

Land Use Change Requests Business Corridor Area:

Map: Site #2

Location: Limited Industrial Area along Swetzer Rd.

Change Suggested by Non-owner

Request: 2/13/20 by Eva Marshall to change the range of allowable uses in the Zoning Code: I would like to see a revision of allowable uses in the ILT zone on Swetzer Road. In the past 5 years businesses (multiple) have been issued MU Permits that allow for more intrusive noises/sounds that impact the quality of life in my home and backyard. I believe this affects my value with the amount of disclosures I will have to give. When I purchased my home 22 years ago, some of these buildings were non-existent. I was assured that the GP would protect my peace at home with ordinances in place. However, the TC & PC have made exceptions and code enforcement was absent until 2 yrs. ago. I think an update on allowable uses for ILT zoning would clarify what is approved businesses and not just because they apply for a multiple use permit making it Okay. Municipal Code 13.28.060, 13.80.020 Table 2, GP page 27, Ordinance 211 Sec. 7.

Water Service: Main lines in Swetzer and roads off Swetzer.

Sewer Service: Main lines in Swetzer and roads off Swetzer.

Surrounding Land Use Designations: RM immediately west, RL Immediately north, General Commercial to the south and Light Industrial to the east.

Assessment: This concern is in relation to zoning, which lists the actual allowed uses or what other conditions may be required for certain types of uses, rather than the General Plan land use designation, which does not list specific uses. It is not advised to change the General Plan designation as that has not been requested. However, if the committee would like to address this concern, they could consider an implementation measure to review/modify the zoning code following the General Plan update, such as reviewing the list of permitted uses or creation of another Industrial zoning category that would be associated with the Limited Industrial land use designation.

Map: Site #3 (The Sierra College Boulevard Committee voted to change this to ILT on 10/14/21)

Location: 5945 King Rd. Vacant parcel at the northwest corner of the King/Swetzer intersection. There is an existing strip mall adjacent to the west, a metal fabrication business to the east, contractor offices/dance studio to the north, and a construction office/operation to the south.

Change Request by Property Owner

Request: 11/9/20 by Eric Stillwell – change from General Commercial to Light or Limited Industrial:

I own the vacant land located at the corner of King Rd and Swetzer Rd. The property address is 5945 King Rd (APN 044-200-017-00). The property is currently zoned as General Commercial but given the surrounding area and the current real estate/covid climate, I do not believe that is the best use of the property. I would like to ask that it be incorporated into the neighboring ILT or IL zones to allow for a better use of the property. My business currently occupies a portion of the building at 3340 Swetzer Ct, where my family has had their business for almost 35 years. We have far outgrown the current space and our parking situation is crowded to say the least. As the vacant land is currently zoned, our business would not be allowed to operate there (construction with a warehouse). I believe that allowing the zone change and allowing us to build a new building there will alleviate congestion in our current location, by not only moving our business to a larger and more suitable location, but also allowing other tenants in our current building to expand into our current space to reduce their contribution to the congestion.

Water Service: Main lines in King, Swetzer, and Arcadia.

Sewer Service: Main in Swetzer and on Arcadia.

Surrounding Land Use Designations: Limited Industrial to the north, Office Park to the south, Light Industrial to the east, and General Commercial to the west.

Assessment: The parcel is located at the northwest corner of the King and Swetzer intersection. Surrounding uses are GC to the west, ILT to the north, IL to the east, and OP to the south. The change is requested to allow for the warehouse space they are needing to expand current operations in the ILT area on Swetzer Ct. Expansion of IL or ILT on this parcel would not create an island of Industrial uses since IL and ILT are adjacent. It could result in the potential loss of mixed use residential (about 10 units vs. 1 caretaker unit) as a result of changing from commercial to industrial, but this site is not identified in the Housing Element as a site for residential units to meet the Town's Regional Housing Needs Allocation.

Map: Site #8

Location: 3239 Taylor Road (APN 043-013-013). Between Foothill Feed and Lemos Ranch Drive on the southeast side of Taylor Road, and north of Del Oro High School. The parcel is occupied by an existing residence and Alice's Fruit Stand.

