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

**TAYLOR ROAD/BUSINESS CORRIDOR
SUBCOMMITTEE MEETING
SEPTEMBER 23, 2021 – 3:00 P.M.**



AGENDA

» **Study Area Narrative**

» **Build Out**

» **Goals, Policies, and Implementation Measures**

» **Land Use Changes**

» **Committee Recommendations**

» **High Density Housing**

» **Public Requests**

» **Potential Build Out**



BUSINESS CORRIDOR PLANNING AREA

- » Land uses along Taylor Road between Town boundaries
- » Includes Horseshoe Bar up to, but not including, Library Drive

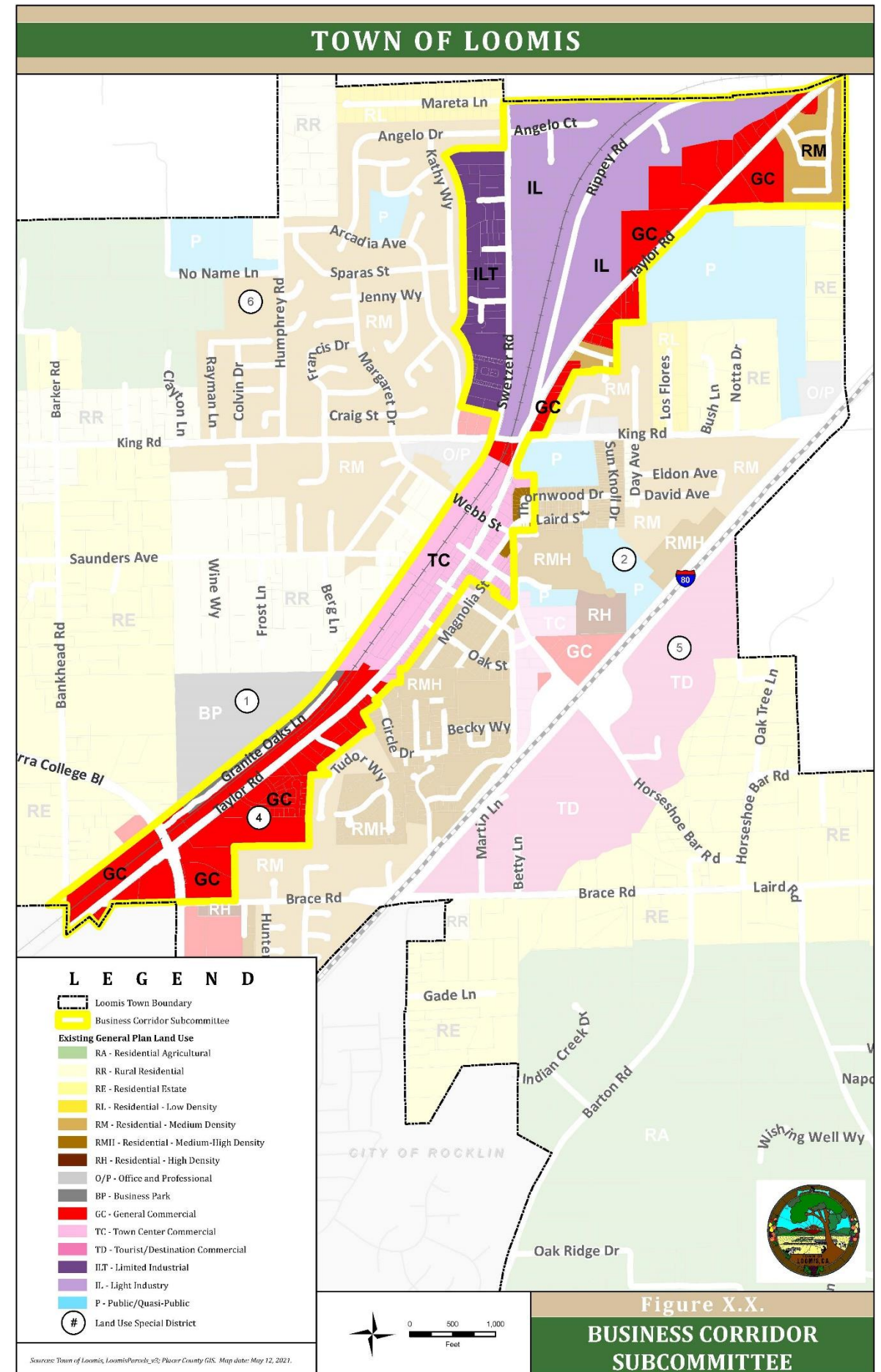


