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LEMOORE CALIFORNIA

Study Session
Item# 3

City Council/Planning Commission Staff Report

To: Lemoore City Council & Planning Commission
From: Holly Smyth, Planning Director
Christopher Jordan, AICP, PMC
Date: November 4, 2011
Subject: Comprehensive Zoning Update – Review of Public Draft Part 2

BACKGROUND:

In May 2010, the City initiated an effort to comprehensively update the City's Zoning Code and other related development standards and processes (e.g., subdivision standards, floodplain ordinance, density bonus provisions, Downtown design standards). The primary objective of this effort is to bring the City's regulations into conformance with the 2030 General Plan, adopted by the City Council in 2008. Secondary objectives outlined by the City include updates to ensure compliance with relevant Federal and State laws, as well as updates to reflect changing conditions and best practices in zoning regulations.

Over the past year, the City and its zoning consultants from PMC have held several public workshops to discuss the content and structure of the new Zoning Code and a proposed new Zoning Map for the City. Based upon that input and direction from staff, PMC completed the draft Zoning and Development Codes which are being released as they are ready for public review and comment.

The intent of this next workshop is for the Council, Planning Commission, and the public to review the second set of chapters of the draft Zoning and Development Codes, and provide input to staff and the consultants.

DISCUSSION:

The following sections of the draft Zoning and Development Codes will be reviewed at the workshop. Staff from PMC will present an overview of each chapter at the meeting.

- **Chapter 9-5: Site Development and Operational Standards** – This chapter provides standards to ensure that properties are developed consistent with the General Plan vision of a safe, functional, and visually appealing built environment, vibrant neighborhoods, successful commercial centers, and integrated and accessible public spaces (open space, parks, plaza, etc.). The chapter includes standards related to site design, building architecture, parking, loading, lighting, public spaces, and accessory structures.

Note: The portions of this chapter addressing signs and landscaping are not yet ready and will be discussed at the third review workshop in December.

- **Chapter 9-6: Downtown Development Standards** - This chapter includes the development standards specific to the downtown. These standards are established in the format of a form based code as described in this chapter.

Note: This chapter involved participation by Downtown merchants, public and the Planning Commission in workshops in June (through clicker technology) and August 2010 with the initial draft document (which City Council received in their copies of the Planning Commission packet at that time). Therefore, staff will not be presenting this chapter in any significant detail unless particular sections are requested due to time constraints.

- **Chapter 9-7: Mixed Use Development Standards** - This chapter includes the development standards specific to the mixed use district. The intent of the mixed use district is to create vibrant, integrated mixed use environments that include a combination of neighborhood serving retail, office, and residential uses. Standards encourage the integration of a variety of different use types into the same project site and provide flexibility to allow a variety of activities and mix of tenants within a single building.
- **Chapter 9-8: Specific Plan Zoning Districts** - This chapter provides a framework for the use of specific plans in the future consistent with state law.
- **Chapter 9-9: Overlay Zoning Districts** - This chapter establishes overlay zoning districts for the purposes of providing supplemental use regulations and/or development standards to address special or unique issues or characteristics of the area.
- **Chapter 9-10: Reserved** - This chapter is reserved for future use.
- **Chapter 9-11: Reserved** - This chapter is reserved for future use.
- **Chapter 9-12: Glossary of Terms** - This chapter establishes definitions for specific, unique terms used throughout the Zoning Ordinance.
- **Chapter 5-6: Noise** - This chapter establishes the city's regulations and enforcement procedures for noise generated in the City. Basically this chapter is being moved from the Zoning Title to the Police Title of the Municipal code as they are who enforce local noise nuisances.

RECOMMENDATION:

Staff and the consultant team recommend that the City Council and Planning Commission review this second set of public draft sections of the Zoning Update and provide direction on modifications to the draft in advance of the Planning Commission hearing to be held later in the year.

ATTACHMENTS:

A. Chapters 9-5 (portion), 9-6, 9-7, 9-8, 9-9, 9-10, 9-11, 9-12, and 5-6 of the draft Zoning and Development Code