Change Request by Property Owner

Request: 3/5/21 by Bret Gervasoni – *[Note: the landowner is not requesting a specific change but would like the Town to tell him what can be done with the property]:* Would like a rezone and attached/referenced the zoning Code pages 41-50. Our property address is 3241 Taylor Rd (CORRECT ADDRESS IS 3239). My mom just had a permanent easement of approximately 0.75 of an acre placed on the property by PG&E for a "Gas Receiver Station" to be installed. This transaction also includes a temporary easement for construction of approximately 1-2 years and future right of way access to the property. The associated risks that gas distribution systems present and to have a new part of the system installed on our property presents a few challenges. I also believe that this should warrant a collaborative discussion between the Town of Loomis and us from a safety standpoint and future land use/zoning.

Request: 3/25/21 by Bret Gervasoni – change from General Commercial to a combination of General Commercial and Limited Industrial with a lot split: Our current zoning plan would be to sub-divide the property and have it zoned in a combination of General Commercial and Limited Industrial for an RV/Boat storage facility.

Request: 4/5/21 by Bret Gervasoni: I wanted to follow up with you since our last email, as we have been brainstorming, and thought that a good way to start the collaborative process might be to get your (the Town's) desired thoughts on the ideal development of our property on Taylor Rd. If the Town could choose the best business or use for our property, with all the known obstacles, what would that be?

Water Service: Main line along Taylor Road.

Sewer Service: Nearest main at Lemos Ranch Drive and Orchard Park Ct.

Surrounding Land Use Designations: Medium Density Residential immediately east, General Commercial immediately west and north, and Residential Estate to the south.

Assessment: This was an open-ended request on zoning, requesting that the Town tell the owner how best to use the property with the PG&E receiver station constructed on the south end of the parcel. The request on March 25 to split the lot for General Commercial and Industrial uses is not feasible because there is General Commercial all along this corridor and it would not make sense to extend Industrial across Taylor at this location creating a spot zone and placing Light Industrial adjacent to existing residences. The recommendation is to leave it as is since the owner's last request has no concrete proposal. Once a proposal is submitted, the Town will review the submittal.

Map: Site #16

Location: 043-100-025-000 located at 6045 Horseshoe Bar Road.

Change Requested by Owner

Request: 6/10/21 by Vinal Perkins (owner) – change from CC to GC:
The Raley's next door is GC (general plan) and CG (zoning)

Water Service: Main Line on Horseshoe Bar Road and at Raley's center.

Sewer Service: Main Line on Horseshoe Bar Road and at Raley's center.

Surrounding Land Use Designations: CC immediately north and west, RH immediately east, and GC immediately south.

Assessment: There is water and sewer service. This change would switch from one type of commercial designation to another and is contiguous with both types of commercial designation.

Both allow for mixed-use development, but CC distinctly indicates primarily retail and pedestrian-oriented office uses on the ground floors of commercial structures, and residential units allowed on second or third floors, whereas GC allows residential uses be accommodated as part of mixed use projects.

Note: The NW-I-80/Horseshoe Bar Road Subcommittee voted to leave this as is. It has been included here since the committee area would now include this.

Map: Site #17 (just outside the subcommittee boundary)

Location: 5845 Webb St. North side of Webb Street, west of the railroad tracks. There is an existing residence on one side of the property and the RR track property forms the eastern boundary to the site. It appears there is an electrician shop on the parcel to the northeast and residential uses adjacent to the northwest.

Change Suggested by Non-owner

Request: 6/24/21 by Doug Tatara – change from Medium Density Residential to Town Center Commercial:

Golden Eagle Auto Repair Shop - I had a battery replaced there yesterday and got to talk to Rob Koya the owner. He said many people think his shop is an eyesore and want it gone. He's identified a site on the other side of the UP tracks that he would move to if possible. He thought it was commercially zoned but I checked and it is RS-10 with an existing house next to the .3 acre parcel. Do you think the town council would issue a CUP or do a rezoning to allow him to relocate his shop there with mitigation to the existing homeowner next door? The Steagalls own the property directly behind this parcel and that is zoned commercial or industrial. The APN is 044-072-012-000. Rob wants to move his shop to satisfy those complaints, but his options seem limited. Can you help?