Figure X.X.
BUSINESS CORRIDOR
SUBCOMMITTEE

Source: Town of Loomis, LoomisParade_v0; Placer County GIS. Map date: May 12, 2021.



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TOWN BUILD OUT PROJECTIONS

Town of Loomis			
Buildout Projections			
	Acres	Units	Population
Current Department of Finance and SACOG (2021)			
Existing	4,390*	2,560	6,808
Potential Future Buildout**			
Additional Buildout on Vacant Lots	673	1,888	4,469
Existing Plus Vacant Lot Buildout	4,390	4,448	11,277
Net Acreage (80%) Buildout	3,512	7,080	17,359
Gross Acreage (100%) Buildout	4,390	8,850	21,702
<p>*Acres based on Placer County GIS and are less than the 4,698.71 acres identified by SACOG due to subtraction of road area.</p> <p>**Projections are theoretical because the calculations do not account for mixed use requirements, topography, or design.</p>			



PLANNING AREA BUILD OUT PROJECTIONS

Taylor Road/Business Corridor Planning Area

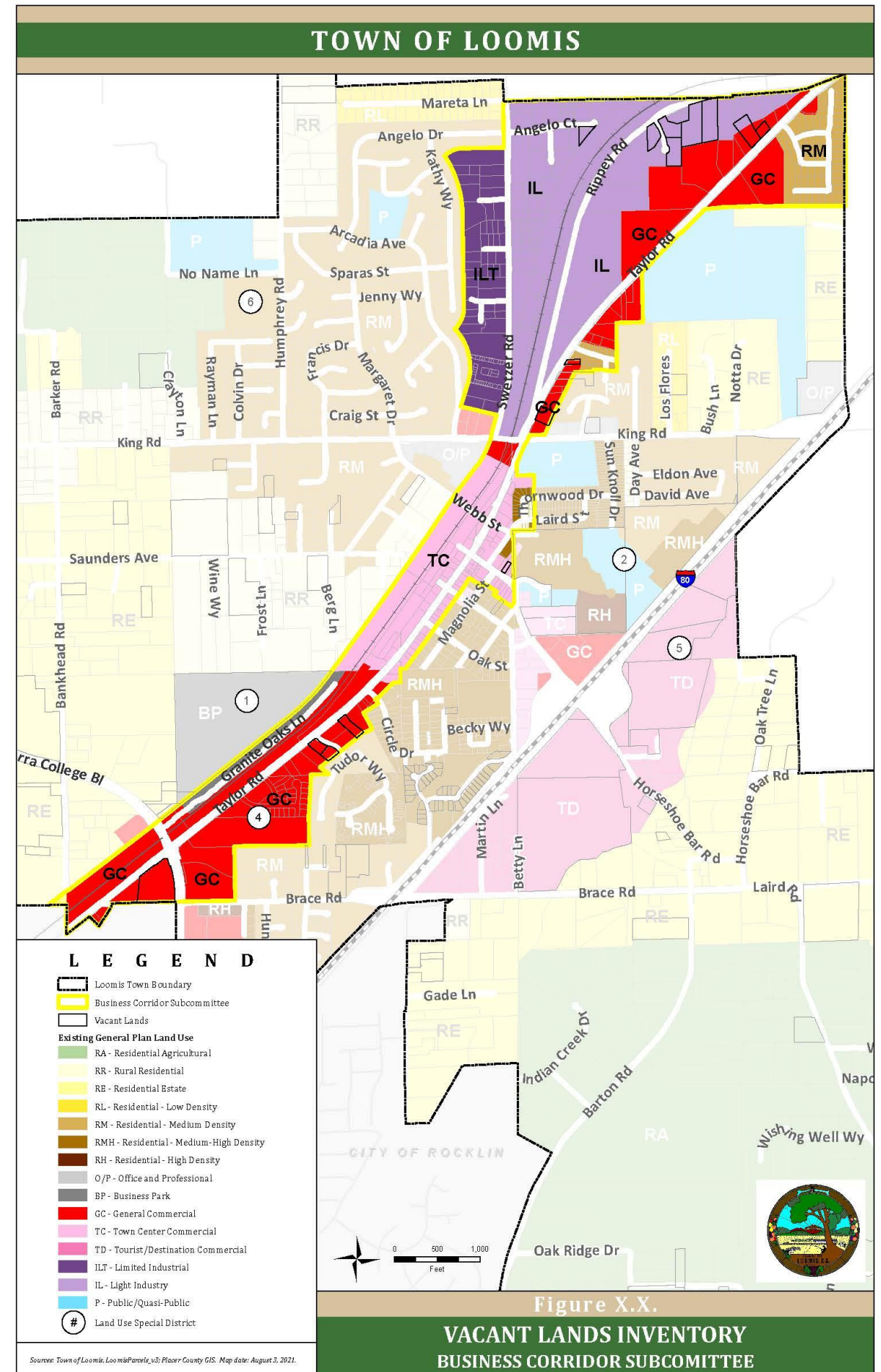
Population Forecasts			
	Acres	Units	Population
Potential Future Buildout			
Vacant Lots Buildout	25	78	156
Net Acreage (80%) Buildout	266	1,693	3,482
Gross Acreage (100%) Buildout	333	2,116	4,354

