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

**SIERRA COLLEGE BOULEVARD
SUBCOMMITTEE MEETING
OCTOBER 14, 2021 – 3:00 P.M.**



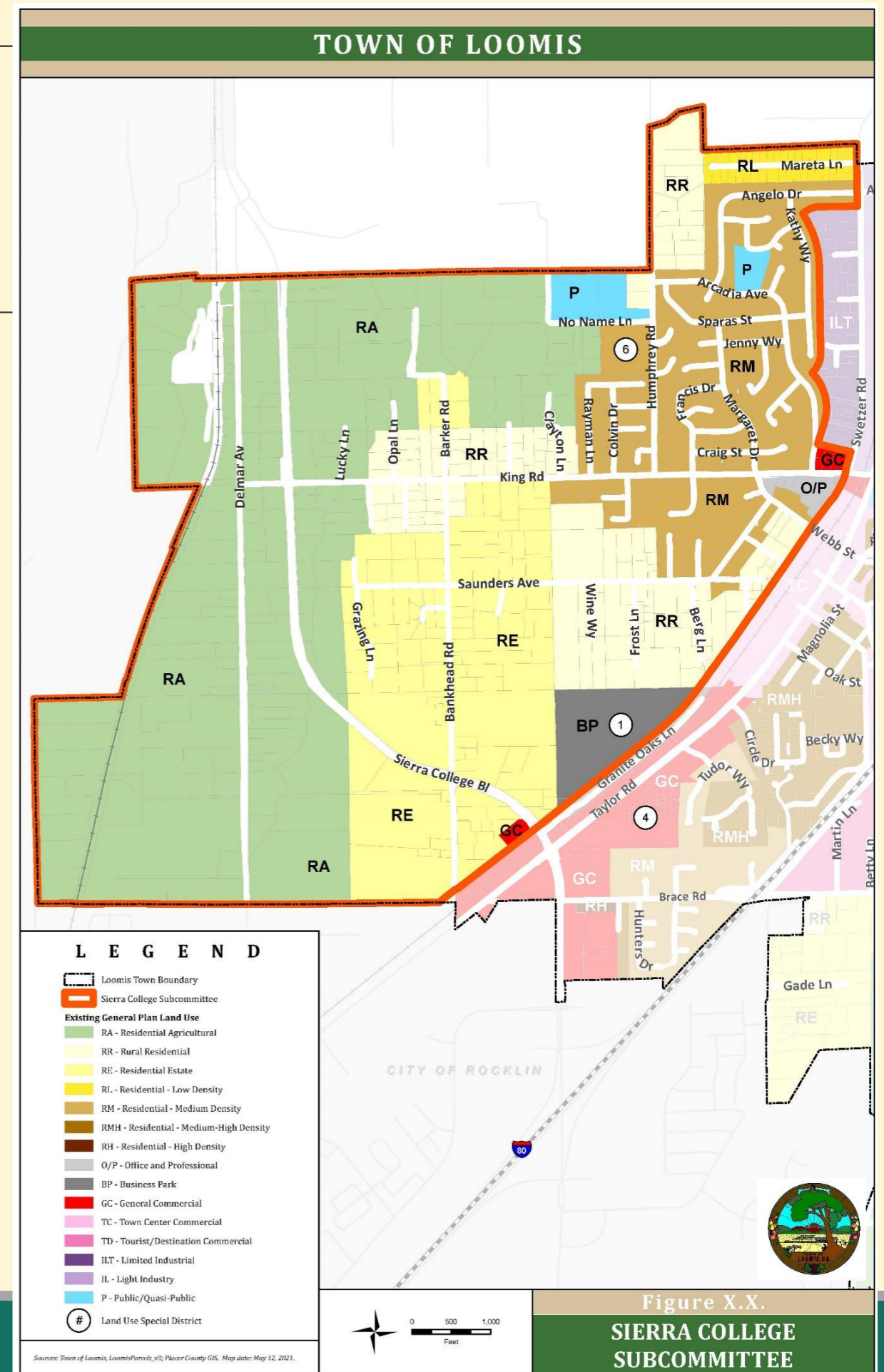
AGENDA

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



