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

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**TAYLOR ROAD/BUSINESS CORRIDOR  
SUBCOMMITTEE MEETING  
OCTOBER 28, 2021 – 3:00 P.M.**



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# AGENDA

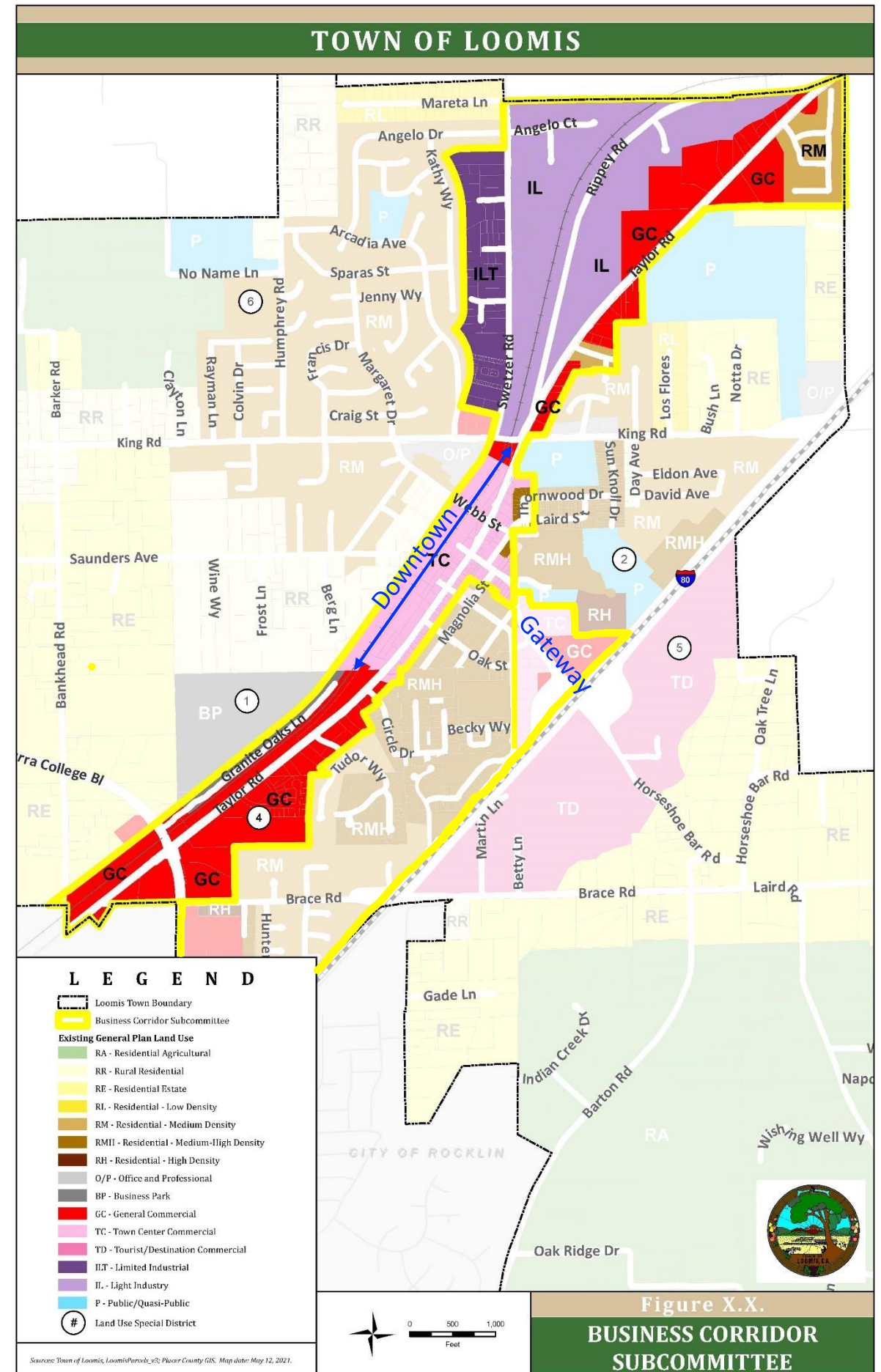
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- » **Planning Area Limits, and Vacant or Undeveloped Land**
- » **Goals, Policies, and Implementation Measures**
- » **Land Use Changes**
  - » **Committee Recommendations**
  - » **High Density Housing**
  - » **Public Requests**
- » **Potential Build Out**