* Theoretical because the calculations do not take into account mixed use requirements, topography, or design.



BUSINESS CORRIDOR PLANNING AREA

» Vacant or Undeveloped Land



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GOALS, POLICIES, AND IMPLEMENTATION MEASURES

» Refer to document provided prior to the meeting, PlaceWorks will share screen.



DECISION POINT

» **Did the Subcommittee decide on any changes to goals, policies or programs?**

- If yes: Forward to Land Use Committee.
- If no: Done.



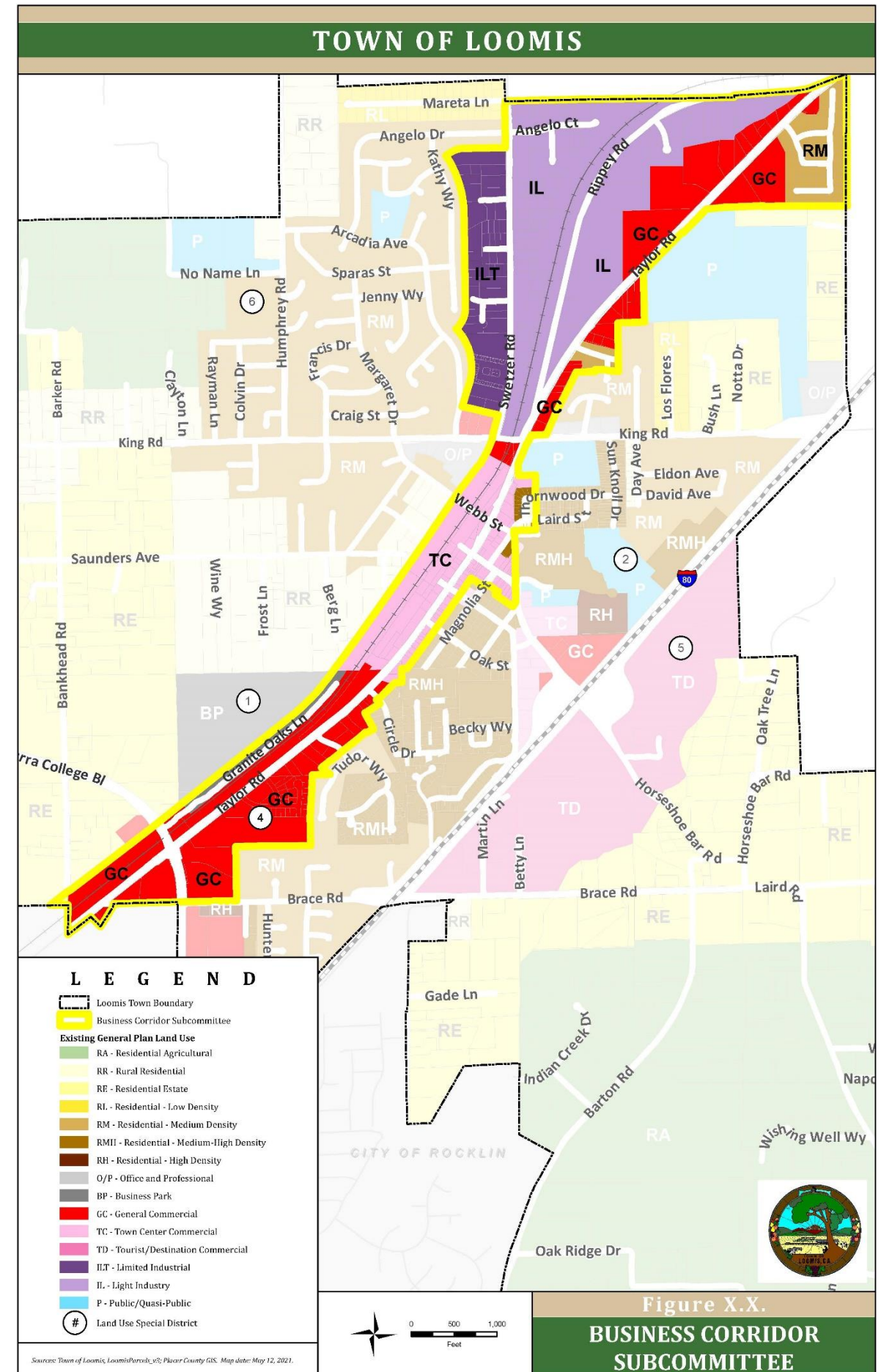
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LAND USE CHANGES SUBCOMMITTEE INPUT

- » Are there any parcels that should be redesignated?
- » Are there any concerns about compatibility of adjacent uses?
- » Should any changes be recommended to the Land Use Committee?



DECISION POINT

- » **Did the Subcommittee decide on any land use changes?**
 - If yes: Forward to Land Use Committee.
 - If no: Done.