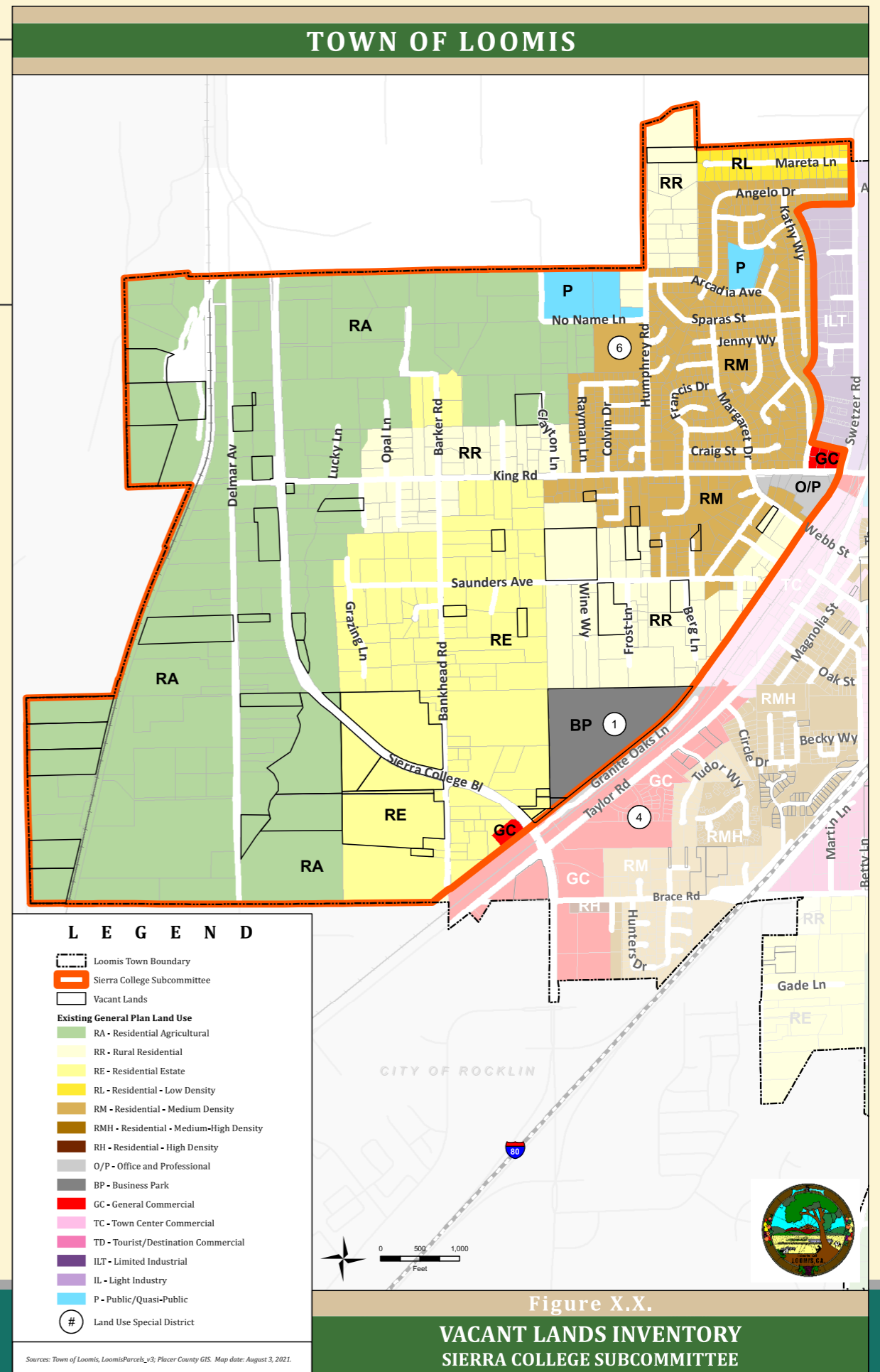
SIERRA COLLEGE PLANNING AREA

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



SIERRA COLLEGE 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.