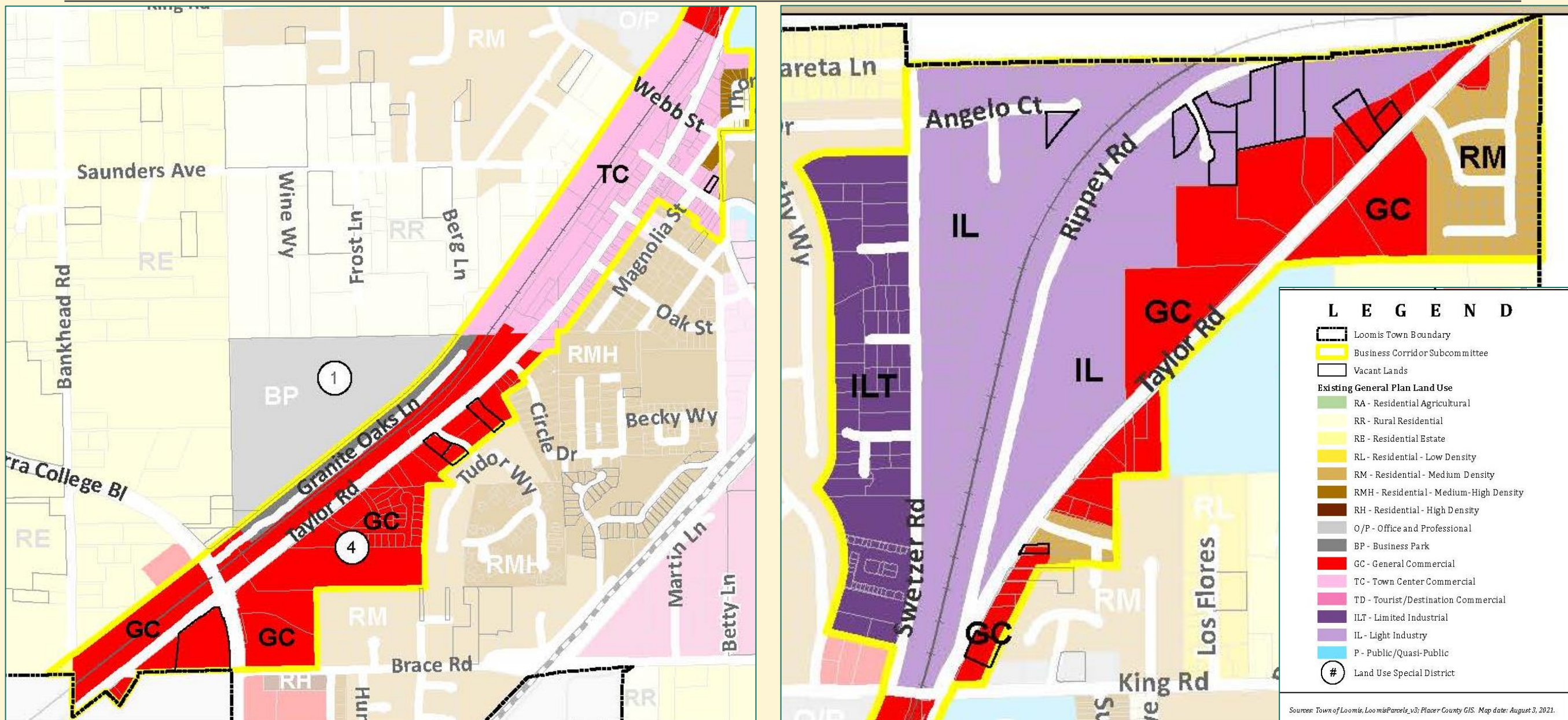
# BUSINESS CORRIDOR PLANNING AREA

- » Land uses along Taylor Road between Town boundaries (*Downtown*)
- » Includes the commercial areas along Horseshoe Bar up to I-80 (*Gateway*)
- » Includes the remaining area between I-80 and Taylor Road and Horseshoe Bar Road and Sierra College Blvd. not previously assigned





