
TOWN OF LOOMIS GENERAL PLAN LAND USE ELEMENT

**LAND USE COMMITTEE MEETING
SEPTEMBER 2, 2021 – 3:00 P.M.**



AGENDA

- » **Status**
- » **Comments Received**
- » **Existing Buildout Potential**
 - » Sphere of Influence
 - » Planning Area
- » **Glossary**
- » **General Plan Designations**
 - » **Definitions**
 - » **Densities/Intensities**



AVAILABLE DOCUMENTS

» **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/>



PUBLIC COMMENT RECEIVED

- » **Comments have been sent to the technical staff, are posted on the GPU website and discussed at the appropriate committees and subcommittees**
- » **These comments pertain to the Glossary**

Comments (Summarized)	Commenter
Clarify the definition of Residential Care Facilities to focus on the number of people served rather than the size of the facility.	Jean Wilson
Define streets and roads to clarify private v. public.	Jean Wilson
Compare the Zoning Ordinance glossary with the General Plan to ensure consistency.	Jean Wilson
Add a statement to the glossary who determines definitions if not listed in the glossary.	Jean Wilson
Agricultural Uses. "Food and fiber" doesn't accurately reflect agricultural activities in Loomis. Review agricultural definitions to confirm whether they are needed and/or accurate.	Jean Wilson
Clarify the definition of alleys in the context of circulation.	Jean Wilson
Differentiate between apartments and other small units such as ADUs.	Jean Wilson
Consider whether Artisan Craft and Artisan Shop are too exclusive with current definition.	Jean Wilson
Include definitions of from specific elements in the glossary, such as hydric, form, etc. from the Safety Element.	Martha Merriam
Define acronyms.	Gary Liss
Define "quite"	Carolyn Macola
Define Study Area, project area, project vicinity, Loomis Area, Loomis Basin, and any other geographic designations.	Martha Merriam



DEFINITIONS

- » **Estimates:** Existing estimates from official sources such as the California Department of Finance (DOF) or Sacramento Area Association of Governments (SACOG)
- » **Projections:** Calculated figures for future results based on a factor that can be generated by the Town, assumed based on industry standards, or derived from historic estimates.
- » **Why they are important:** The resulting figures can help inform the Town on whether there is sufficient land for development, adequate plans for future services.



TOWN BUILDOUT POTENTIAL

Town of Loomis POPULATION & NON-RESIDENTIAL BUILDING POTENTIAL*				
2021 Department of Finance (DOF)	Acres	Units	Population	Non-Residential
Existing	4,711	2,560	6,808	1,491,263
FUTURE POPULATION & NON-RESIDENTIAL BUILDING POTENTIAL				
Vacant Lots	673	1,888	4,469	3,262,774
Existing Plus Vacant Lots	4,711	4,448	11,277	4,754,037
Net Acreage (80%)	4,711	7,070	19,584	11,115,008
Gross Acreage (100%)	4,711	8,837	21,446	13,893,760
*Theoretical because the calculations do not take into account mixed use requirements, topography, or design.				
Non-Res = Commercial and Industrial				



WHAT IS A SPHERE OF INFLUENCE?

- » The Town does not have a Sphere of Influence (SOI) which is an area outside the Town jurisdictional boundary, but within the “planning area”.
- » The legal definition of a Sphere of Influence is “...a plan for the probable physical boundaries and service area of a local agency, as determined by the commission.” (Government Code § 56076)
- » The sphere of influence (SOI) is established by the Local Agency Formation Commission (LAFCo) after preparation of a Municipal Services Report (MSR). (Government Code § 56076)
- » The MSR is designed to demonstrate how the Town would provide services to an area upon annexation typically within a five-year timeframe. The SOI must be reviewed every five years (Government Code § 56425(g)) and the MSR updated if the SOI is to be changed.



ALTERNATIVE TO SPHERE OF INFLUENCE?

- » Comments received during this update process would suggest annexation is not a high priority.
- » If the Town does not want to annex land a SOI and an MSR is unnecessary.
- » Some communities will establish a “planning area” around their boundaries and work with the county or adjacent City to agree to consult for large developments.
- » If the Town wants to monitor and comment on growth adjacent to its boundaries, a policy and action by the Council to be kept informed is all that is required.