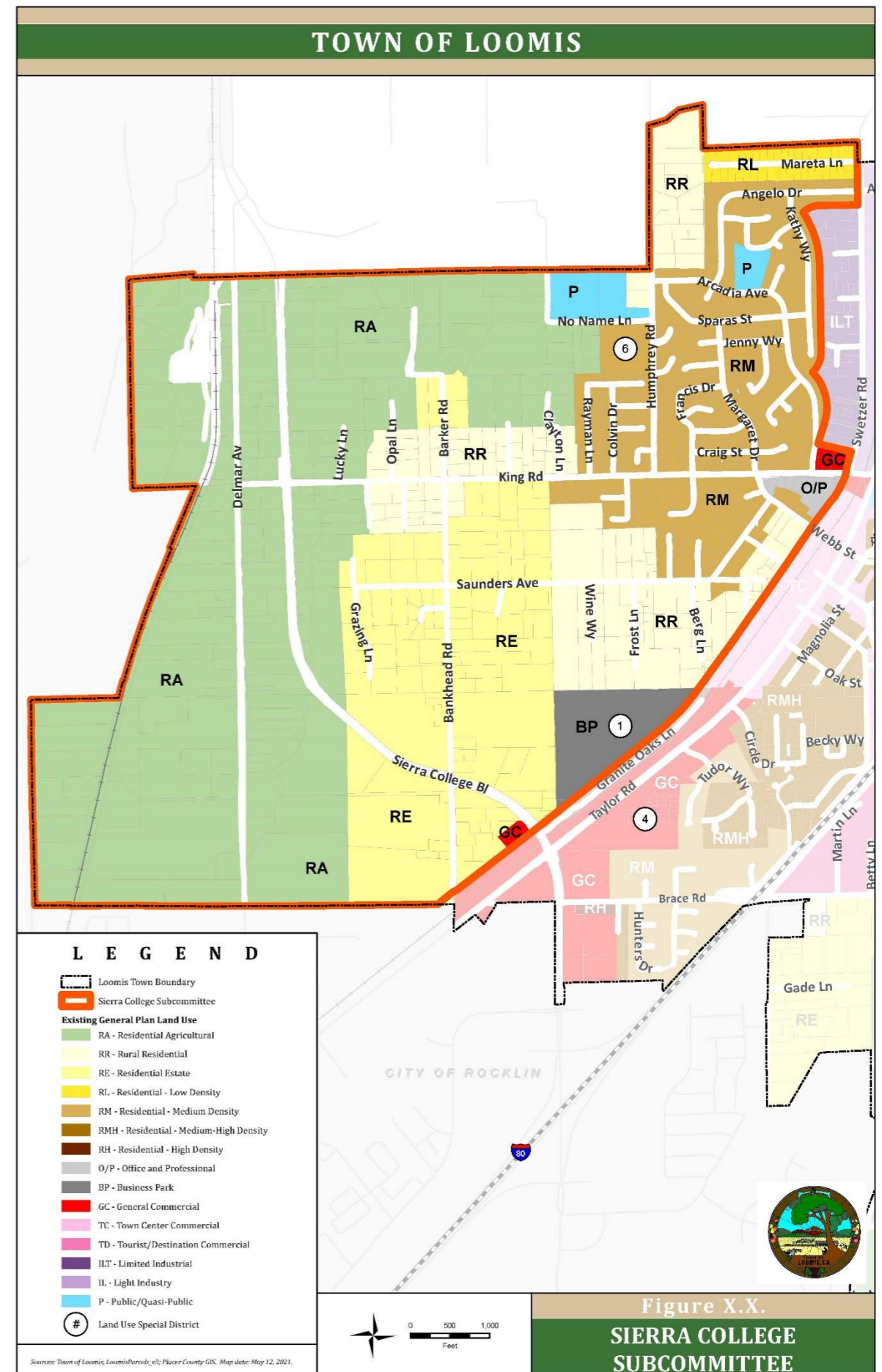
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LAND USE CHANGES SUBCOMMITTEE INPUT

