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

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**SIERRA COLLEGE BOULEVARD  
SUBCOMMITTEE MEETING  
SEPTEMBER 9, 2021 – 3:00 P.M.**



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# AGENDA

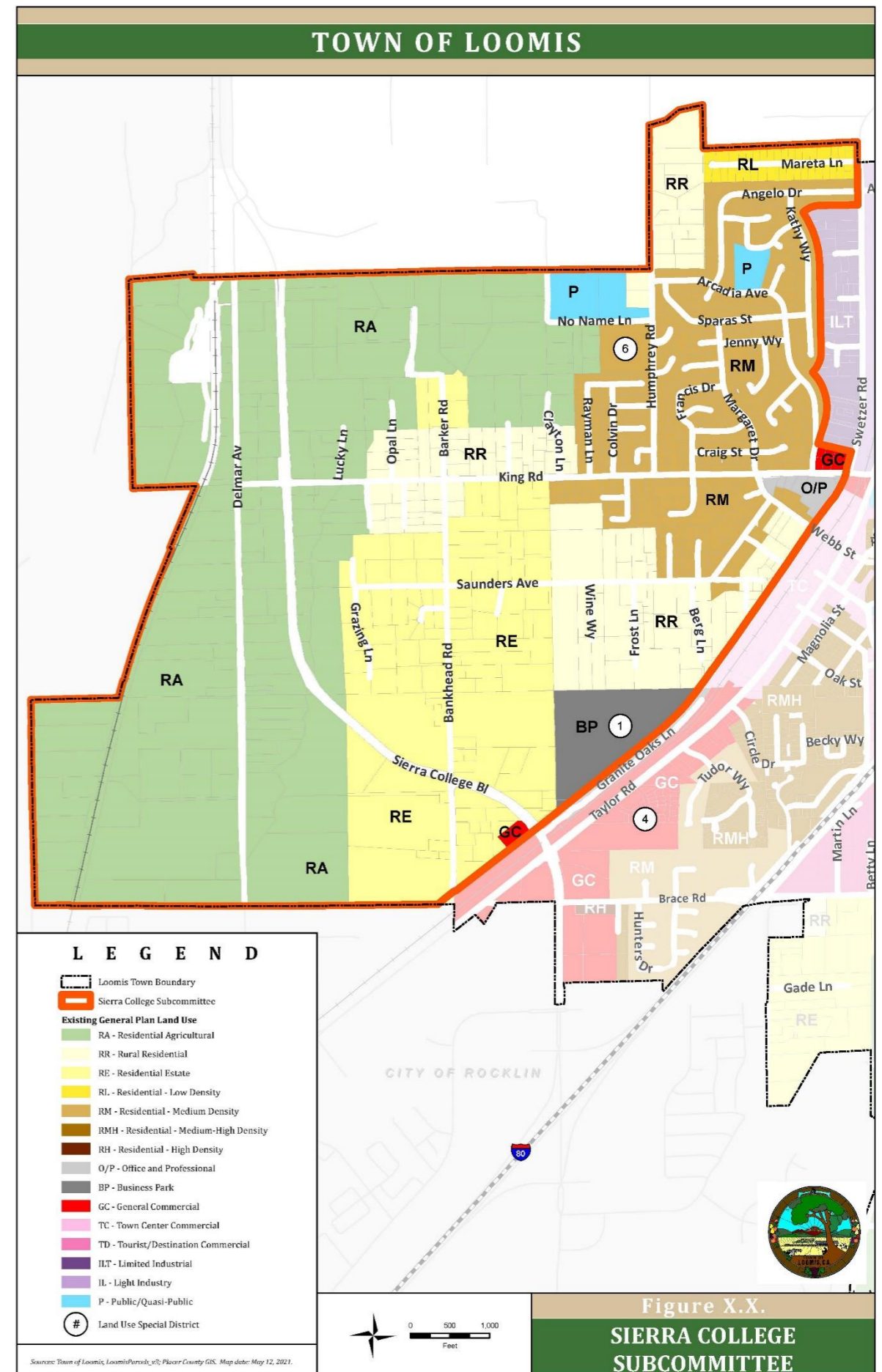
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- » **Study Area Narrative**
- » **Build Out**
- » **Goals, Policies, and Implementation Measures**
- » **Land Use Changes**
  - » **Committee Recommendations**
  - » **High Density Housing**
  - » **Public Requests**
- » **Potential Build Out**



