

LAND USE DESIGNATION CHANGES

During the General Plan update process, landowners were encouraged to bring forth land use designation change requests on their property. In addition, suggestions for land use changes were made through the survey process, and HCD required the Town to designate an additional 2.2 acres of land as Residential High Density to accommodate the Town's Regional Housing Needs Allocation. The land use committee and subcommittee members considered these requests and requirements and made recommendations to change the designation on a portion of Heritage Park to Residential High Density per HCD's requirement, and also recommended land use designation changes on five other properties or groups of properties. These changes are presented in Table 1 and are outlined in blue in Figure 1.

Figure 1 also identifies the Downtown area of Loomis as well as the various gateways into Loomis from surrounding communities.

Figure 1 Land Use Diagram Showing Designation Changes, Downtown, and Gateways

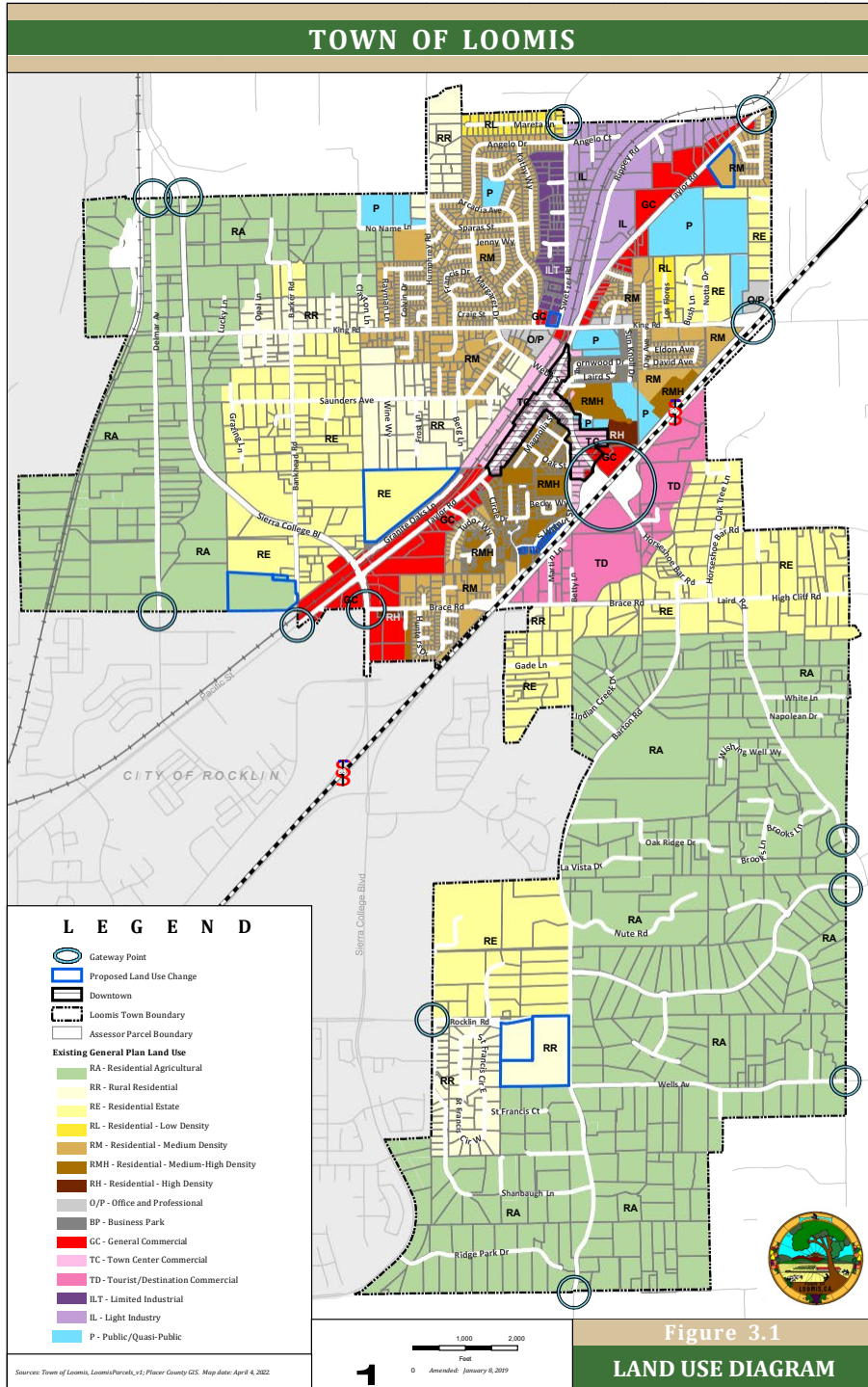


Table 1 – Recommended Land Use Designation Changes and New Land Use Designation Change Requests					
APN	Location	Current Designation	Proposed Designation	SB 330 Unit Change	Discussion
<i>Committee Recommended Land Use Designation Changes</i>					
030-110-009 and 030-110-008 19.8 and 0.62 acres	3996 & 3994 Bankhead Road. Southern City limit with Rocklin south of Sierra College Boulevard west of and at the southern end of Bankhead Rd.	RE (8 units)	RA (4 units)	-4	Small change