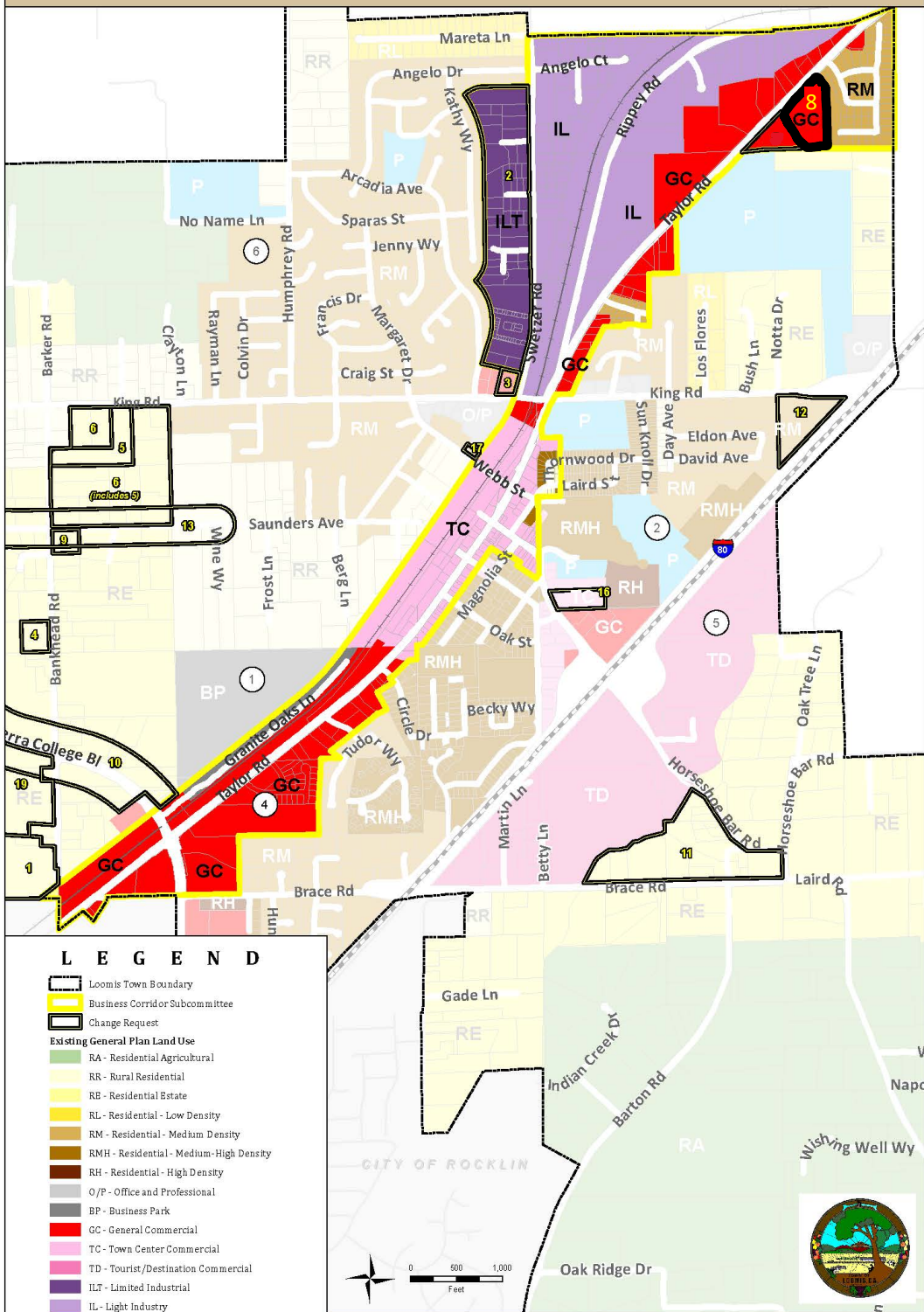
Water Service: There is an existing main line in Webb.

Sewer Service: There is an existing main line in Webb.

Surrounding Land Use Designations: Office Professional to the north, Town Center Commercial to the east, Rural Residential to the south and Residential Medium Density to the west. The RR track is adjacent to the east.

Assessment: This parcel is designated RM with OP to the north, TC to the east, RM to the west and RR to the southwest. There is an adjacent electrician shop to the northeast. This is part of a small segment (5 total parcels) of RM on the north side of Webb. If pursued, this would result in an extension of the existing commercial and would not create an island of commercial. This is also adjacent to the RR tracks and office/professional land use designation; however it is also adjacent to existing residences and the uses would need to be evaluated through the permitting process should the site be used for auto repair. Since the landowner did not make this request, the landowner should be consulted.