# SIERRA COLLEGE STUDY AREA

- » Land uses between the western Town limits and Taylor/Swetzer Roads
- » Includes existing Business Park site



# 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

\*Acres based on Placer County GIS and are less than the 4,698.71 acres identified by SACOG due to subtraction of road area.

\*\*Projections are theoretical because the calculations do not account for mixed use requirements, topography, or design.



# PLANNING AREA BUILD OUT PROJECTIONS

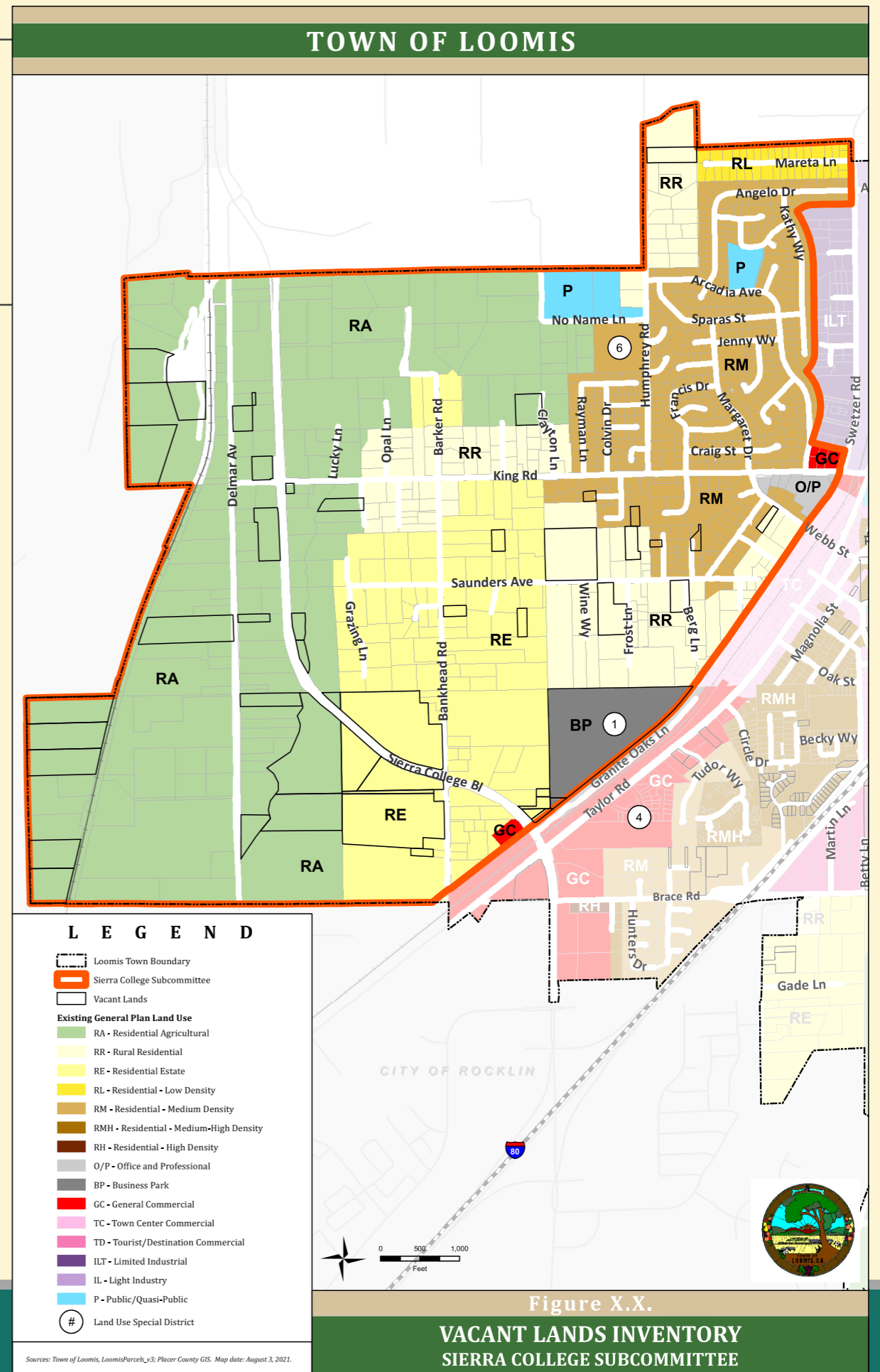
Sierra College Boulevard Planning Area			
Population Forecasts			
	Acres	Units	Population
Potential Future Buildout			
Vacant Lots Buildout	225	84	232
Net Acreage (80%) Buildout	1,133	1,473	2,946
Gross Acreage (100%) Buildout	1,416	1,841	5,063

