



# City of Lemoore

## Zoning and Development Code Update

### Workshop #4

### Planning Permits and Development Project Processing

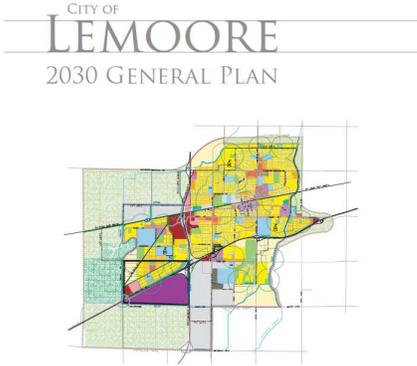
January 10, 2011

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## Overview

- Planning is...
  - Process for deciding what gets built where
  - Framework for the community
- Planning defined through General Plan
- General Plan implemented through Zoning

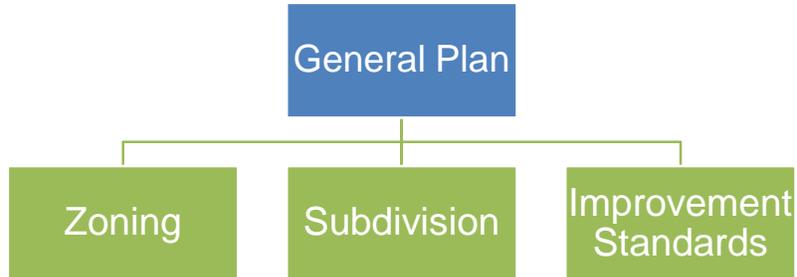


CITY OF  
**LEMOORE**  
2030 GENERAL PLAN

ADOPTED | MAY 2008



## Relationship to the General Plan



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## General Plan Framework

- Compact urban form
- Small town character
- Economic development and jobs
- Integrated neighborhoods and neighborhood centers
- Enhanced community character and aesthetics
- A network of open space and parks
- A complete roadway system
- A range of commercial and retail opportunities

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## Summary of General Plan

- General Plan establish high expectations for development:
  - Viable, **pedestrian-oriented** neighborhood centers
  - Strong, **visually attractive** regional shopping centers with a mix of tenants to serve both local and regional needs
  - Vibrant, **mixed-use Downtown**
  - High quality professional office and industrial areas
  - New shopping centers support Lemoore’s small-town character, provide **ped. access to adjacent neighborhoods**
  - Site sensitive design and pedestrian-oriented amenities
  - **Development that corresponds to its surroundings** in building scale, form, and buffering of adjacent uses
  - Pedestrian access to the neighborhoods and within development



## Why Update the Zoning Code?

- City adopted new General Plan in 2008
- State law requires that Zoning be consistent with the General Plan
- Compliance with relevant Federal and State laws
- Reflect changing conditions and best practices in regulations
- Opportunity to make Lemoore’s planning process more efficient and effective





## State and Federal Regulations

- State
  - California Government Code
  - California Environmental Quality Act
  - California Housing Law
  - California Building Code, Fire Code, Plumbing Code, and Electrical Code
- Federal
  - Federal Housing Law
  - Americans with Disabilities Act
  - Telecommunications Act (and related rules and regulations)
  - US Constitution

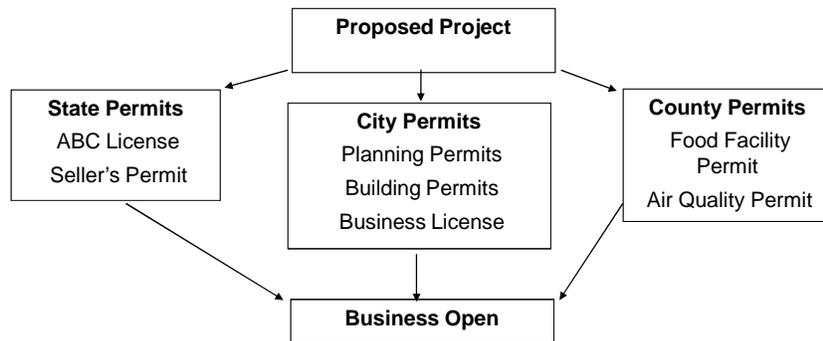


## Development Review Process

- Mechanism to evaluate project consistency with adopted policies, plans, and regulations
- Process varies depending upon type of project
- Can involve multiple agencies outside of the City



## General Development Process



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## Permits Issues by City – 2 Categories