- » 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 to recommend?**

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



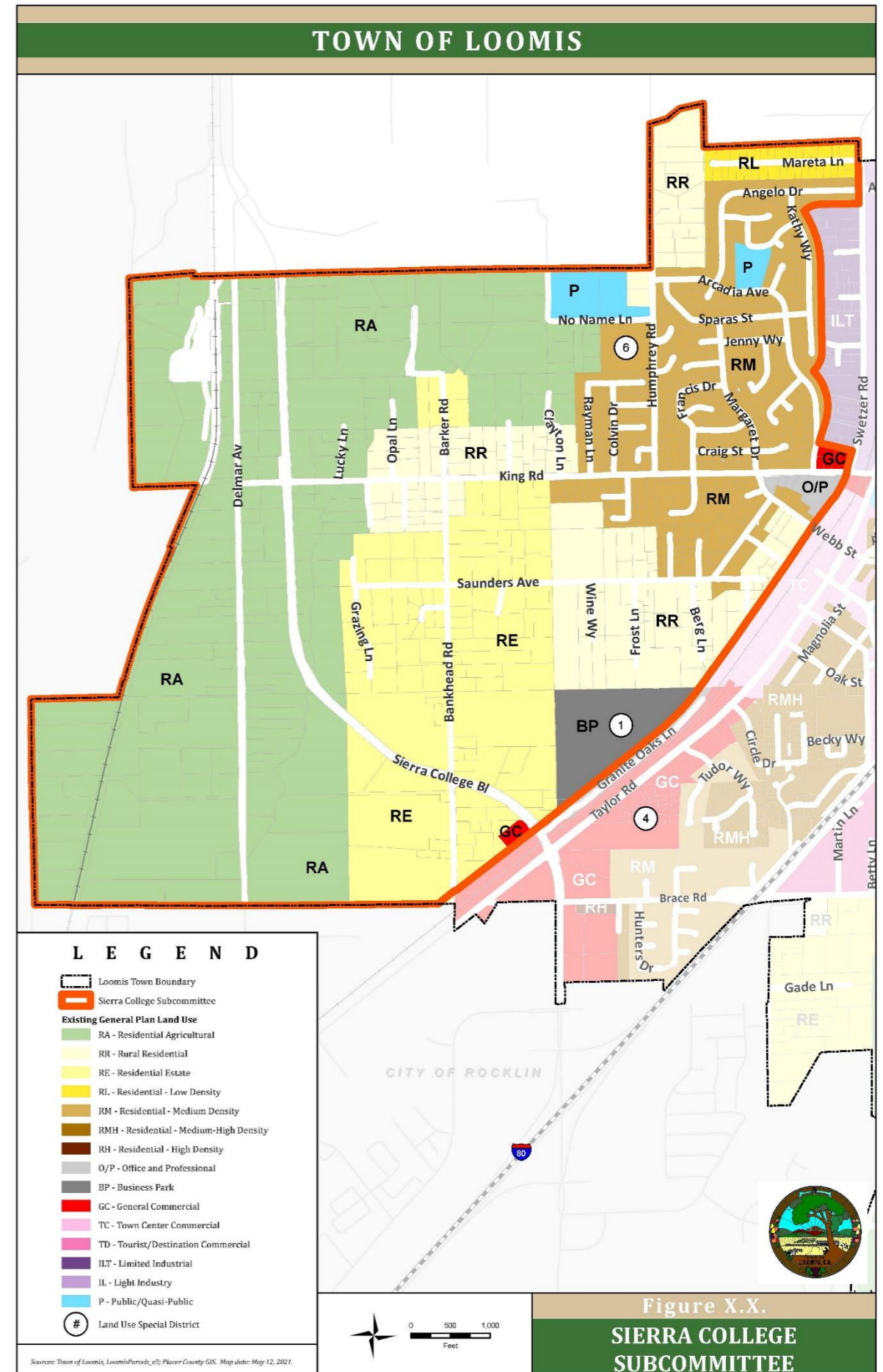
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LAND USE CHANGES HIGH DENSITY RESIDENTIAL

- » 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 Sierra College Boulevard Study Area?