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



# SIERRA COLLEGE STUDY AREA

## » Vacant or Undeveloped Land



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# STUDY AREA GOALS, POLICIES, MEASURES

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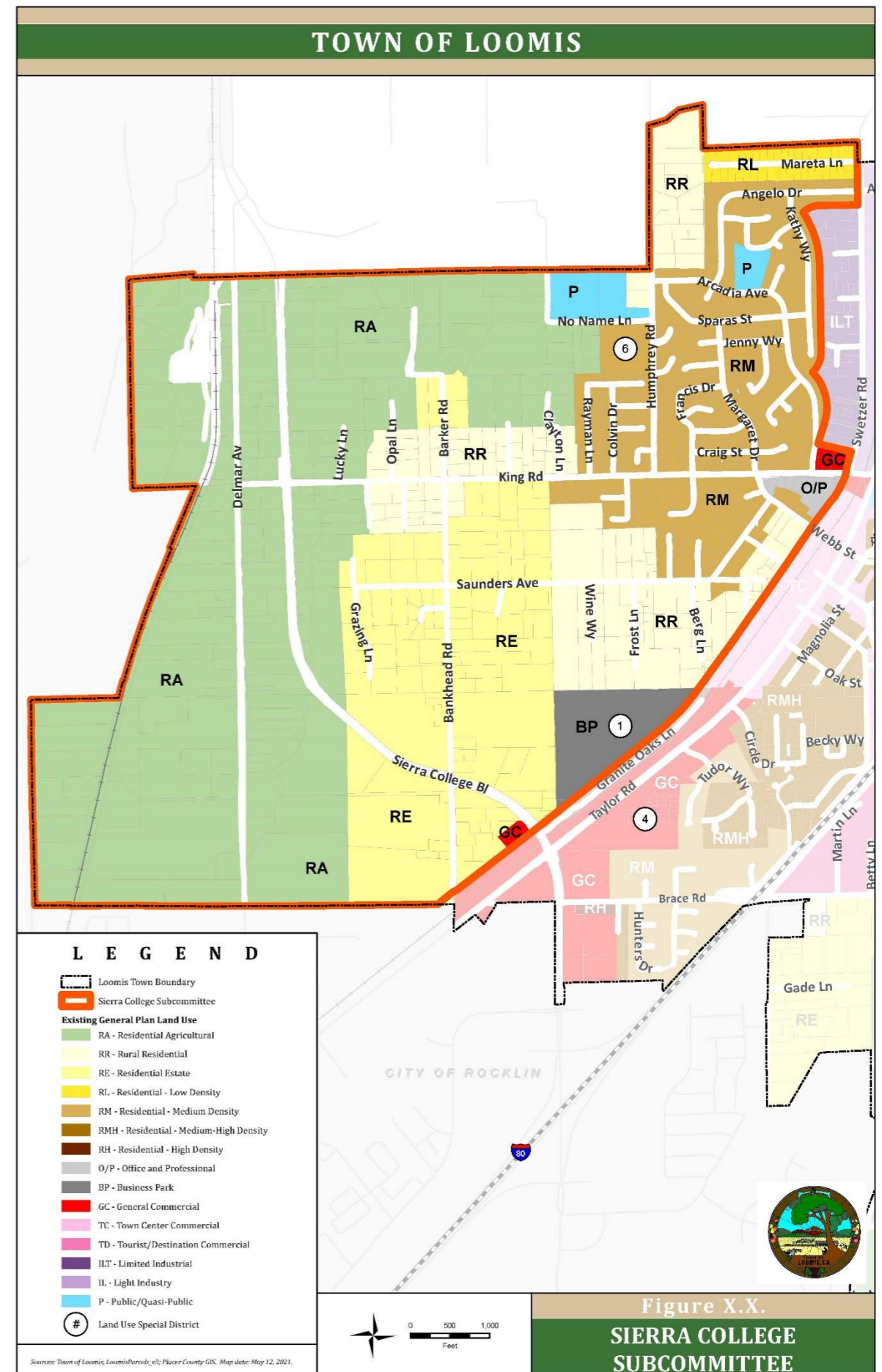
- » **Refer to document provided prior to the meeting, PlaceWorks will share screen.**