044-200-017-00 1.2 acres	5945 King Rd. Northwest corner of King Road and Swetzer Rd. intersection	GC (10 units)	ILT (1 unit)	-9	Small change, however adjacent to ILT and IL; less compatible with residential uses.
045-161-018 and 045-161-020 28.1 and 11.1 acres	5500 Barton Rd 045-161-018 and 5780 Rocklin Rd 045-161-020 Southwest corner of Rocklin Rd. and Barton Rd. intersection	RA (8 units)	RR (39 units)	+31	Large gain. If the school site is redesignated as Public, some of this gain will decrease. <i>Committee recommended only with an agreement between the property owner and LUSD when the General Plan is approved.</i>
043-013-013 6.3 acres	3239 Taylor Rd. East side of Taylor Road just south of Lemos Ranch Dr. At Alice’s Fruit Stand	GC (60 units)	RM (36 units)	-24	Noticeable change. This site is adjacent to RM, but also other GC lots.
044-121-002 30 acres	East of Bankhead Rd., north of Sierra College Blvd, the railroad track and Taylor Rd. South of Wine Wy /Frost Ln	BP (0 units)	RE (13 units)	+13	Some increase in units, large lots, but site and access constraints are present.
044-350-002 through -017 2.54 acres /16 lots)	16 of the Heritage Park parcels along S. Walnut St. nearest I-80	RMH (25 units)	RH (63 units)	+38	This change is in response to the HCD mandate for another 2.2 acres of RH designated land. The Town owns this land.
Total Potential Unit Change				+45	This gain could occur if

all the changes are made above.