DECISION POINT

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



AGENDA

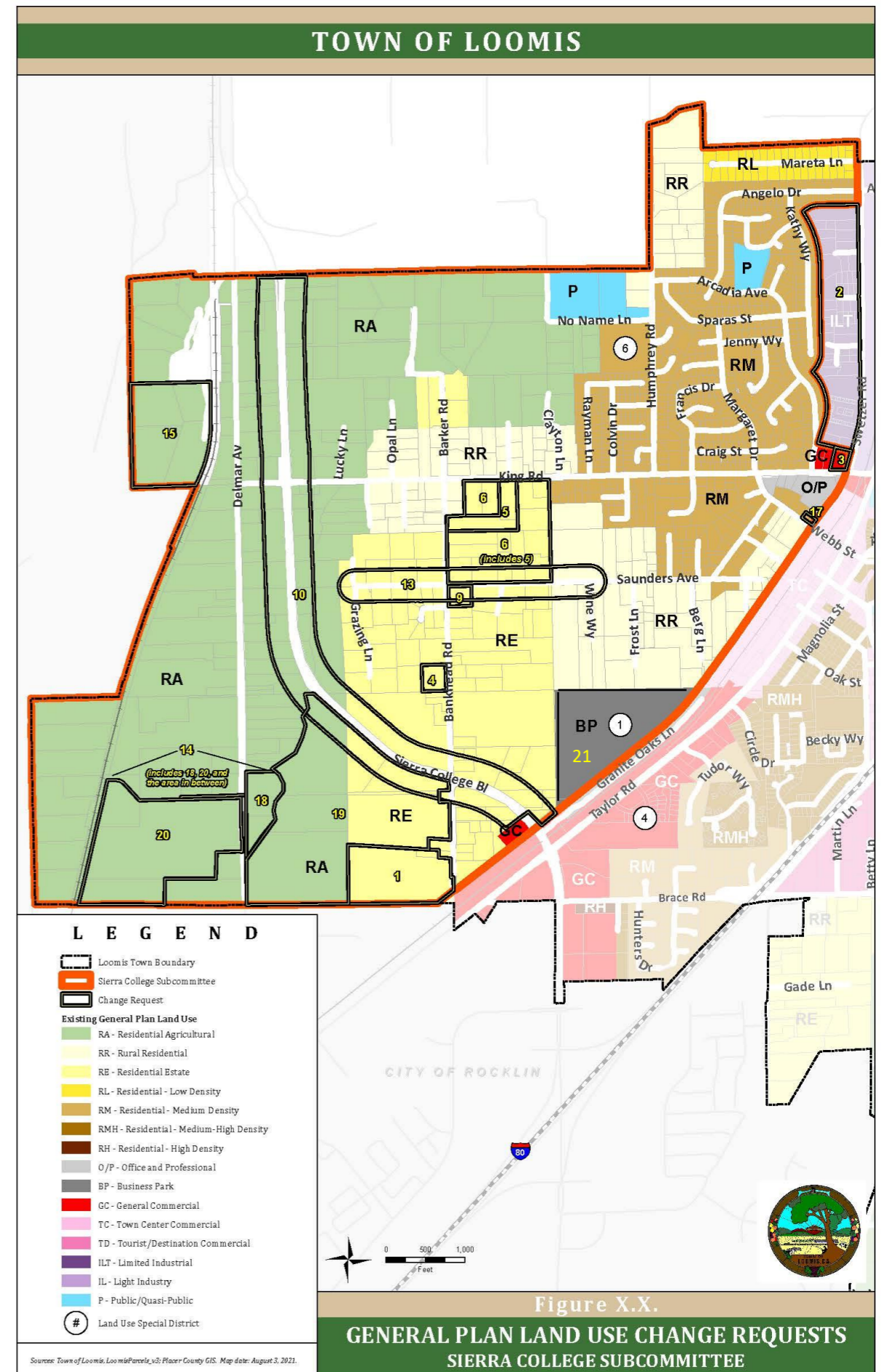
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LAND USE CHANGES PUBLIC REQUESTS

» Refer to request descriptions provided to Subcommittee.