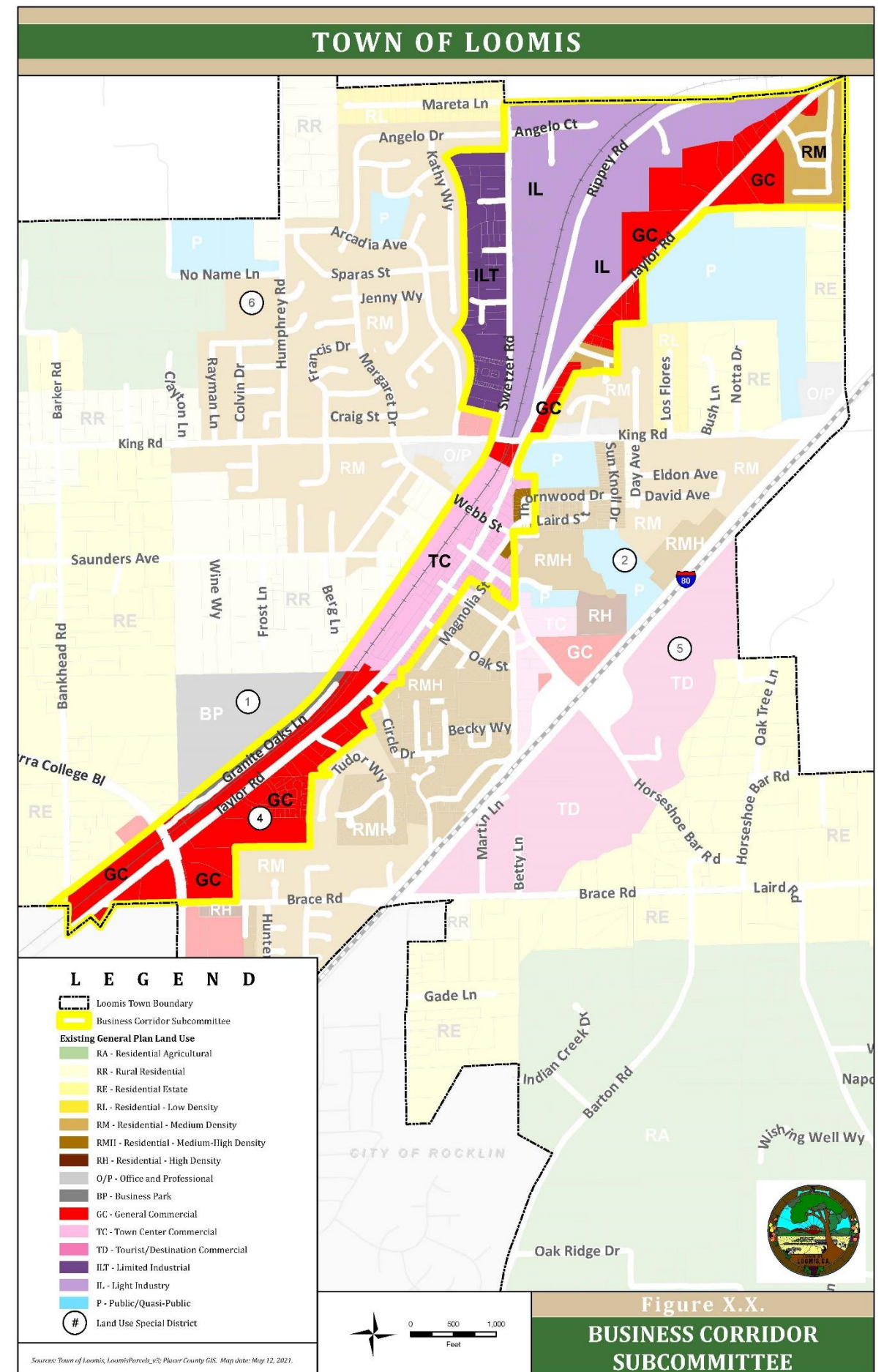
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LAND USE CHANGES HIGH DENSITY RESIDENTIAL

- » The Housing Element resulted in a shortfall to meet the Town's lower-income regional housing needs allocation (RHNA)
- » Need to identify minimum 2.2 acres somewhere in Town to change to High Density Residential (20-25 du/acre)
- » Where are suitable sites in the Business Corridor Study Area?



DECISION POINT

- » **What sites did the Subcommittee identify?**
 - Forward to Land Use Committee.