# VACANT OR UNDEVELOPED LAND



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# AGENDA

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» **Vacant or Undeveloped Land**

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

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# GOALS, POLICIES, AND IMPLEMENTATION MEASURES

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- » **Finished revising Goals and decided on area name (Downtown), pick up at the beginning of Policies**
- » **Refer to document provided prior to the meeting, PlaceWorks will share screen.**



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# DECISION POINT

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» **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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# AGENDA

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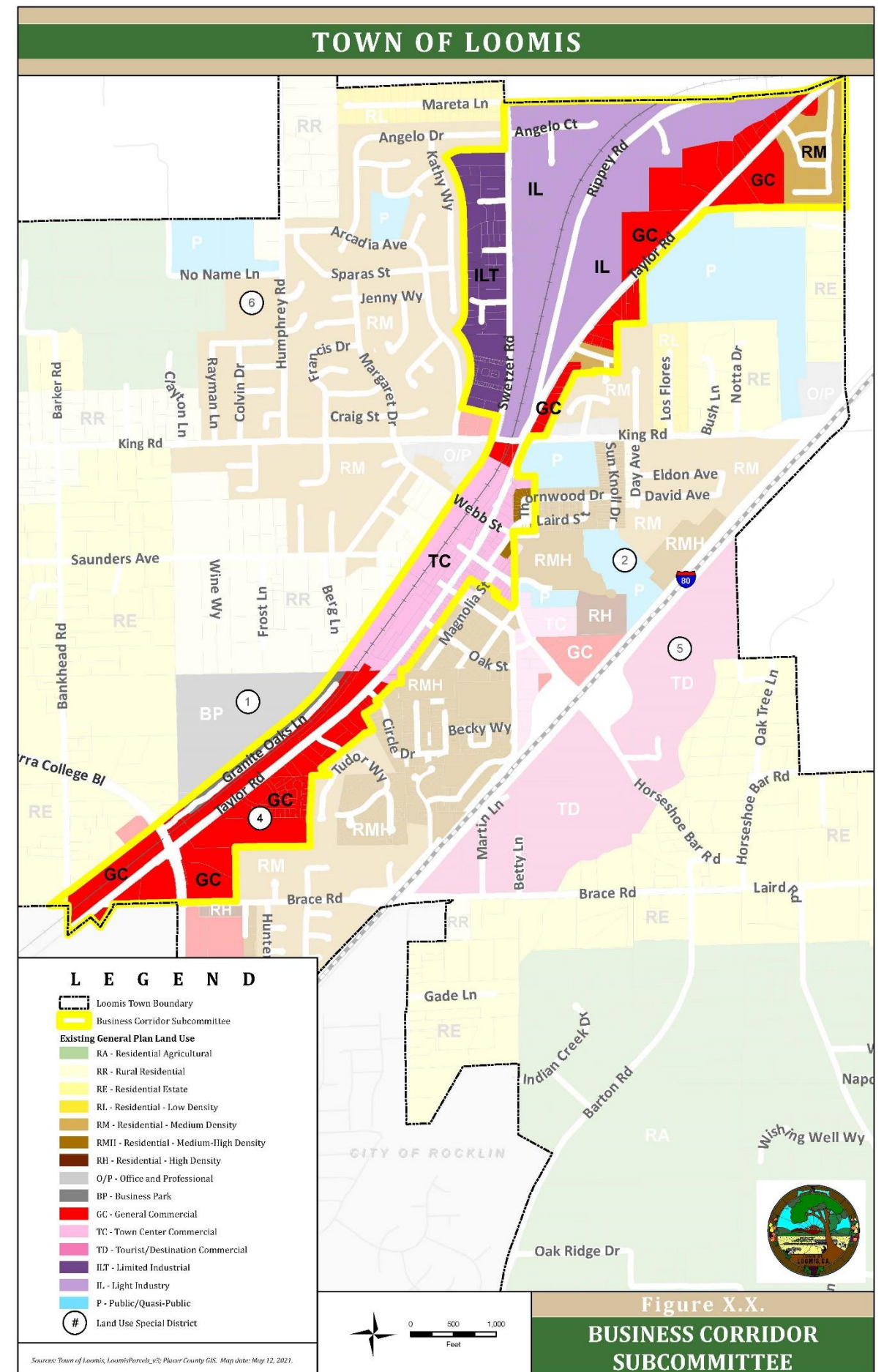
- » **Vacant or Undeveloped Land**
- » **Goals, Policies, and Implementation Measures**
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# LAND USE CHANGES SUBCOMMITTEE INPUT

- » 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?