TOWN OF LOOMIS



LEGEND

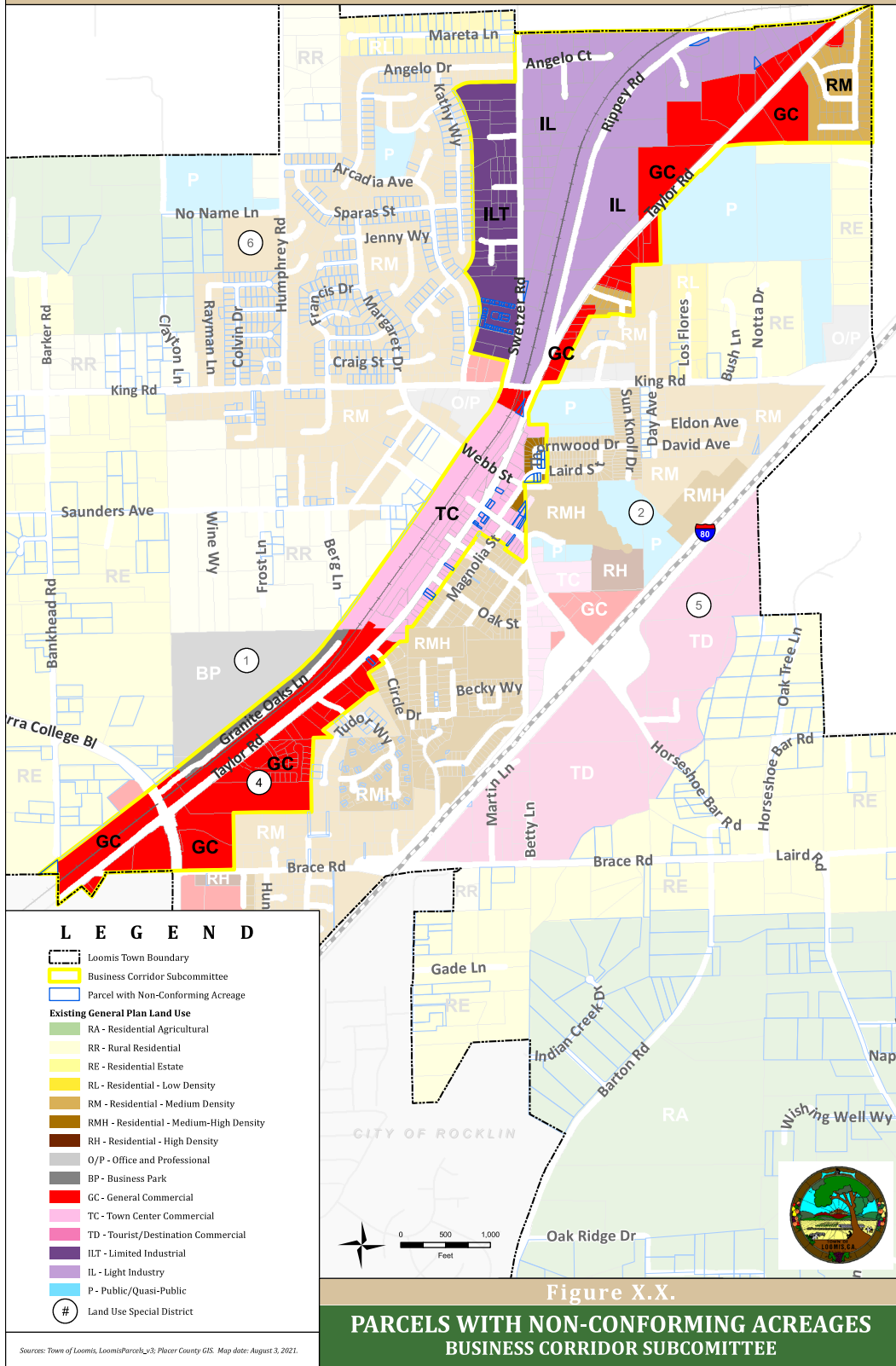
- Loomis Town Boundary
- Business Corridor Subcommittee
- Change Request
- Existing General Plan Land Use**
- RA - Residential Agricultural
- RR - Rural Residential
- RE - Residential Estate
- RL - Residential - Low Density
- RM - Residential - Medium Density
- RMH - Residential - Medium-High Density
- 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.

