City of
LEMOORE
CALIFORNIA

Proposed General Plan Amendments

City Council Draft Dated
March 9, 2012

This document identifies the proposed amendments to the City's General Plan that would be made concurrently with adoption of the Zoning and Development Codes.

City of Lemoore

Zoning and Development Codes

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The following proposed amendments to the General Plan are shown in "track changes" where ~~strikeout~~ indicates text to be deleted and <u>underline</u> indicates text to be added.

Chapter 2: Land Use

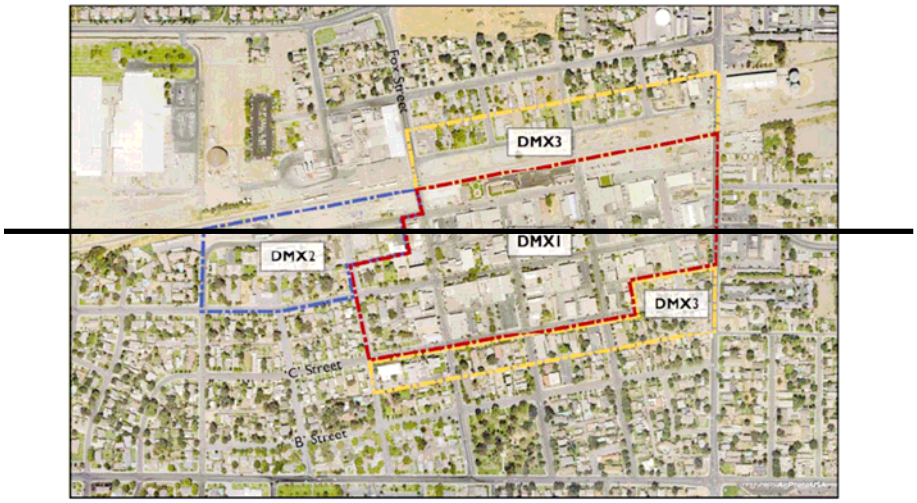
Policy LU-I-28 – Downtown and DMX Zones

Downtown

LU-I-28 Establish Downtown Mixed Use Zones (DMX1, DMX2 and DMX3) in the Zoning Ordinance with the following land use requirements:

- DMX1 will allow retail, commercial, professional office, second-story residential, public and institutional uses, provided retail and restaurant uses are retained as a primary use at the site. Typical new buildings will require a minimum height of at least 16'~~20 feet or two-story~~, with exceptions for uses with special needs (e.g. cinemas). Service Commercial types of uses may be allowed when deemed appropriate through a Conditional Use Permit.
- DMX2 will allow retail, commercial, professional office, high-density residential or live/work studios, public and institutional uses.
- DMX3 will allow professional office and medium-density residential, with small-scale support commercial uses, with bed-and-breakfast use an option.

The design of all new buildings, including elements such as lot width and setback, must respect the character of Downtown and surrounding neighborhoods by following requirements set out in the Downtown Design Guidelines.



Note: figure to be removed

Chapter 3: Community Design

Implementing Action CD-I-7 - Parkways

CD-I-7 Provide parkway strips with large canopy trees and other planting as needed along arterial, parkway, and collector (no on-street parking) streets between the road and sidewalk to buffer pedestrians from traffic and help define residential and commercial streets.

Parkway strips would not be required in industrial areas or where existing monolithic sidewalk conditions would make it inappropriate.

Implementing Action CD-I-11 – Heritage Trees

CD-I-11 Preserve and protect heritage trees:

- Adopt a Tree Protection Ordinance;
- Require developers to preserve protected trees and submit an inventory and a site plan showing the location of all trees prior to any grading, demolition, or site work. Cutting of protected trees will require a permit and will only be allowed if trees are diseased, dying, or pose a danger to human activity; and
- Require developers replace a similar tree of like size and species within 50 feet of its original location if a protected tree is removed during construction.

The Tree Protection Ordinance will also stipulate which trees qualify as heritage trees by type and size, permit application details, inventory requirements, and violation fines, and may also include maximum number of tree cuttings allowed per acreage of development, and different standards pertaining to heritage trees, old oak trees, riparian vegetation, and trees of community interest. These trees typically include Valley Oak, Magnolia Ash, California Sycamore, ~~Cottonwood,~~ Modesto Ash, Italian Stone Pine, and California Fan Palm ~~and Eucalyptus~~. Cottonwood and Eucalyptus trees shall generally be exempt from the Tree Protection Ordinance, unless they qualify as habitat for special status species.

Implementing Action CD-I-23 – Downtown Design

CD-I-23 Continue to implement the Downtown Revitalization Plan and require use of the ~~Architectural Design Guidelines~~ design standards provided in the Zoning Code throughout the Downtown Mixed Use Zones.