Non-Committee Reviewed Land Use Designation Change Requests

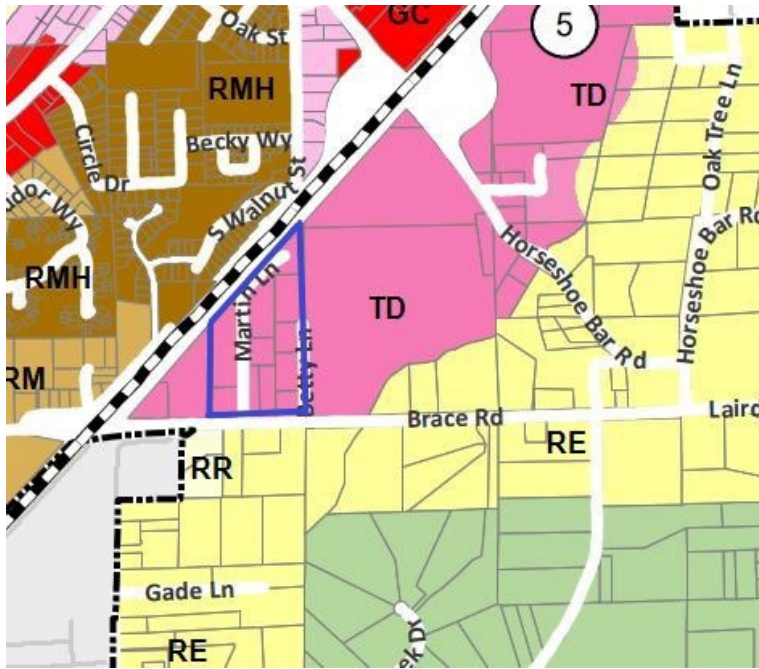
<p>Brace Rd. TD to RA: 044-150-039 (2.8 ac) 044-150-048 (1.3 ac) 044-150-038 (1.4 ac) 044-150-037 (2.0 ac) 044-150-027 (1.5 ac) 044-150-035 (1.0 ac) 044-150-026 (1.0 ac) 044-150-036 (1.0 ac) 044-150-031 (0.9 ac) 044-150-033 (1.3 ac) 044-150-032 (1.0 ac) <i>15.2 total acres</i></p>	<p>3960, 3899, 3949 and 3959 Martin Lane; 3938, 3946, 3958 Betty Lane; and 5895, 5945, 5955, and 5985 Brace Rd. Parcels along Betty Lane and Martin Lane, north of Brace Road between the Turtle Island property to the east and up to and including the Little Orchard Preschool to the west.</p>	<p>TD (150 units)</p>	<p>RA (11 units)</p>	<p>-139</p>	<p>Significant reduction. These requests to change from tourist commercial to Residential Ag. were submitted via a petition asking to be designated RA in response to the RV Campground application on the parcel adjacent to the preschool. There are no adjacent RA parcels. Parcels to the south and east are RE, except Turtle Island Tourist Commercial. These parcels are all less than the 4.6 acres minimum for RA and all but one are too small for RE (2.3 acres). All are developed with a single-family unit. This leaves the RV campground site and Teeny Tots as a pocket of tourist commercial. This will require additional acres of designation increase. Redesignation of the remainder of Heritage Park to RH would not be enough to balance the density loss. See Table 2.</p>
<p>045-150-033 (Sierra Christian Church) 5 acres (includes existing church, etc.)</p>	<p>5645 Rocklin Road North side of Rocklin Road across from St. Francis Woods</p>	<p>RE (2 units)</p>	<p>RH (64 units)</p>	<p>+62</p>	<p>Noticeable increase in units. Options to allow high density residential: 1) redesignate to RH, 2) split parcel with redesignation only on</p>

					created parcel, 3) create a specific allowance for church sites in GP policy and allow for high density residential on church sites with appropriate permits/ conditions in zoning ordinance or 4) PD overlay on the site to allow for this use. Options 1 and 2 create spot designations, but if the town benefits, spot designations are not an issue.
Non-reviewed Total Potential Unit Change				-77	This unit change is if both the Brace Road and the Sierra Christian Church sites are changed.
Grand Total Potential Unit Change (If all above changes are approved)				-32	This unit change only occurs if <u>all</u> the above changes are approved.

Following the completion of the land use committees, a petition from 11 landowners on Brace Road was received by the Town, requesting their property designation be changed from Tourist Destination Commercial to Residential Agricultural. Since this was not received during the committee meetings, it is brought forward to the Planning Commission and Town Council for consideration. Figure 2 illustrates on which parcels the change is requested.

The 11 Brace Road lots currently each contain one single-family home and there is one preschool. The designation reduction of the parcels from Tourist Commercial to Residential Agricultural, Residential Estate, or even Rural Residential results in the loss of 139 potential residential units. Tourist Destination Commercial allows for 2-10 units/acre, while RA allows for 1 unit/4.6 acres. Technically, all the lots are nonconforming for RA, all but one is nonconforming for RE (1 unit/2.3 acres) and one is nonconforming for RR (1 unit/acre). There are no adjacent RA parcels. Adjacent designations include RR, RE, and TD (See Figure 2).