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# DECISION POINT

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



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# AGENDA

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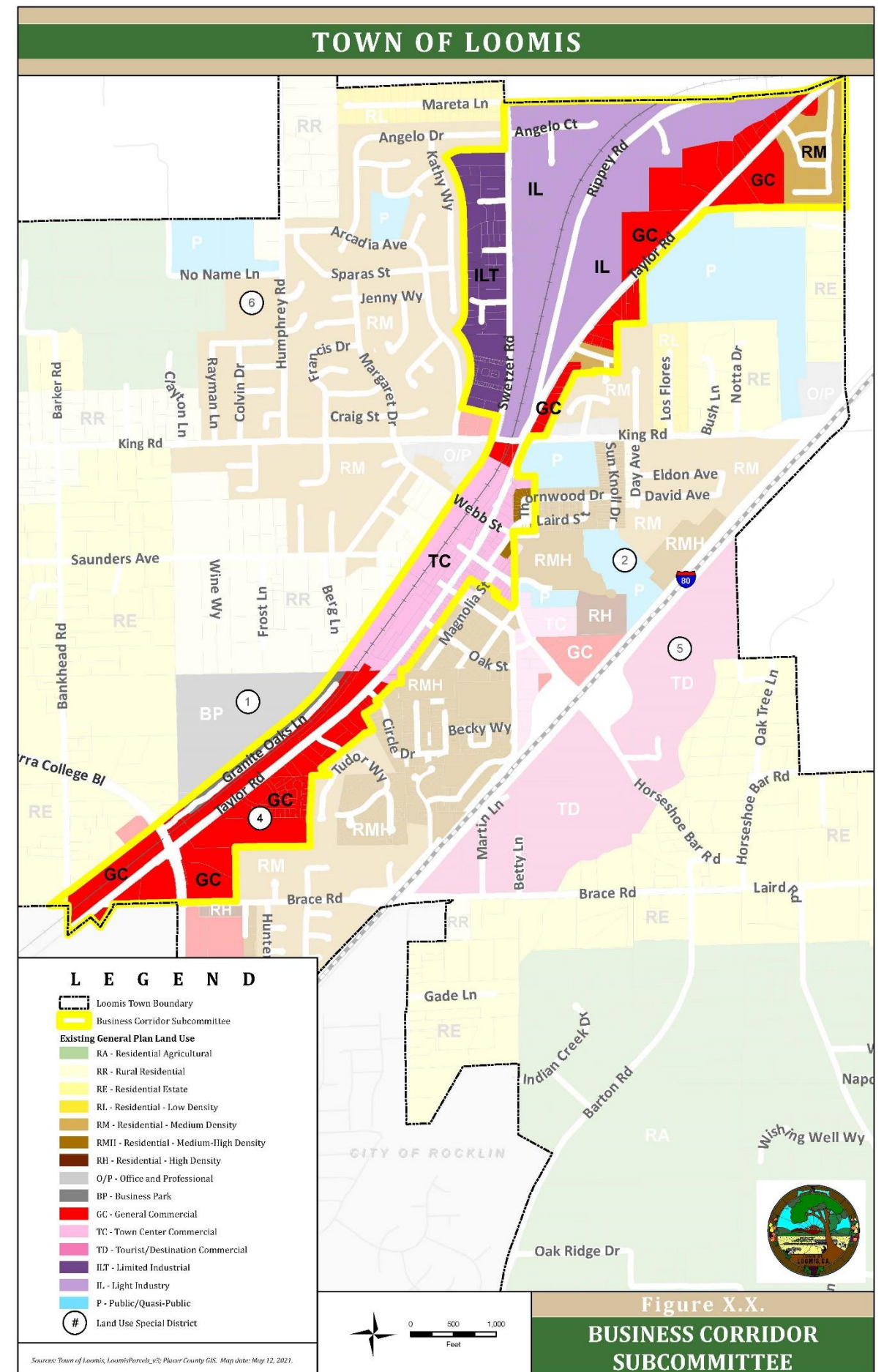
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# LAND USE CHANGES HIGH DENSITY RESIDENTIAL

- » 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?