# LAND USE CHANGES COMMITTEE INPUT

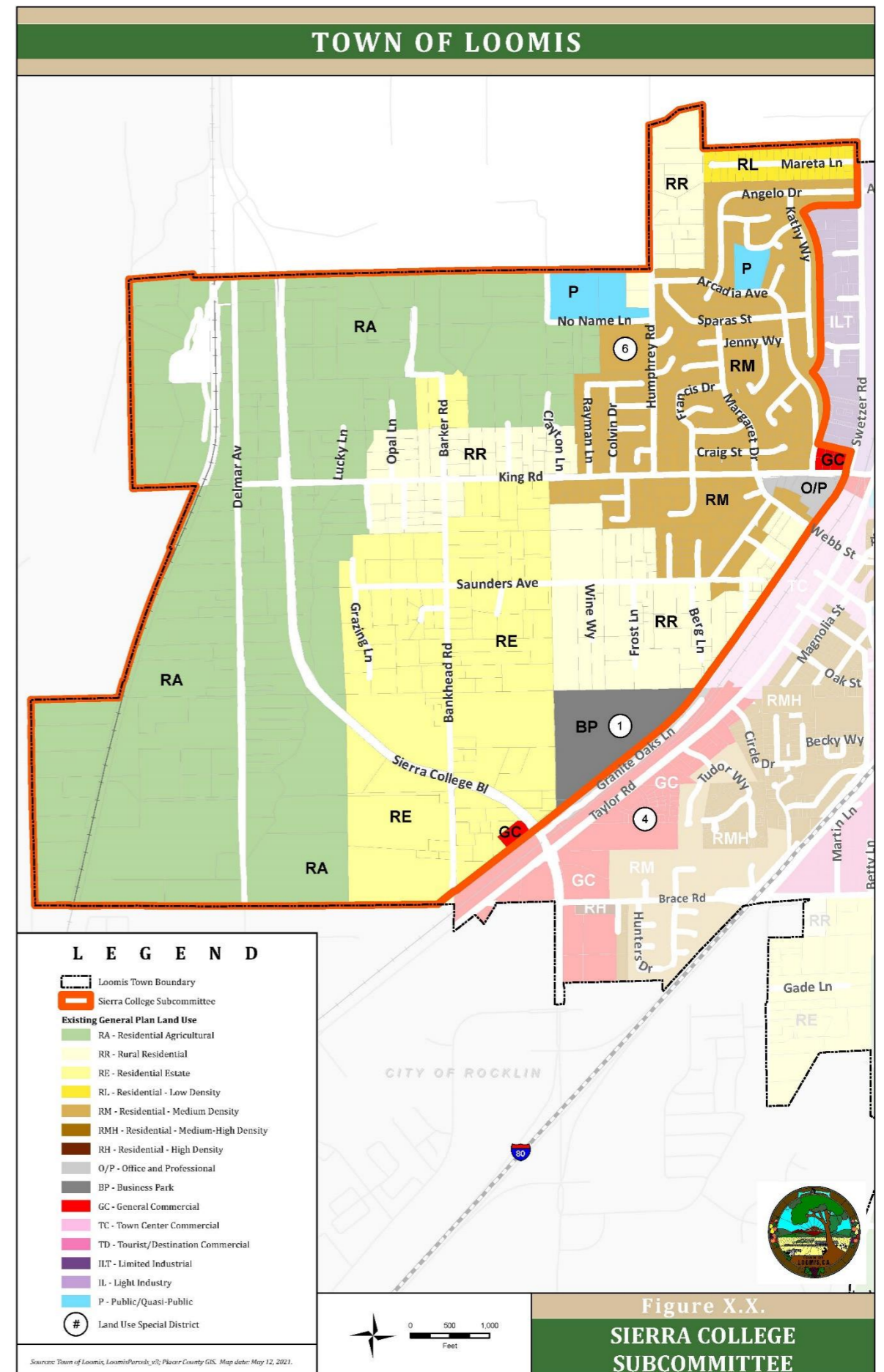
- » Are there any parcels that should be redesignated?
- » Are there any concerns about compatibility of adjacent uses?
- » Should any changes be recommended to the Land Use Committee?





