

### 3.10.1 Goals

The goals of the Town of Loomis for its town center are to:

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.~~

**Commented [A1]:** Not a Town Core goal necessarily. More of a general goal...or it needs to be better defined.

**Commented [A2]:** Move to Economic Development and Finance

**Commented [A3]:** Seems pretty generic. Perhaps add in agriculturally focused, or locally produced, or??

**Commented [A4]:** Do we know what this means? Can we provide some more specificity here?

**Commented [A5]:** Not a Town Core goal, needs to be in Conservation Element.

**Commented [A6]:** Is the intent to create one in the Town Core specifically or just one near the Core?

**Commented [A7]:** ? Hard to develop the railroad right of way at all. Does this mean the areas near the railroad? Do we have any specifics or has this been done and can be changed to support more development, etc.?

### 3.10.2 Policies

1. ~~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.~~
2. **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.~~
- 3.

**Commented [A8]:** The intent is to fold the design criteria into specific text/policies in this element.

**Commented [A9]:** From a CEQA perspective this would be placing more people in a noisy area and subjecting them to glare and the activities associated with commercial uses. Is the intent to note that the design of multiple family or mixed use projects is such that it can incorporate buffers into the site and building that would protect the new residents and the existing residents?

### 3.10.3 Implementation Measures

1. Amend the Zoning Ordinance to include appropriate development and design standards ~~consistent with the standards in for the Downtown Core Town Center Master Plan for building intensity, building height, setbacks, signs, and other development features.~~

**Commented [A10]:** To be defined.

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*.

**Commented [A11]:** Redundant with above. Perhaps revise to encourage objective design standards for MF and ??? land uses?