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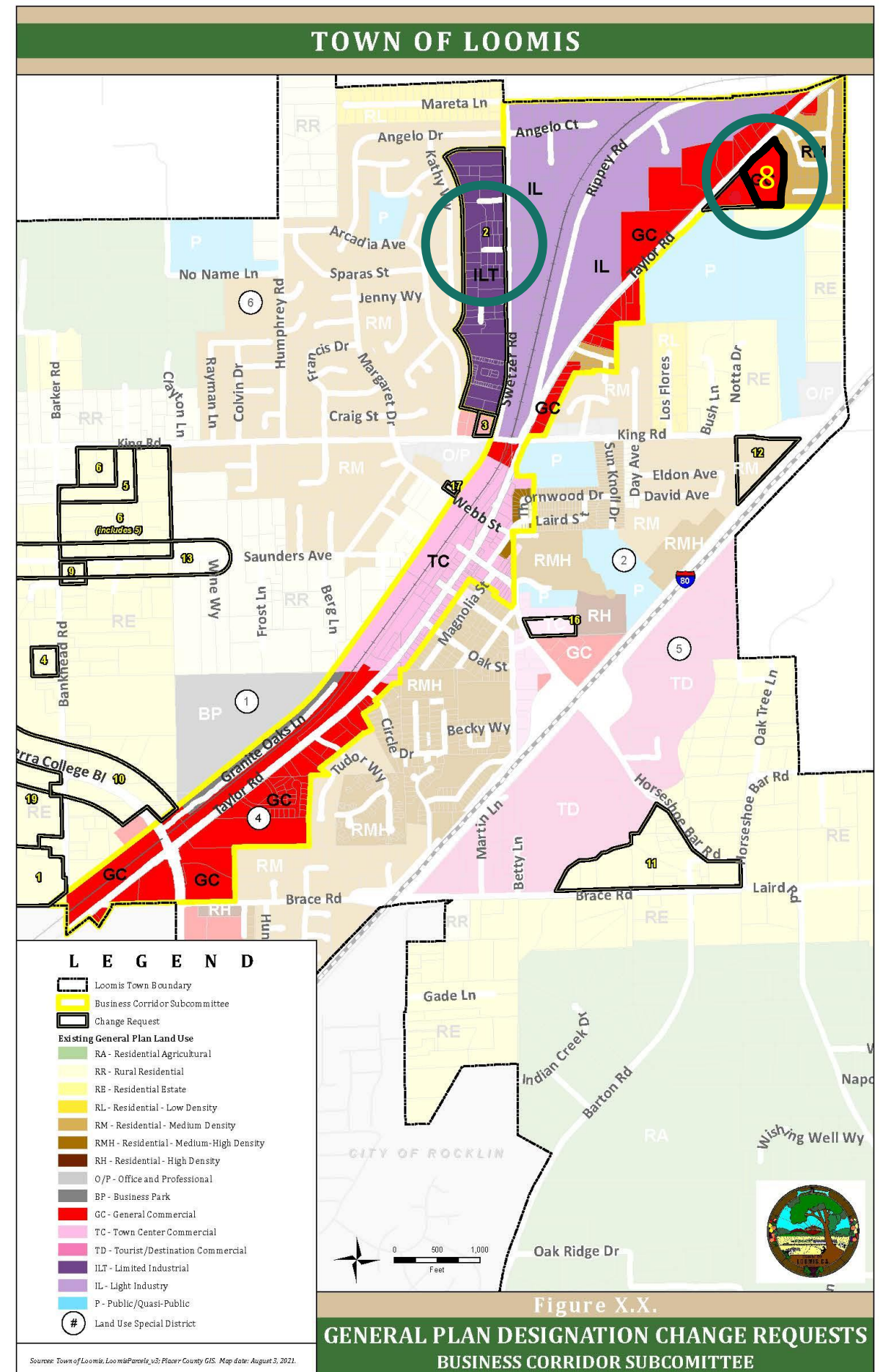