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# DECISION POINT

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





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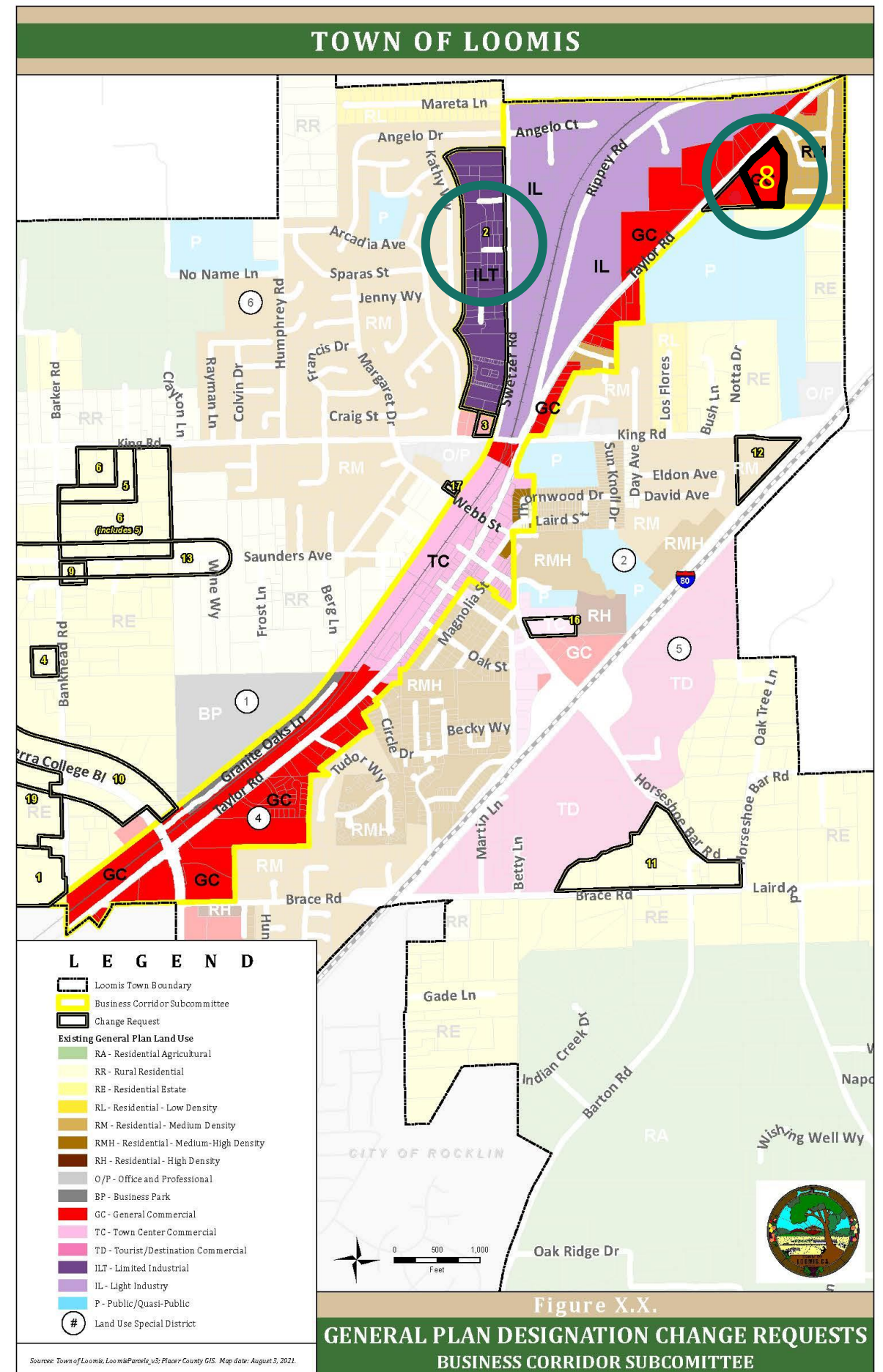


# LAND USE CHANGES PUBLIC REQUESTS

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.
16	6045 Horseshoe Bar Road	TC	GC
17	5845 Webb Street	RM	TC