GENERAL PLAN DESIGNATION CHANGE REQUESTS BUSINESS CORRIDOR SUBCOMTEE

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
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- RE - Residential Estate
- RL - Residential - Low Density
- RM - Residential - Medium Density
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Sources: Town of Loomis, LoomisParcels_v3; Placer County GIS. Map date: August 3, 2021.

Figure X.X.
PARCELS WITH NON-CONFORMING ACREAGES
BUSINESS CORRIDOR SUBCOMITTEE

TOWN OF LOOMIS

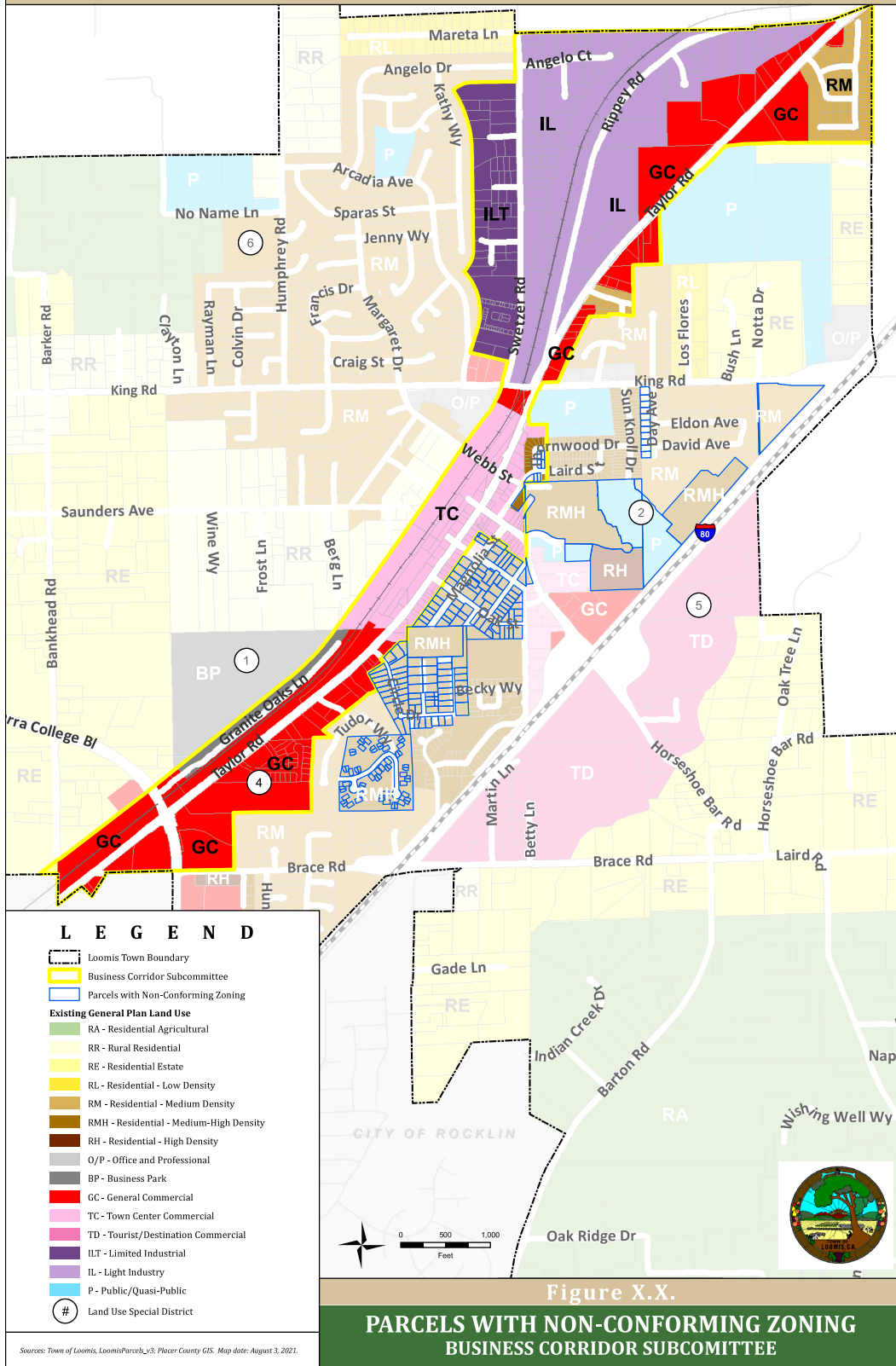
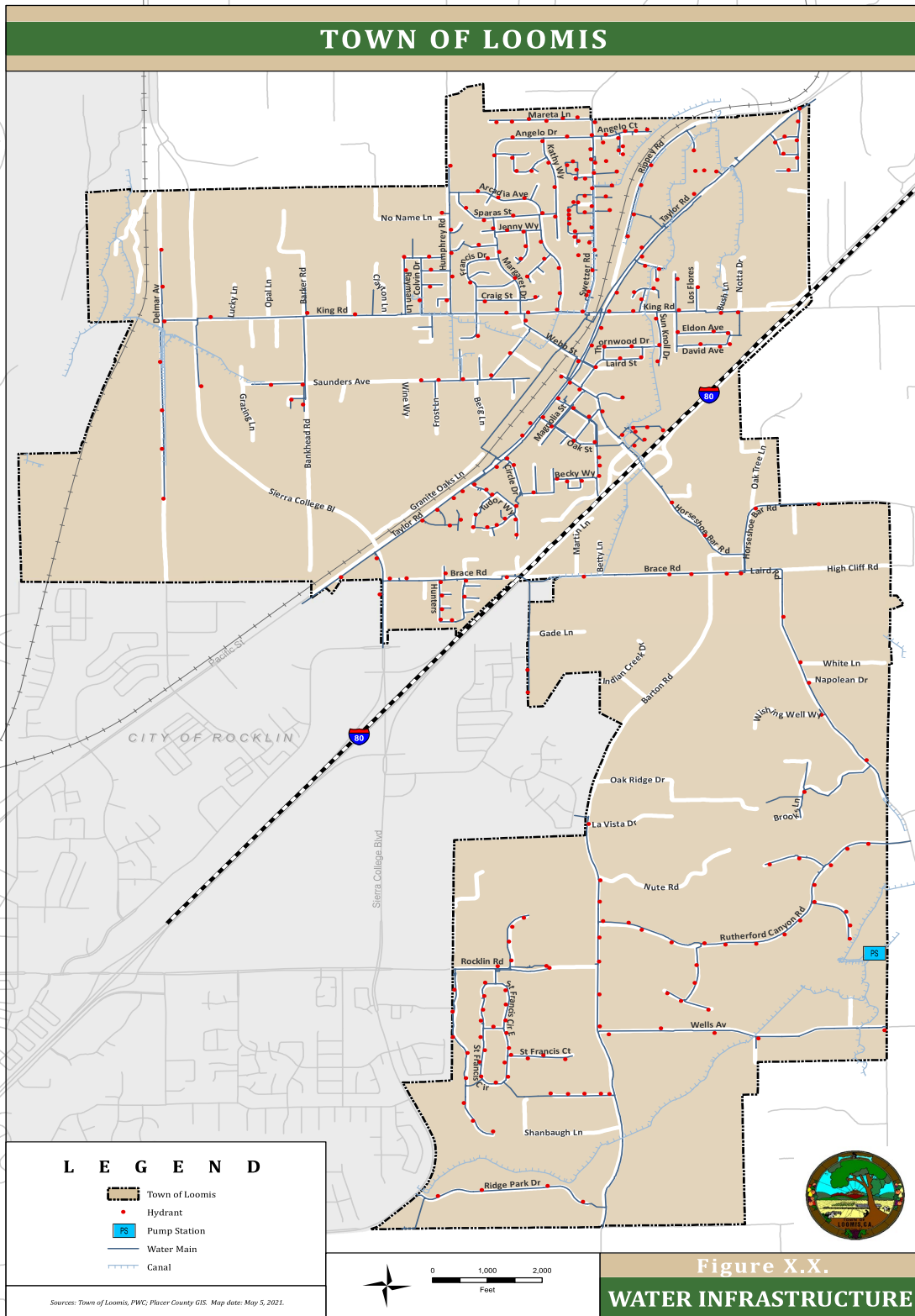


Figure X.X.

PARCELS WITH NON-CONFORMING ZONING BUSINESS CORRIDOR SUBCOMITTEE

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



Interactive Sewer Map can be found here:

<https://spmud.maps.arcgis.com/apps/webappviewer/index.html?id=6179a87a0d1b4f9e8402e1f1cb40648>