LAND USE CHANGES PUBLIC REQUESTS

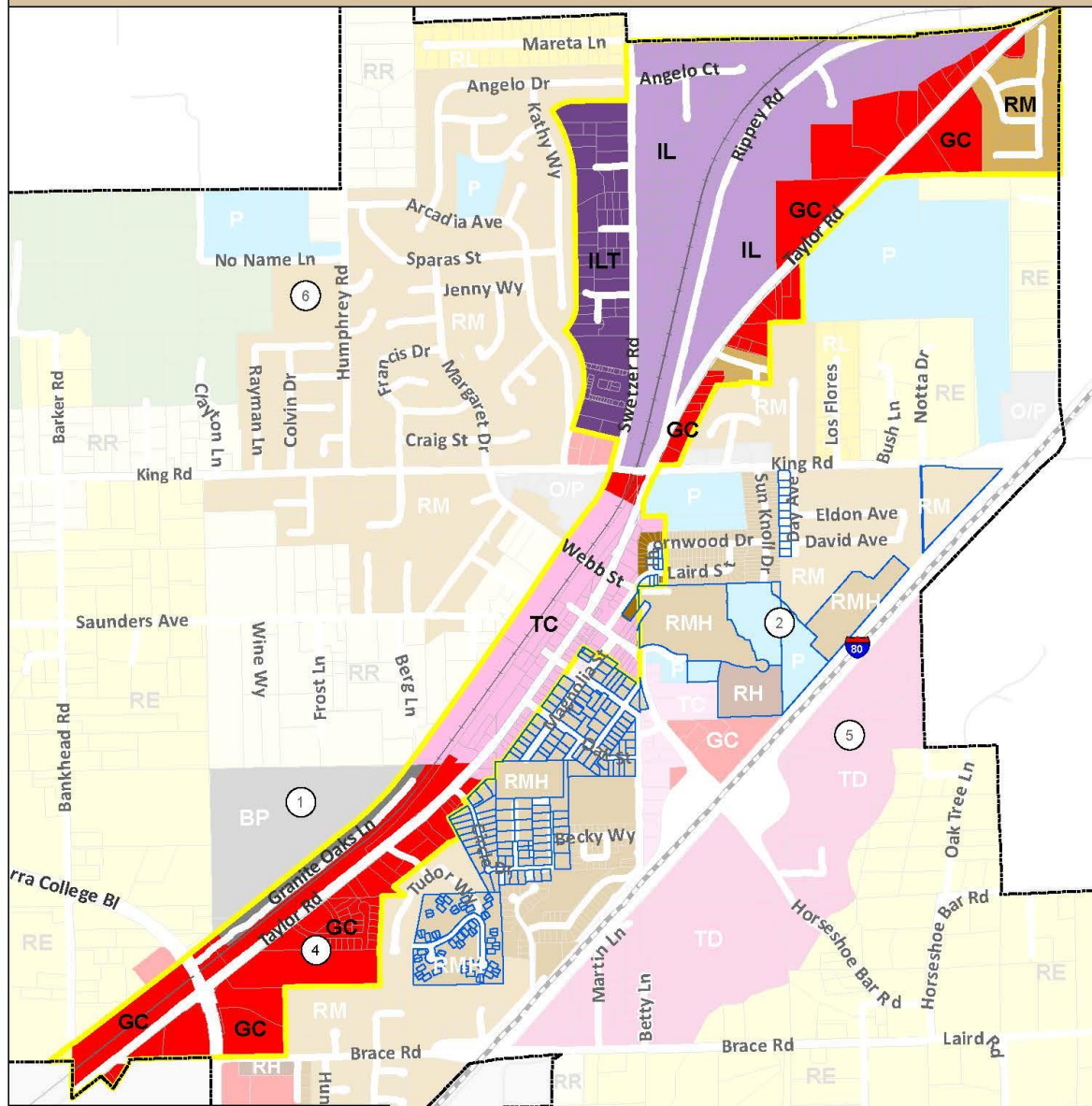
Map Label	Address	Current Designation	Request
2	Swetzer Road	ILT	clarify allowed uses given proximity to residential
3	5945 King Road	GC	ILT
8	3239 Taylor Road	GC	No specific request. PG&E gas receiver station onsite.
17	5845 Webb Street	RM	TC

» Sites 3 and 17 are just outside the Subcommittee Area

» See full information sent to Subcommittee



TOWN OF LOOMIS



LEGEND

- Loomis Town Boundary
- Business Corridor Subcommittee
- Parcels with Non-Conforming Zoning
- 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
- Land Use Special District

