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**LEMOORE
CALIFORNIA**

Study Session

Item# 4

City Council/Planning Commission Staff Report

To: Lemoore City Council & Planning Commission
From: Holly Smyth, Planning Director
Christopher Jordan, AICP, PMC
Date: September 23, 2011
Subject: Comprehensive Zoning Update – Review of Public Draft Part 1

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 new 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 and staff has begun releasing them for public review and comment.

The intent of this workshop is for the Council, Planning Commission, and the public to review the first set of chapters of the draft Zoning and Development Codes, 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 9-1: Zoning Purpose and Administration** – This chapter establishes administrative components of the zoning code including the purpose and authority of the code as the key implementation tool of the City of Lemoore general plan. Also included are administrative procedures and guidelines for how to interpret and enforce provisions of the code.

- **Chapter 9-2: Procedures and Entitlements** – This chapter establishes procedures for land use entitlement applications and descriptions of what entitlements are required prior to the use of property for a particular purpose. Also included are procedures related to public hearings, appeals, and code amendments, and regulations for nonconforming land uses and structures.
- **Chapter 9-3: Zoning Districts and Map** – This chapter establishes the zoning districts of the City. It describes the characteristics of each district and identifies the district's relationship to the general plan land use categories. This chapter also establishes the zoning map and identifies rules for interpretation of the map.
- **Chapter 9-4: Use Regulations** - This chapter identifies the allowed land use provisions for each of the zoning districts in the city. This is done through the use of a system of land use classifications for defining the allowed uses. This chapter also includes special provisions for certain land use categories and activities that are in addition to other development standards and regulations in other parts of this code, such as chapter 9-5 (site, development, and operational standards).

RECOMMENDATION:

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

ATTACHMENTS:

A. Executive Summary, and Chapters 9-1, 9-2, 9-3, and 9-4 of the draft Zoning and Development Code