GOALS AND POLICIES

» **Subcommittees will:**

- Review and recommend Goals and Policies to full Committee.
- Make recommendation for high density land changes to full Committee.

» **Items to be Discussed (Provided in Email):**

- Glossary
- Land Use Designations – Do current descriptions allow for all desired uses?
- Land Use Issues – Do the issues listed still reflect issues today?
- Land for High Density (Outside of subcommittee areas)

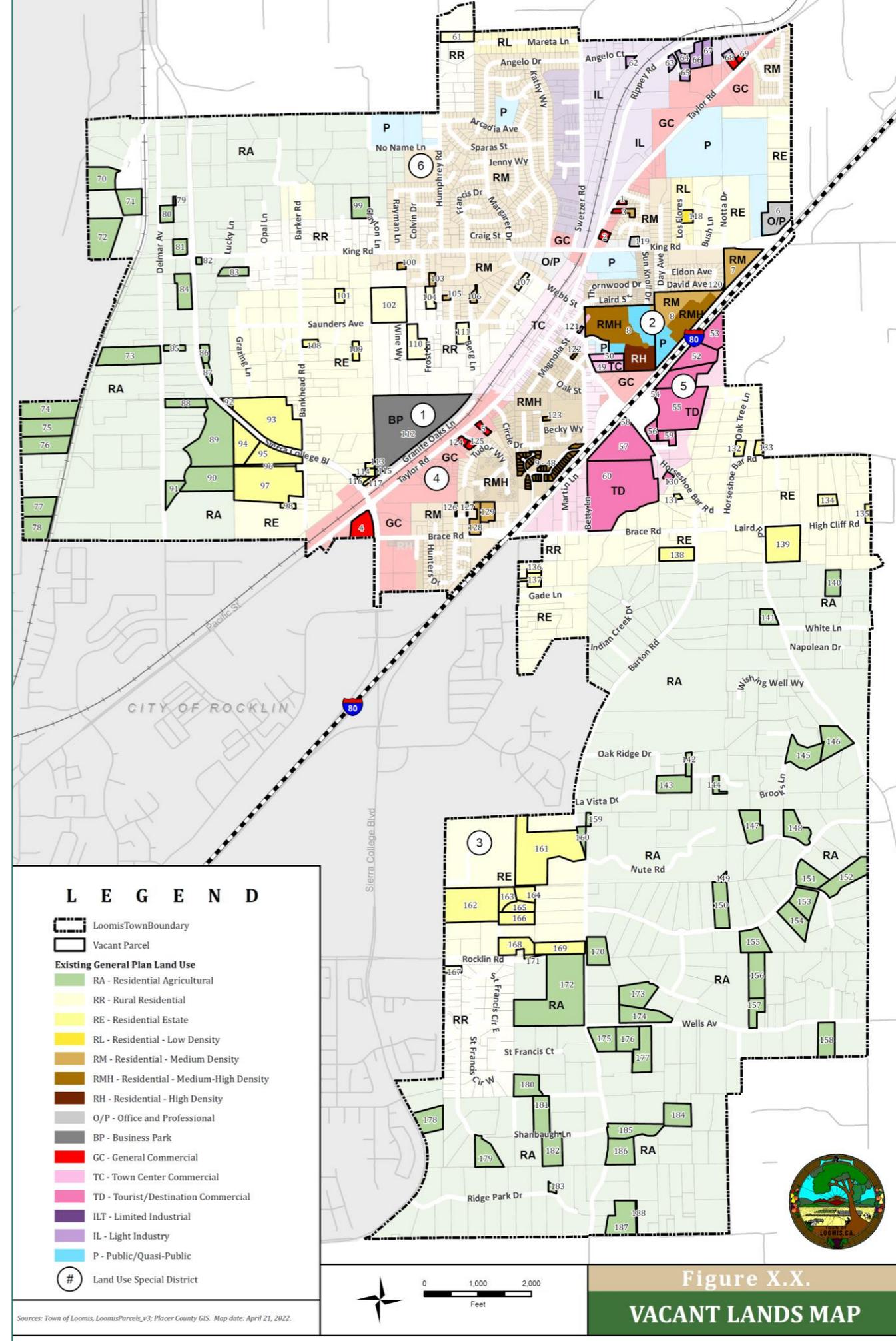


MAPS TO AID IN DISCUSSION

- » **Town Wide Vacant and/or Underutilized Land**
- » **Town Wide Subcommittee Area Maps**
- » **Town Wide Vacant Land Map**
- » **Non-Conforming Parcels**