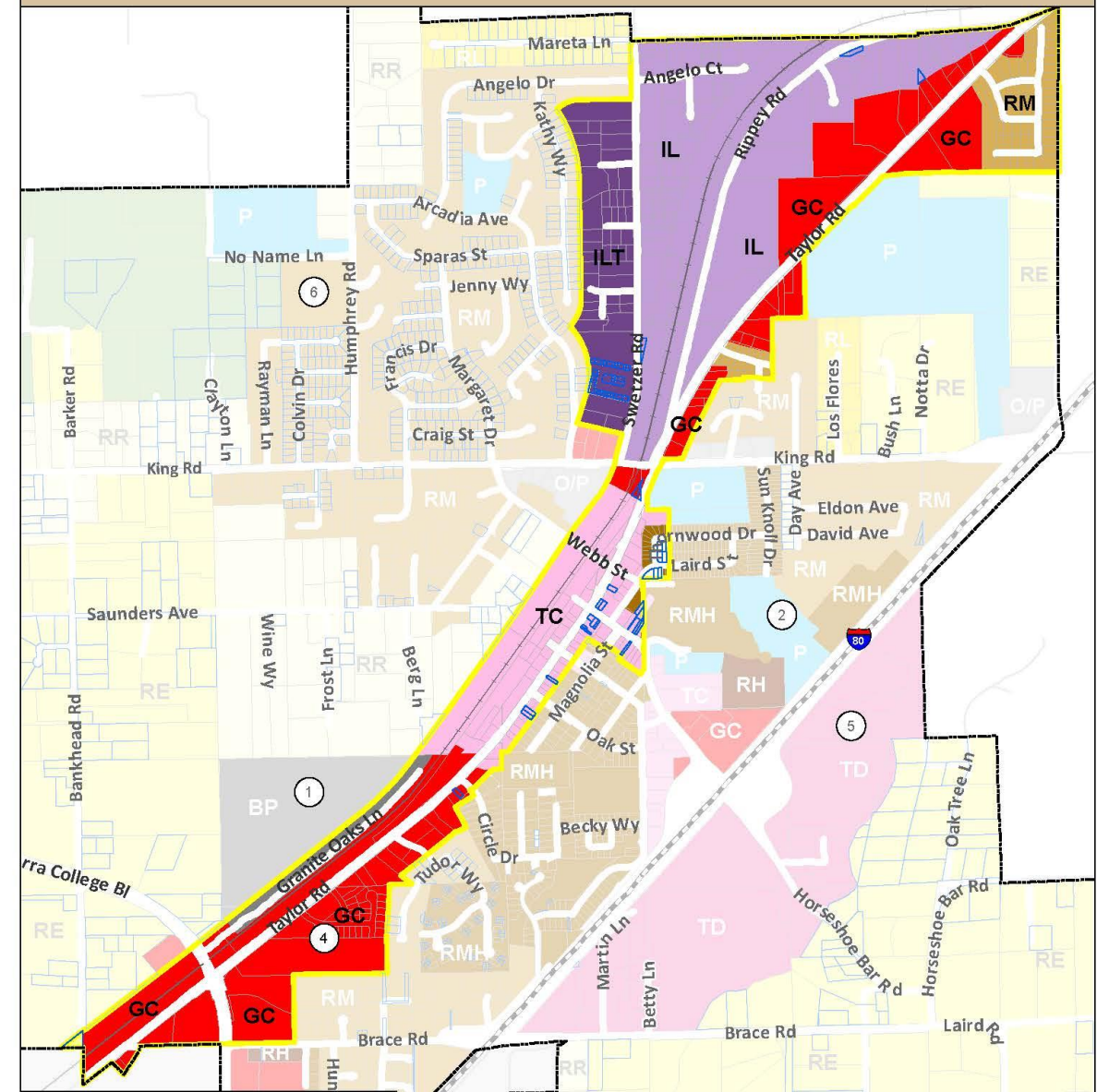


Figure X.X.

PARCELS WITH NON-CONFORMING ZONING BUSINESS CORRIDOR SUBCOMMITTEE

Source: Town of Loomis, LoomisParcels_v3; Placer County GIS. Map date: August 3, 2021.

TOWN OF LOOMIS



LEGEND

- Loomis Town Boundary
- Business Corridor Subcommittee
- Parcel with Non-Conforming Acreage
- 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
- Land Use Special District



Figure X.X.

PARCELS WITH NON-CONFORMING ACREAGES BUSINESS CORRIDOR SUBCOMMITTEE

Source: Town of Loomis, LoomisParcels_v3; Placer County GIS. Map date: August 3, 2021.

DECISION POINT

» **Site #2: Should this request be considered further?**

- If yes: Forward to Land Use Committee.
- If no: Done.

» **Site #3: Should this request be considered further?**

- If yes: Forward to Land Use Committee.
- If no: Done.

» **Site #8: Should this request be considered further?**

- If yes: Forward to Land Use Committee.
- If no: Done.

» **Site #17: Should this request be considered further?**

- If yes: Forward to Land Use Committee.
- If no: Done.



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QUESTIONS?

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

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