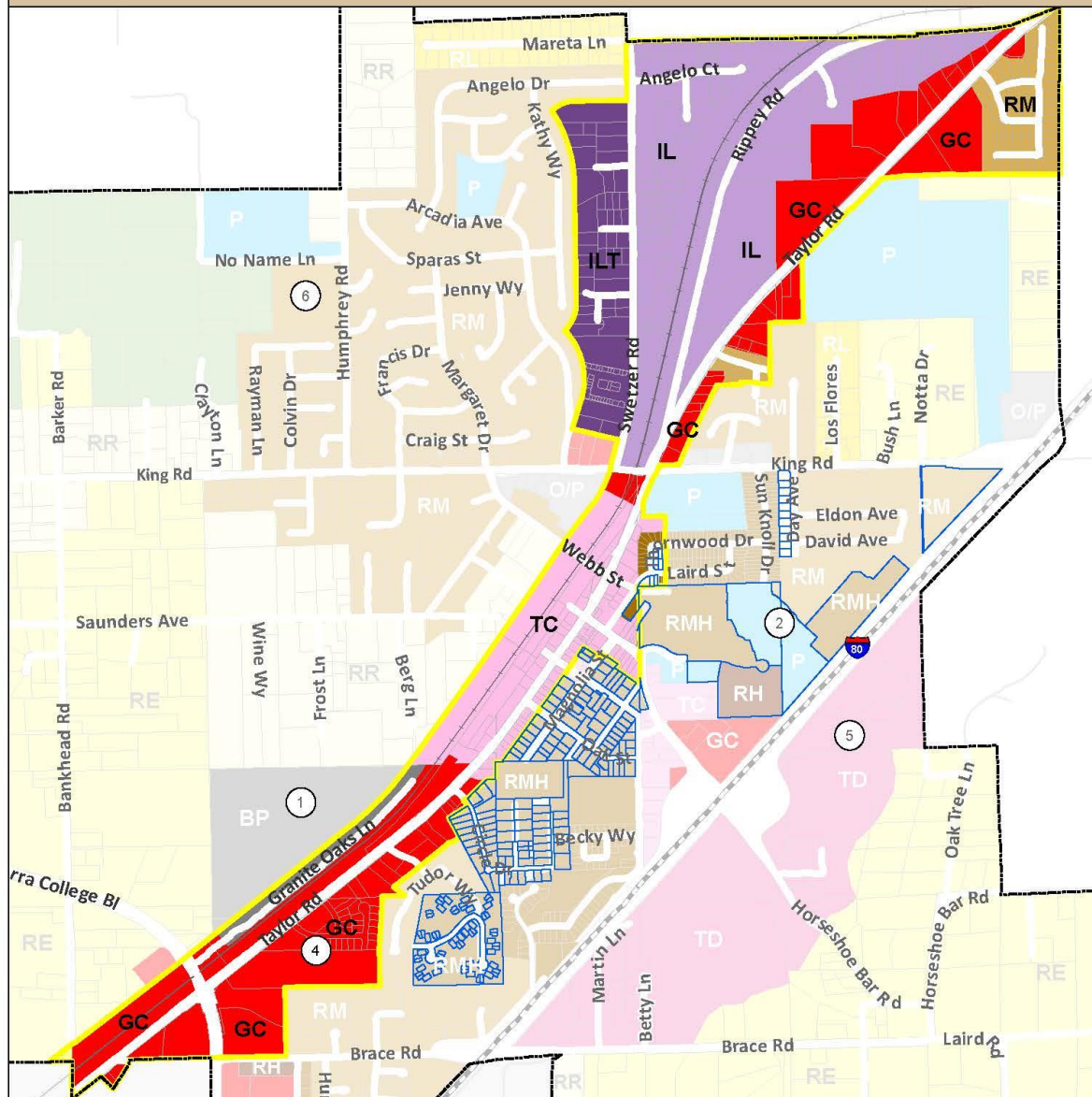
» Sites 3 and 17 are just outside the Subcommittee Area