Map Label	Address
1	3996 Bankhead Rd
3	5945 King Rd
4	3760 Bankhead Rd
5	3561 Bankhead Rd
6	5150 King Rd
9	3663 Bankhead Rd
10	Sierra College Blvd
13	Saunders Ave
14	Delmar Ave
15	Area near 3500 Winter Lane
18	3909 Delmar Ave
19	Delmar Ave/Sierra College Blvd
20	3960 Delmar Ave
21	3850 Granite Oaks Dr (BP site)



TOWN OF LOOMIS

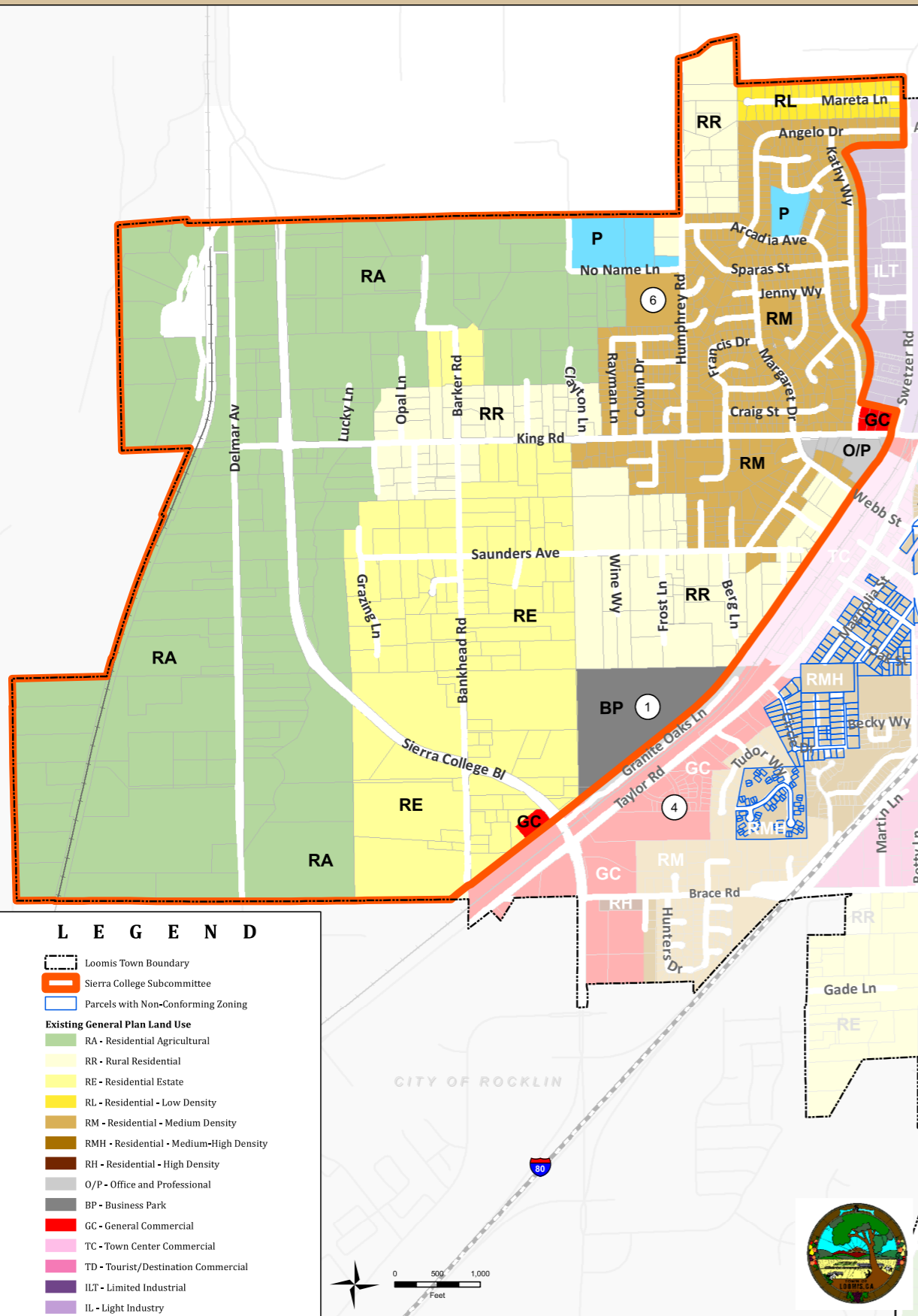


Figure X.X.
PARCELS WITH NON-CONFORMING ZONING