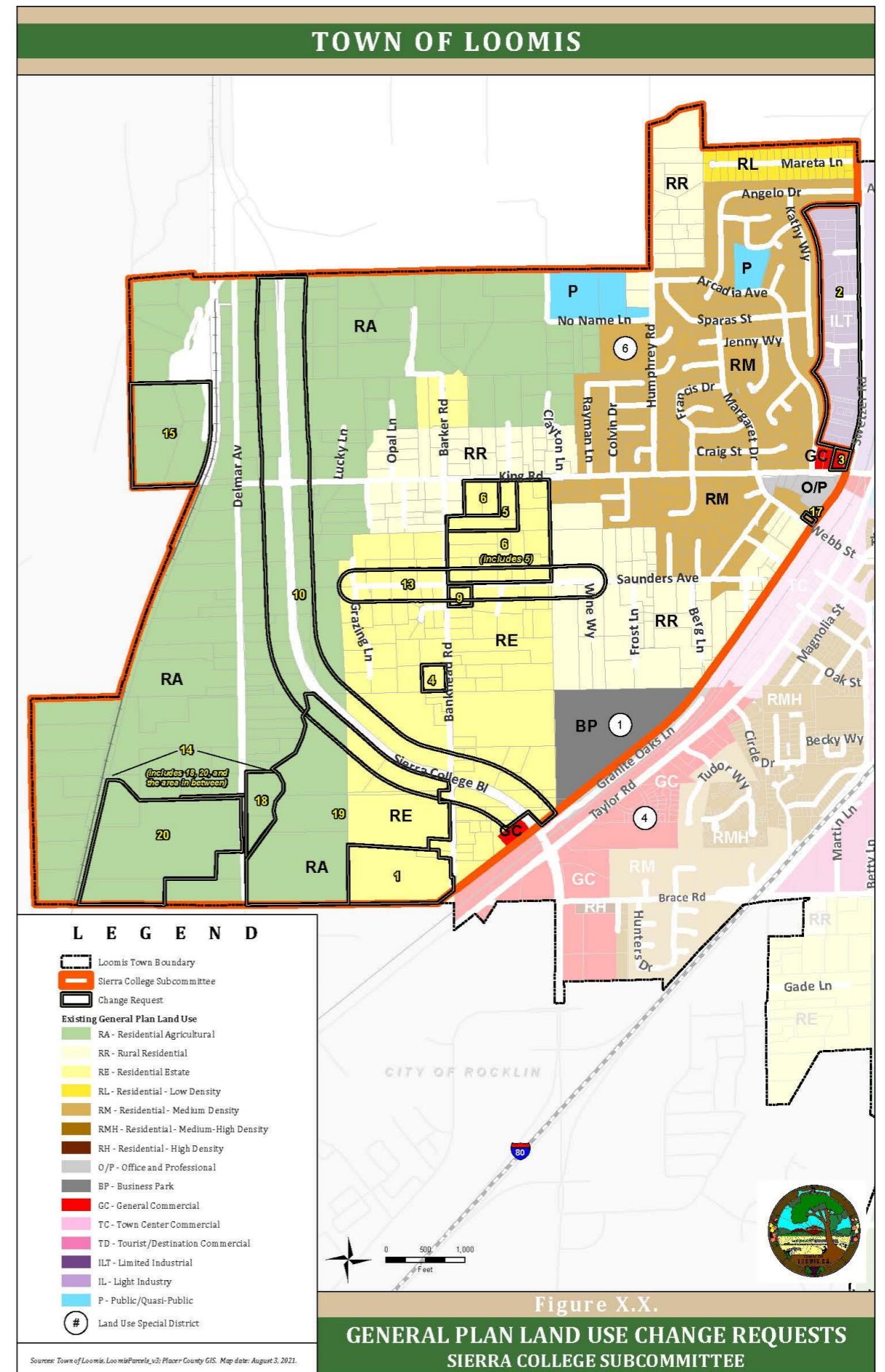
# LAND USE CHANGES HIGH DENSITY RESIDENTIAL

- » 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)
- » Are there any suitable sites in the Sierra College Boulevard Study Area?