TOWN WIDE VACANT AND/OR UNDER-UTILIZED LAND



TOWN WIDE SUBCOMMITTEE AREA MAPS

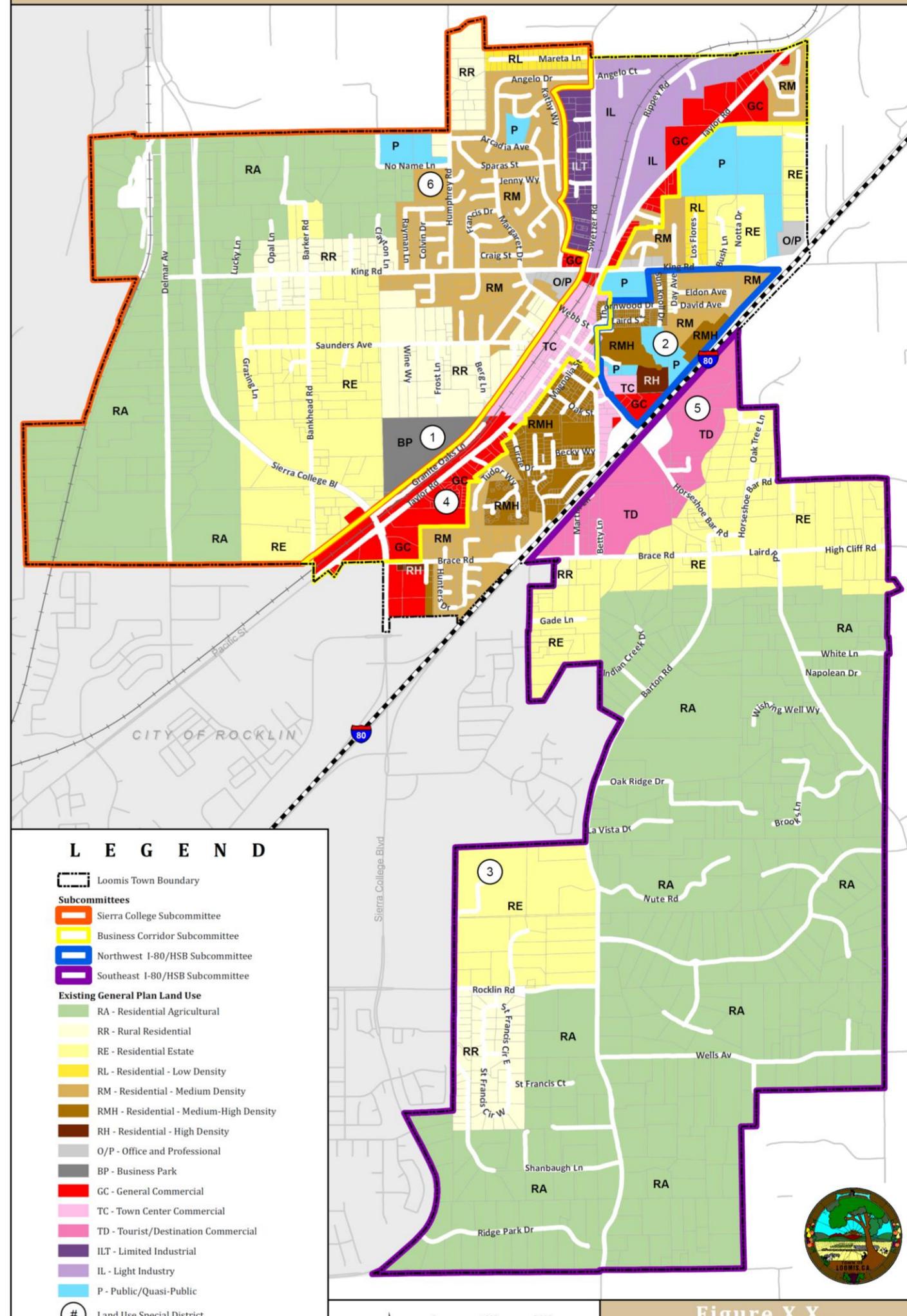
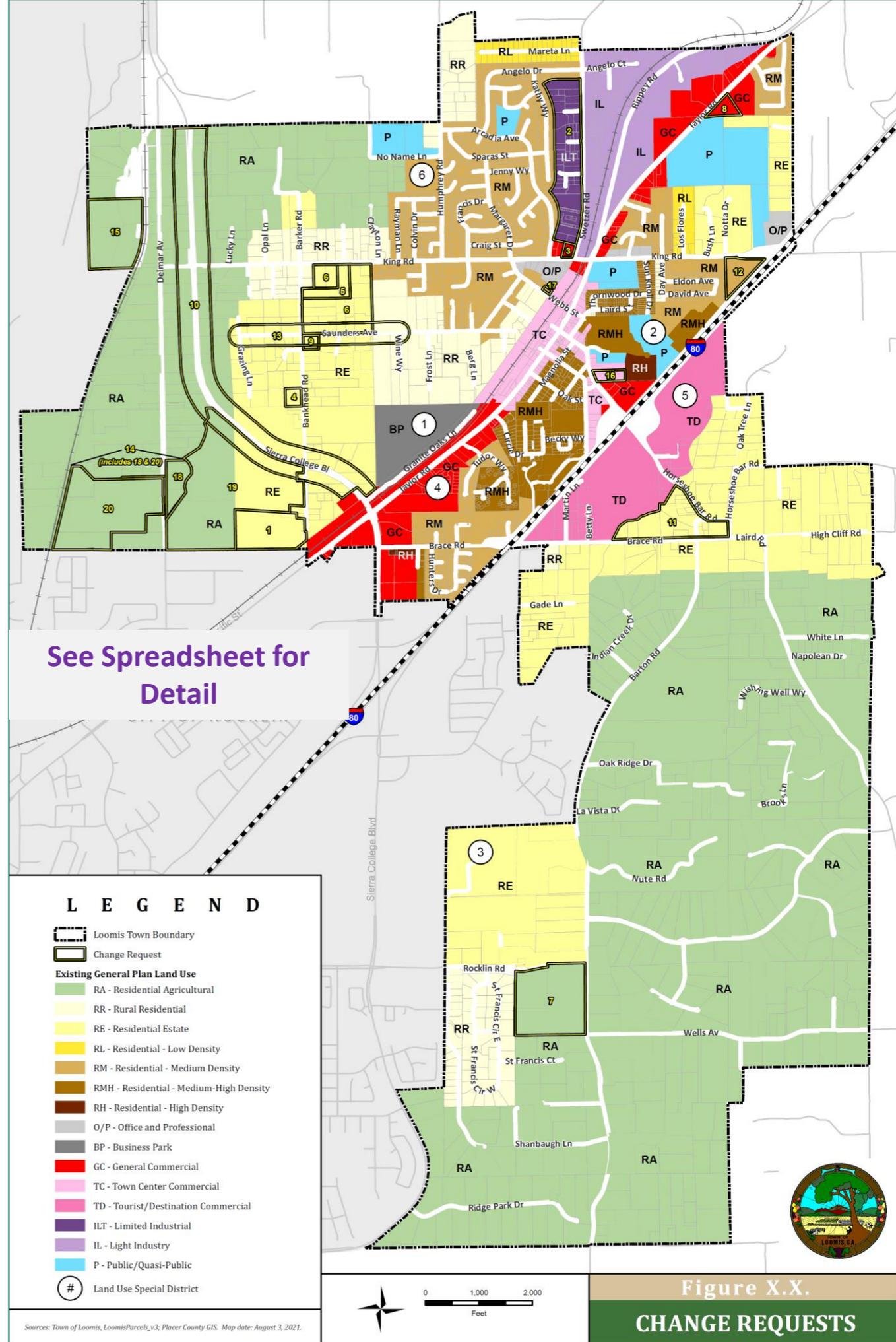
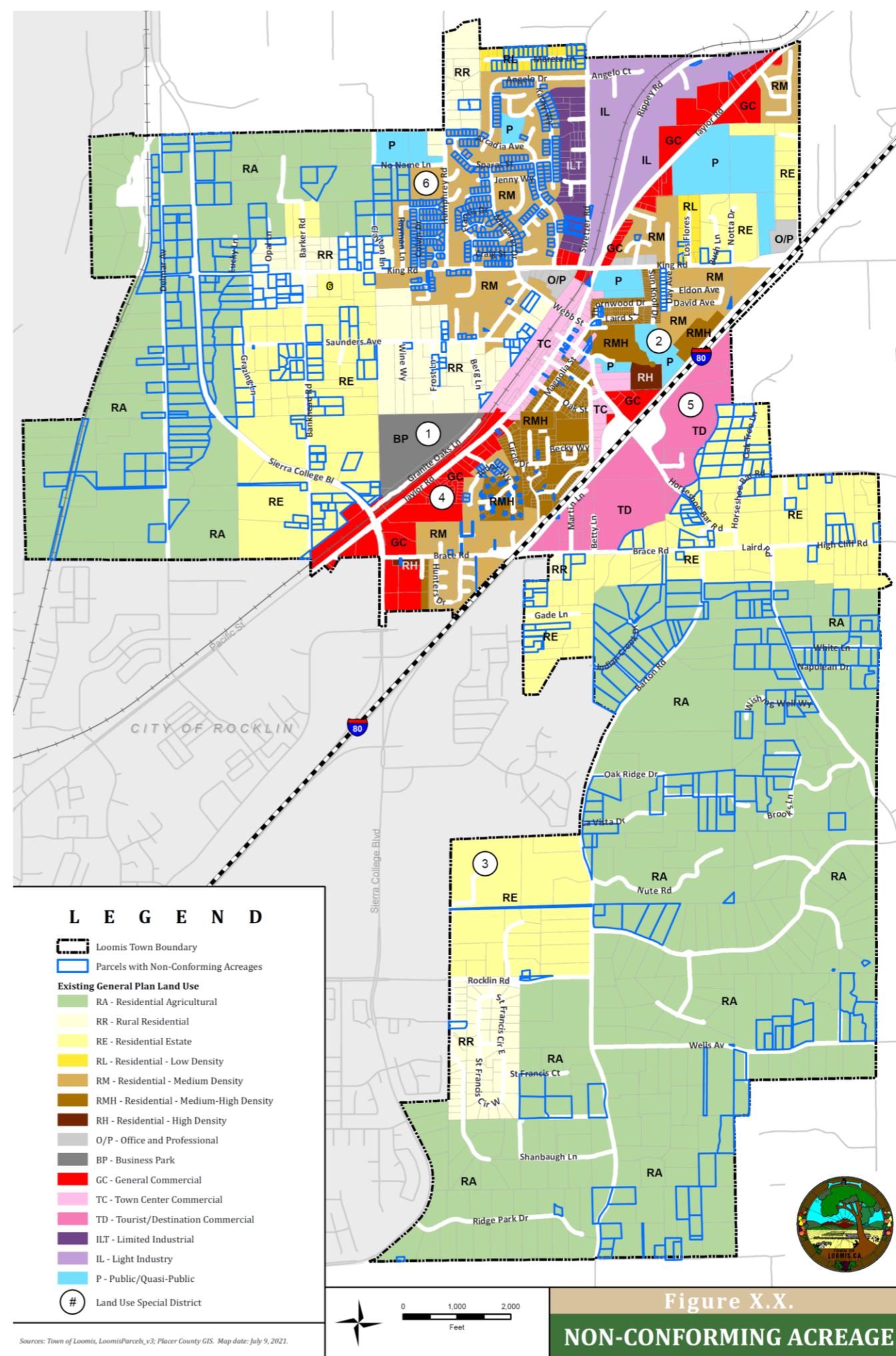


Figure X.Y

CHANGE REQUESTS



NON-CONFORMING ACREAGE



Sources: Town of Loomis, LoomisParcels_v3; Placer County GIS. Map date: July 9, 2021.

BEFORE NEXT MEETING

» **Review:**

- Finalize review and provide edits on glossary
- Review and provide comments on Land Use Designations and Standards

» **Take and Submit Town Photos for General Plan**

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

- 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