» See full information sent to Subcommittee





# TOWN OF LOOMIS



## LEGEND

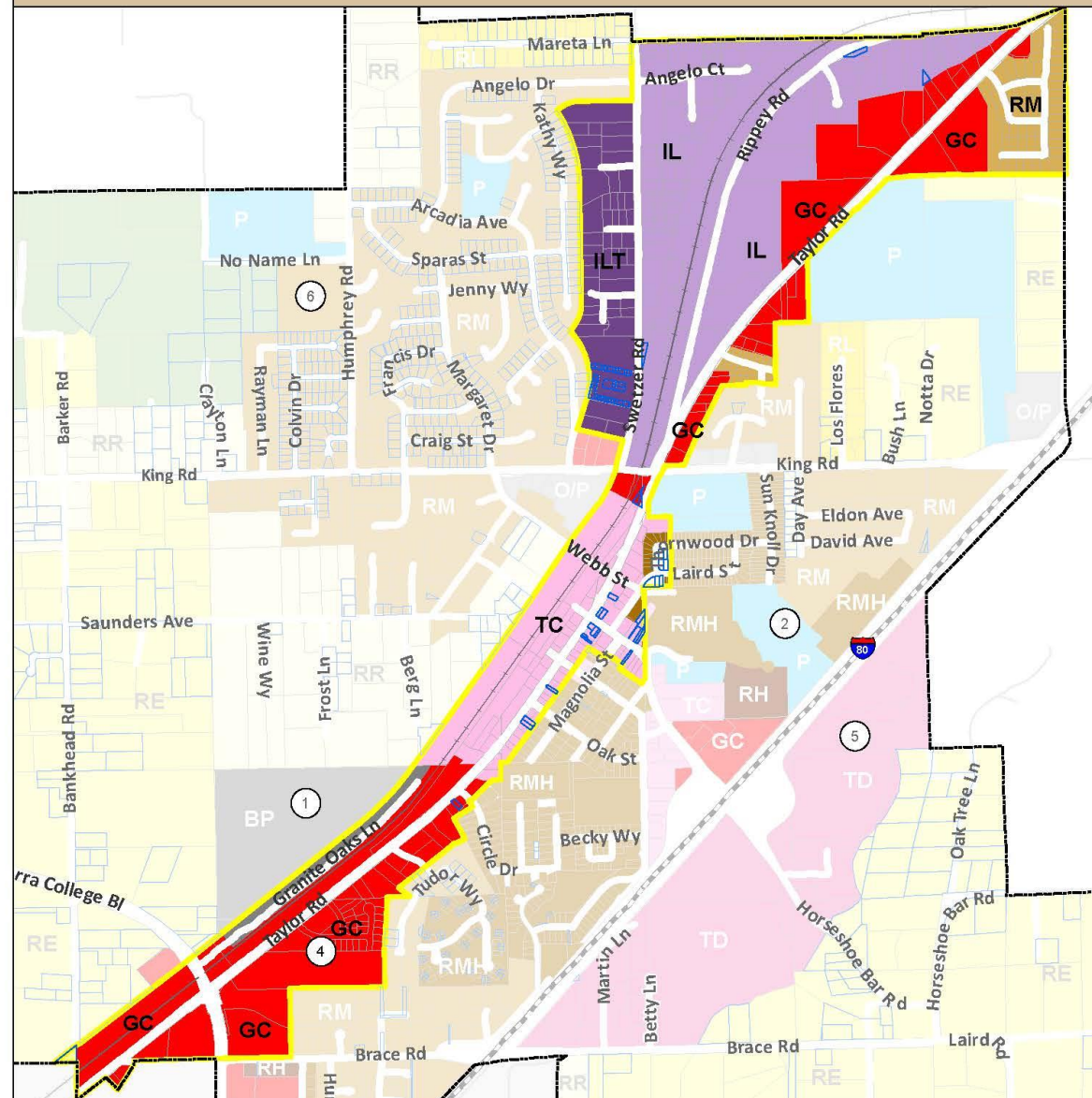
- Loomis Town Boundary
- Business Corridor Subcommittee
- Parcels with Non-Conforming Zoning
- Existing General Plan Land Use**
- RA - Residential Agricultural
- RR - Rural Residential
- RE - Residential Estate
- RL - Residential - Low Density
- RM - Residential - Medium Density
- RMH - Residential - 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**
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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.

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# DECISION POINT

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» **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 #16: 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

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