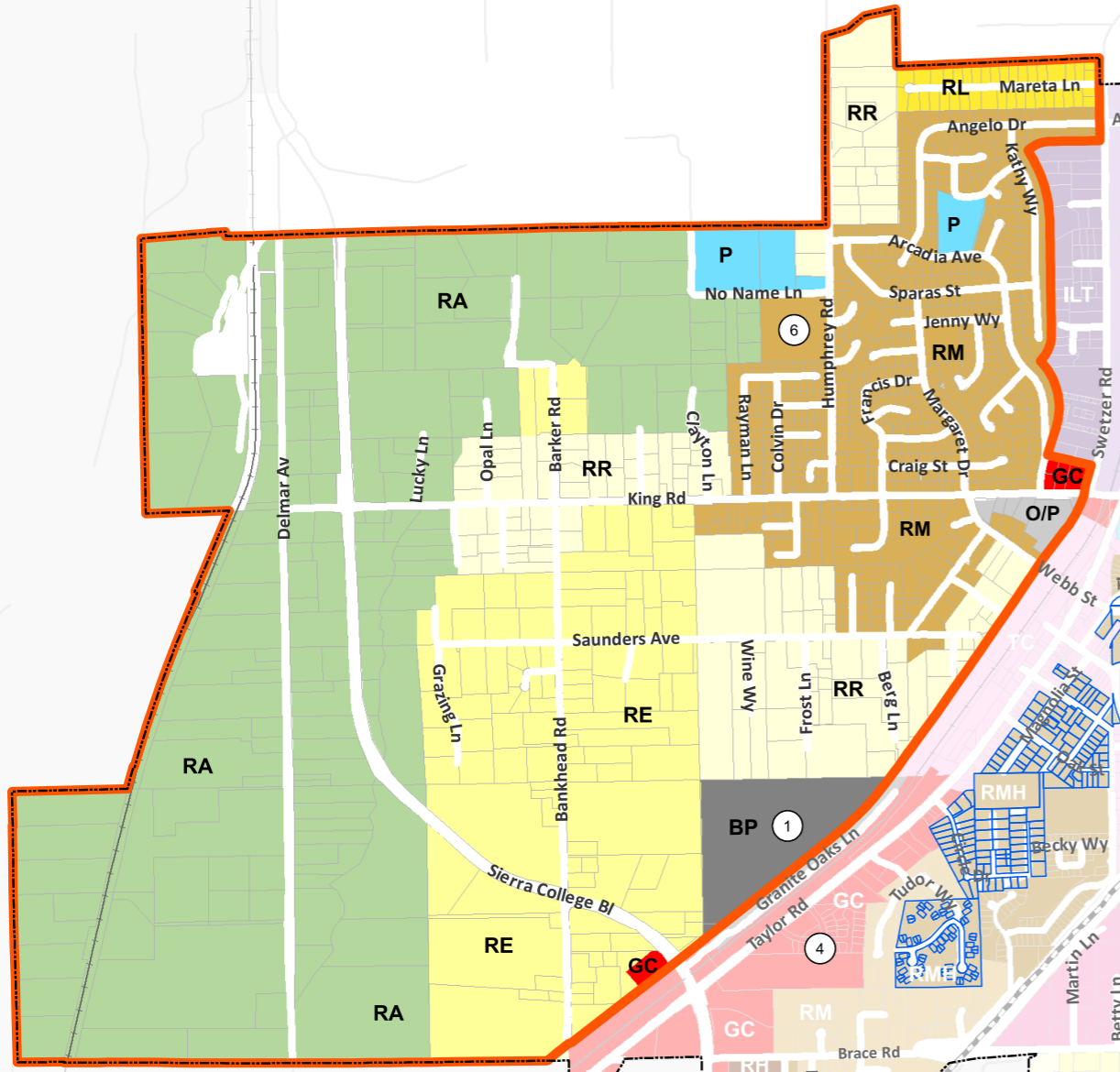
# LAND USE CHANGES PUBLIC REQUESTS

Map Label	Address	Current Designation	Request
1	3996 Bankhead Rd	RE	RA
3	5945 King Rd	GC	ILT or IL
4	3760 Bankhead Rd	RE	RR
5	3561 Bankhead Rd	RE	RR
6	5150 King Rd	RE	RR
9	3663 Bankhead Rd	RA	RE
10	Sierra College Blvd	RE/RA	Low/medium density
13	Saunders Ave	RE	RR
14	Delmar Ave	RA	RR
15	Area near 3500 Winter Lane	RA	ILT or IL
18	3909 Delmar Ave	RA	RE
19	Delmar Ave/Sierra College Blvd	RE/RA	BP
20	3960 Delmar Ave	RA	RE





