provision of all necessary services and facilities to insure their permanent attractiveness. *(refine and keep)*



RESIDENTIAL POLICIES

6. The Town may approve the clustering of development, with no increase in net density. The priority for rural residential subdivision design must be the preservation of environmental resources and rural character. *(refine keep)*
7. Proposed parcels [in new subdivisions] should be increased in size consistent with the nearby residential lots fronting upon the same street. *(keep)*
8. Town approval of parcels proposed in any new subdivision will be based on all appropriate environmental and compatibility factors, and all applicable Town policies and regulations. *(doesn't do much, delete?)*
9. Promote the full utilization of land already committed to urban development before utilities and public services are extended to areas without existing urban infrastructure. *(refine and keep)*
10. Outside of the core area, Loomis shall promote a rural residential environment consisting primarily of single family homes. *(combine with policy 12?)*



RESIDENTIAL POLICIES

11. Encourage the provision of adequate housing opportunities for people on fixed or limited incomes, with emphasis on senior citizen housing. *(covered by Housing Element)*
12. Multi-family residential areas shall be designed to be compatible with nearby single family residential neighborhoods in terms of height and massing, and overall design. Multi-family residential development shall not be permitted on arterials serving as entryways to the Town unless substantial setbacks and landscaping are provided. *(combine with policy 10?)*
13. Proposed development shall be planned and designed to preserve and enhance significant natural features, and retain the existing topography, to the greatest extent practical.
14. Evaluate all new residential subdivisions and other significant development proposals for consistency with the Town's design standards, with the objectives of maintaining a small, neighborly, rural community, reflective of the Town's heritage.



RESIDENTIAL POLICIES

15. Loomis shall encourage the retention and enhancement of natural vegetation along major roadways in new developments.
16. New residential development near the freeway shall consider alternative noise mitigation measures.
17. Loomis shall prohibit the development of gated residential communities.
18. Monitor the rate and type of residential development within the Town in relation to commercial and industrial revenue-producing development.
19. All new development in Loomis shall conform to the land use map, land use categories and development intensities set forth in this General Plan. *(is this necessary to state?)*



BUSINESS PARK POLICIES

1. Business park development shall require access from Sierra College Boulevard, with no access to the site through the residentially-designated areas to the north and west.
2. The site shall be planned to provide a self-contained, campus-like character with extensive landscaping throughout.
3. Proposed development shall be separated from the north and west property lines by a buffer of defense landscaping at least 50 feet in width.



FUTURE DEVELOPMENT

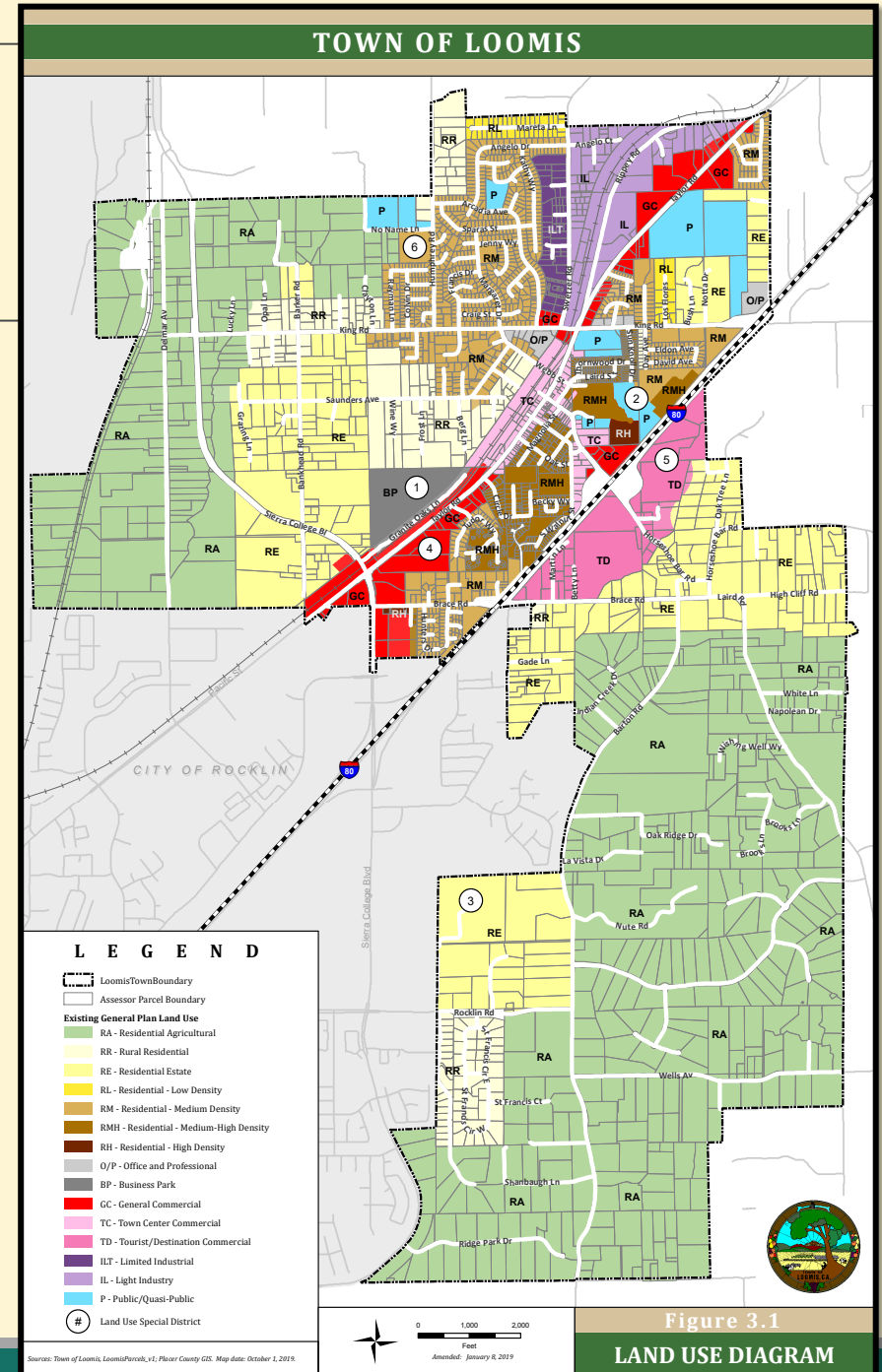
» Are land uses in the Sierra College Boulevard area correct?

- 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.)



Sources: Town of Loomis, LoomisParcels_v1; Placer County GIS. Map date: October 1, 2018



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.

» **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



RESIDENTIAL USES

» Residential Agricultural:

- Maintain rural character – natural vegetation and topography
- Appropriate for agricultural uses and very low-density residential uses
- Maximum density of one dwelling unit per 4.6 acres

» Residential Estate:

- Same uses and character as RA
- Maximum density one dwelling unit per 2.3 acres

» Rural Residential

- Same uses/character as RA
- Maximum density of one dwelling unit per acre



“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