- “Ministerial” permits
  - Issues when the proposal complies with City-adopted regulations
  - e.g., Building permits, Business Licenses
- “Discretionary” permits
  - Issued at discretion and judgment of City
  - Ability to apply conditions on the approval
  - Two types:
    - Quasi-judicial – make a judgment (e.g., CUP, Variance)
    - Legislative – make a law (e.g., Rezone, GPA)

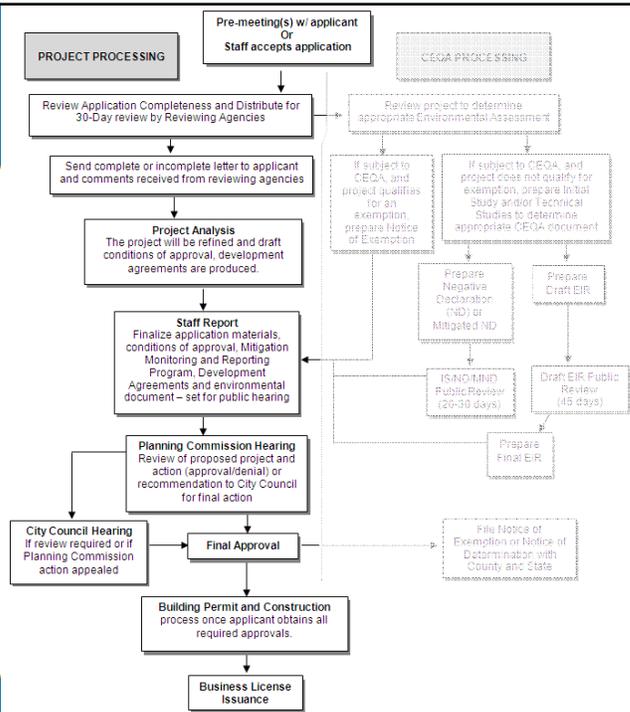
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## Why Have Discretionary Permits?

- Ensure compatibility between adjoining uses
- Provide the public with an opportunity to be part of the process
- Address specific environmental or operational issues

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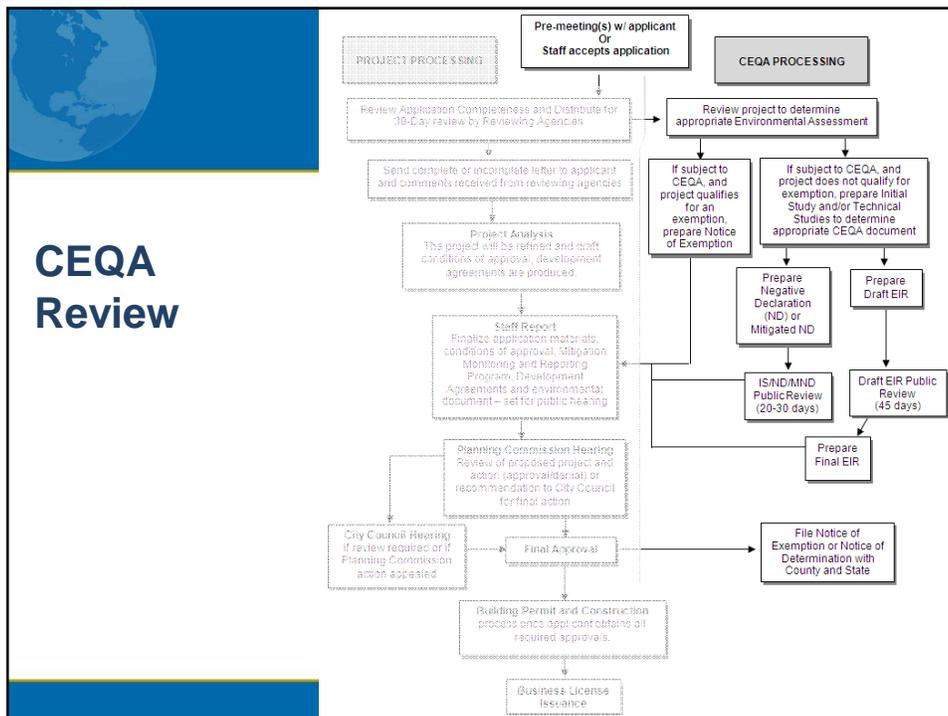
## Review Process for Discretionary Permits