 SIERRA COLLEGE SUBCOMMITTEE

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

TOWN OF LOOMIS

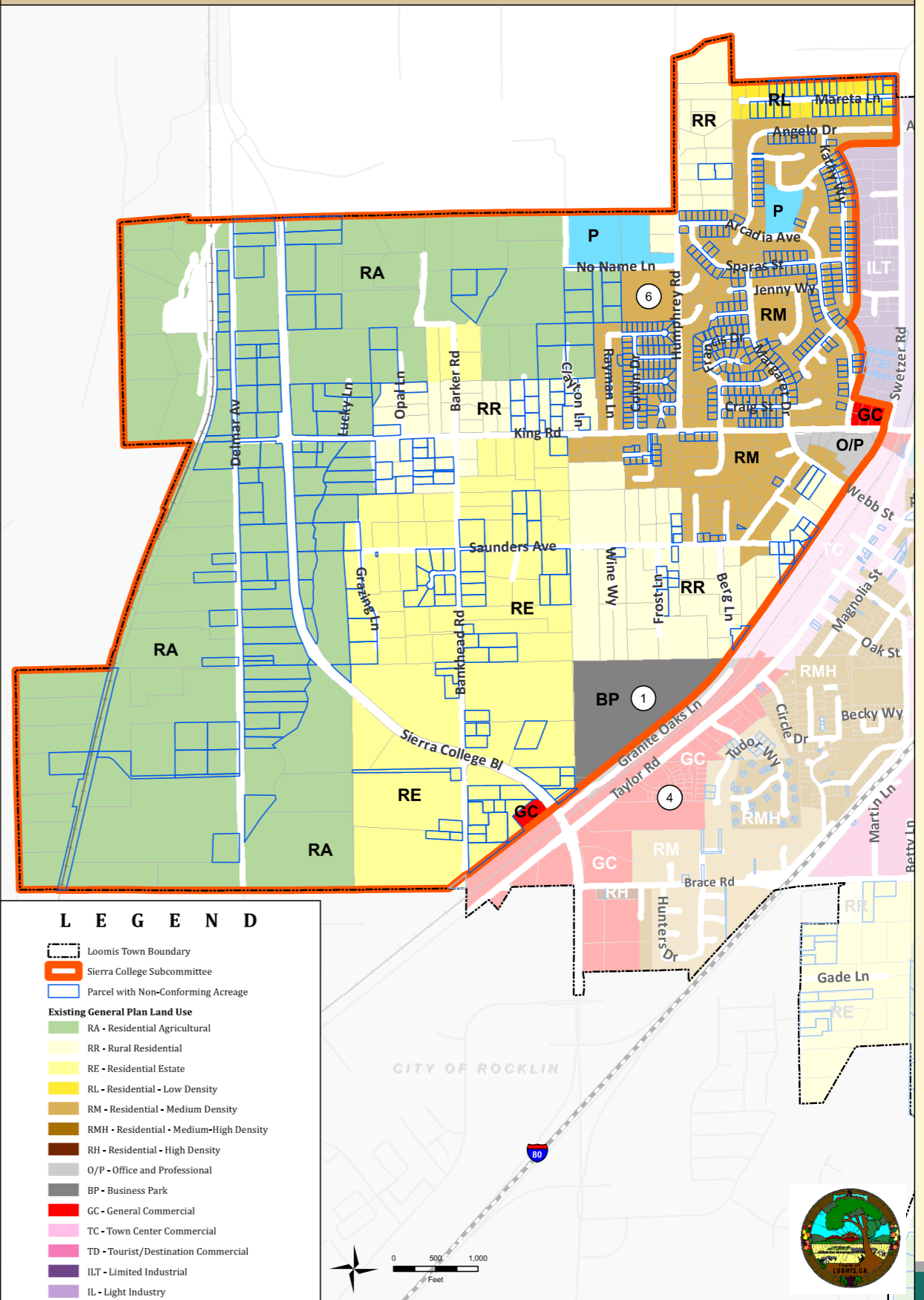


Figure X.X.
PARCELS WITH NON-CONFORMING ACREAGES
 SIERRA COLLEGE SUBCOMMITTEE

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

DECISION POINT

- » **Review site by site, for each answer: 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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