Figure 2 Properties along Brace Road Requesting a Designation Change to RA



This analysis assumes 1 unit per lot, equivalent to an RR designation, since there is one existing unit per lot and the lots are sized for one unit per acre (RR). This allows for 11 units on these lots, as opposed to 150 units on TD (2-10 units/acre). Assuming all the other committee recommended changes (+45 units) occur this leaves a need to accommodate 94 additional units ($-139+45 = -94$) that need to be accommodated through redesignating land to a higher density designation elsewhere in the Town. This can be accomplished through changing the land use designation of another parcel to a higher density designation to balance the density loss. For example, the remainder of Heritage Park, plus another area of Town, will need to become RH, or a larger area redesignated to a RMH or a commercial designation to balance out the no net loss regulations of SB 330. Putting this in perspective of what that area could look like, the rest of Heritage Park (3.04 acres, excluding the 5.29 acres of park area and 2.5 acres of HCD required RH) changed to RH, would achieve 76 units. Canceling out the 46 units that could already occur due to the existing RMH designation, the balance achieved on the remaining 3.04 acres of Heritage Park is 46 units. This leaves an outstanding balance of 48 units that would need to be accommodated through redesignating other parcels in Town to reach a zero balance.

Table 2 shows different designation change scenarios in acres needed to balance the density that would be lost on the Brace Road parcels. It accounts for the units that would be allowed under the existing designation and identifies an acreage needed to accommodate the 94-unit decrease. For example, balancing the decrease in density resulting from the designation change of these 11 parcels would require conversion of 94 acres of RR to RL, 12 acres of RL to GC or RMH, 4 acres of RR to RH or some other combination of designation changes. The option requiring the fewest acres would be changing 3.8 acres of RA or RE to RH:

$$\begin{aligned}
 &3.8 \text{ acres RE} = 1 \text{ unit} \\
 &\underline{3.8 \text{ acres RH} = 95 \text{ units}} \\
 &95 \text{ units} - 1 \text{ unit} = 94 \text{ units}
 \end{aligned}$$

Table 2 – Acreage by Designation Needed to Balance the Brace Road Density Loss

	Designation Change From:							
	RH (25 units/acre)	TC (20 units/acre)	RMH, O/P, GC, TD (6-10 & 2-10 units/acre)	RM (2-6 units/acre)	RL (2 units/acre)	RR (1 unit/acre)	RE (0.44 unit/acre)	RA (0.22 unit/acre)
Change to RH	--	18.8 acres	6.3 acres	4.9 acres	4.1 acres	3.9 acres	3.8 acres	3.8 acres
Change to TC	reduction	--	9.4 acres	6.7 acres	5.2 acres	4.9 acres	4.8 acres	4.8 acres
Change to RMH, O/P, GC, TD	reduction	reduction	--	23.5 acres	11.8 acres	10.5 acres	9.8 acres	9.6 acres
Change to RM	reduction	reduction	reduction	--	23.5 acres	18.8 acres	16.9 acres	16.3 acres
Change to RL	reduction	reduction	reduction	reduction	--	94 acres	60.3 acres	52.8 acres
Change to RR	reduction	reduction	reduction	reduction	reduction	--	167.9 acres	120.5 acres

Or a combination of the above that balances out to 94 units

However, the potential for spot designating increases when changing the designation from a very low-density designation to a very high-density designation, as there are no high-density or moderately high-density designations adjacent to residential estate areas.

Additionally, a general plan and zoning amendment application has recently been formally submitted on a parcel that was considered by the committee, but not recommended for change until a project application is submitted (Figure 3). Since the application has now been submitted, it is requested that the Planning Commission and Town Council provide direction on the requested change. This property is the Sierra Christian Church property located on Rocklin Road across from St. Francis Woods (Figure 3). The property is currently designated and zoned RE Residential Estate, contains a church, church hall, Headstart preschool, and a community garden. They are requesting a designation change and rezone to Residential High Density (RH) to accommodate up to 70 affordable senior housing units. There are no RH parcels south of I-80.

Figure 3 Sierra Christian Church Property Requesting a Designation Change to RH