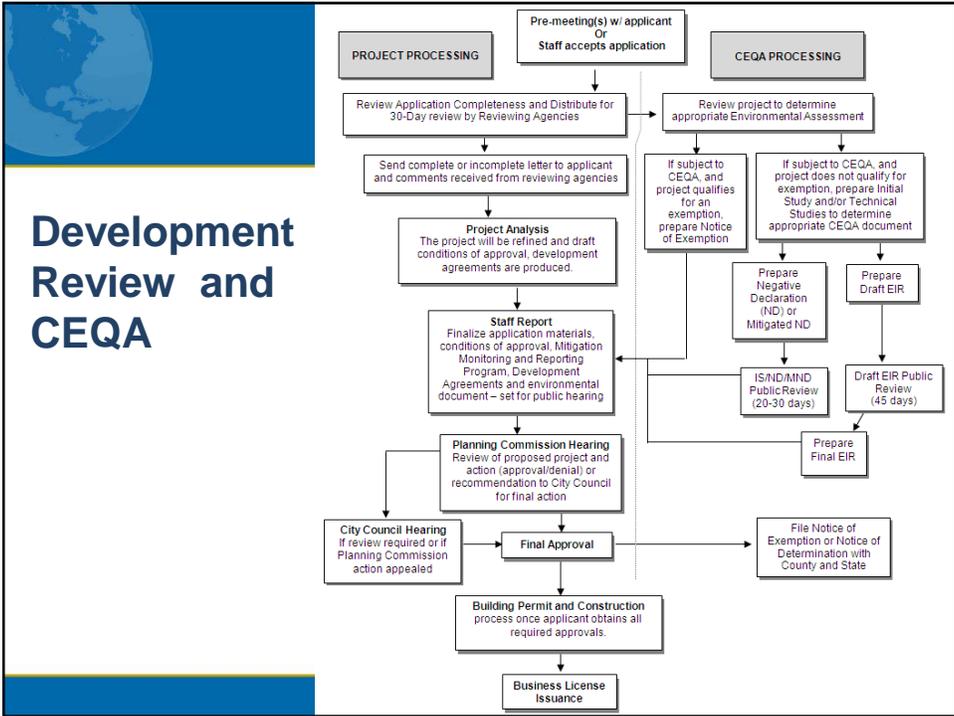
## Environmental Review (CEQA)

- Inform decisions by identifying potential, significant environmental effects of proposed activities
- Identify ways to avoid or reduce environmental damage
- Prevent significant damage by requiring changes in projects
- Disclose to the public why a project is approved if significant environmental effects are involved

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# Development Review and CEQA



# Recommendations





## Reassignment of Approval Duties

- Issue: Projects with multiple entitlements require approvals from multiple hearing bodies
- Proposed Streamlining:
  - Arch. Design Review Comte. – eliminate or change to recommending body
  - PC – have authority over all quasi-judicial permits (remove “ratify” requirement for CUPs)
  - CC – responsible for legislative actions and appeals



## Concurrent Review for Multiple Entitlement Projects

- Issue: Projects with multiple entitlements have each permit decided separately
- Proposed solution:
  - Projects with multiple entitlements are considered together as a package
  - Ultimate decision made by highest level approving authority





## Updated Permits for Consistency with GP, Case Law, Best Practices

- Site Plan Review
  - Ensure structures, parking areas, walks, landscaping, and street improvements are related to the site and surroundings
- Architectural Design Review
  - New development and changes to existing buildings in the Downtown
  - Focus on architecture



## Updated Permits for Consistency with GP, Case Law, Best Practices

- GP requires more extensive design review of new construction
- Recommendation to merge Site Plan Review and Architectural Design Review – Site Plan and Architectural Review (SPAR)





## Updated Permits for Consistency with GP, Case Law, Best Practices

- Major SPAR (PC review and decision)
  - New development and additions  $\geq 10k$  sf
  - New multi-family residential
  - New development in Downtown
  - Subdivisions and Master Home Plans
- Minor SPAR (PD review and decision)
  - New development and additions  $< 10k$  sf
  - Custom single family homes in PUDs and RN district
  - Changes to façade of buildings in Downtown
- Exempt
  - Single family custom homes, except in PUDs and RN
  - Additions or exterior remodels of single family residential homes

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## Provide “Flexi-certainty” in the Code

- Goals:
  - Allow flexibility in the development standards
  - Increase certainty in the planning process
- ZC Update Tasks:
  - Ability to deviate from standards through Site Plan and Arch. Design Review
  - Update allowed use listings and provide process for “Similar Use Determinations”
  - Formal “Zoning Interpretations” by Planning Director
  - New development standards that implement GP

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