# TOWN OF LOOMIS



## LEGEND

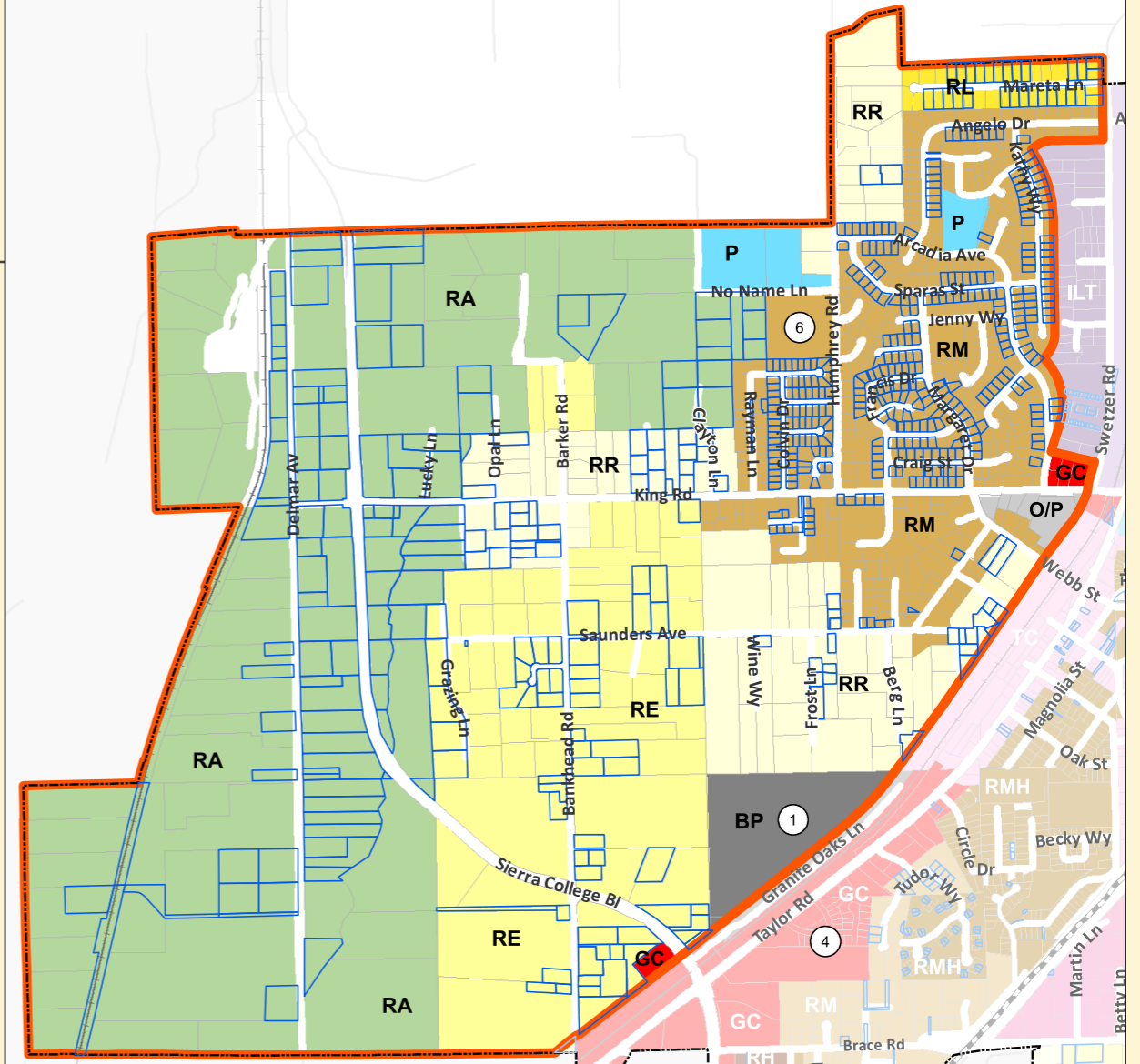
- Loomis Town Boundary
- Sierra College Subcommittee
- Parcels with Non-Conforming Zoning
- Existing General Plan Land Use**
- RA - Residential Agricultural
- RR - Rural Residential
- RE - Residential Estate
- RL - Residential - Low Density
- RM - Residential - Medium Density
- RMH - Residential - Medium-High 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 SIERRA COLLEGE SUBCOMMITTEE

Sources: Town of Loomis, LoomisParcels\_v3; Placer County GIS. Map date: August 3, 2021.

# TOWN OF LOOMIS



## LEGEND

- Loomis Town Boundary
- Sierra College Subcommittee
- Parcel with Non-Conforming Acreage
- Existing General Plan Land Use**
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Figure X.X.

### PARCELS WITH NON-CONFORMING ACREAGES SIERRA COLLEGE SUBCOMMITTEE

Sources: Town of Loomis, LoomisParcels\_v3; Placer County GIS. Map date: August 3, 2021.

# QUESTIONS?

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

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