3.5 ACTIVITY CENTERS

- **Neighborhood Commercial Centers** planned at strategic locations near residential areas. These centers are envisioned as "Village Centers" to reflect the small town character of Lemoore. They contain smaller stores (an ~~maximum~~ individual store size of approximately 5,000 sq. ft., except grocery stores which may be approximately ~~up to~~ 40,000 sq. ft.), and have a street-level, pedestrian orientation. By locating them close to residential areas, open space, schools, and community facilities, a sense of place can be achieved in new neighborhoods.

CD-I-43 Require façade review of all new construction and visible exterior alterations of commercial and industrial buildings ~~by the Planning Commission~~.

Any new non-residential construction or remodeling of an existing building where exterior work alters more than 50 percent of a visible building façade, including exterior surface improvement such as painting, sand blasting, veneer or stucco resurfacing will be subjected to a façade review.

Implementing Action CD-I-54 – Street/Building Relationship

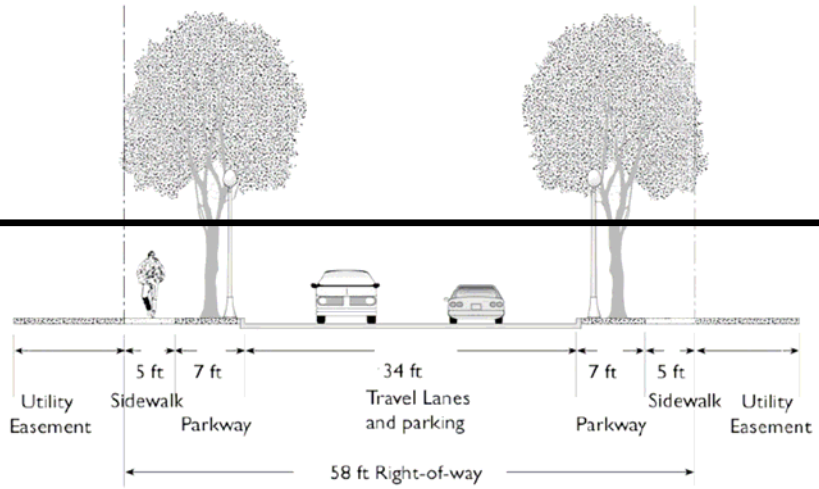
CD-I-54 Design ~~local~~ streets not only to accommodate traffic, but also to serve as comfortable pedestrian environments. These should include, but not be limited to:

- Along Arterial, Parkway, and Collector Streets, ~~S~~street tree planting adjacent to curb between the street and sidewalk (the "parkway strip") to provide a buffer between the pedestrian and the automobile, as well as in the landscaped buffer between the sidewalk and adjacent buildings/walls, where appropriate.~~; and~~
- Along Local Streets, provide a landscape parkway between the curb and back of walk. Additionally, provide a street tree at the rate of one per single family dwelling unit or 30 feet for other uses. This street tree may be located either within the parkway, behind the sidewalk within the utility easement, or in the front yard setback at the choice of the developer or property owner.
- Sidewalks on both sides of streets.

Chapter 4: Circulation

LOCAL STREET

The general proposed street width from curb- to-curb should be 34', however the Planning Commission and/or the City Council can modify the size based on the street and neighborhood characteristics.



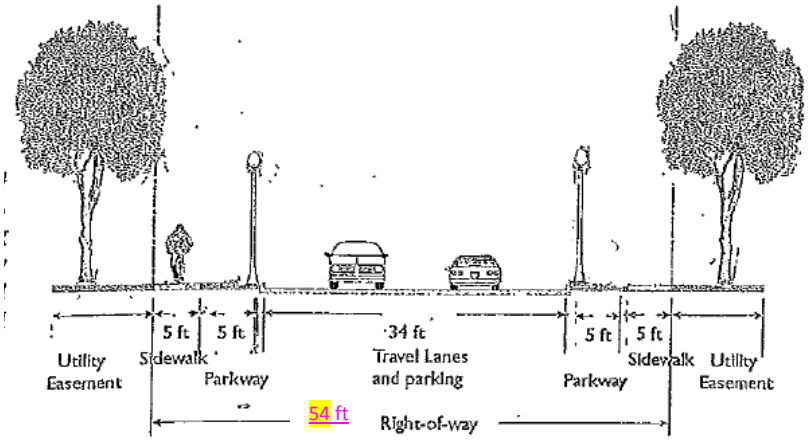


Table 4.4 - Typical Street Elements and Widths

Note: The following change reduces the parkway requirements for local streets from seven feet to five feet and removes the requirement for street trees within the parkway.

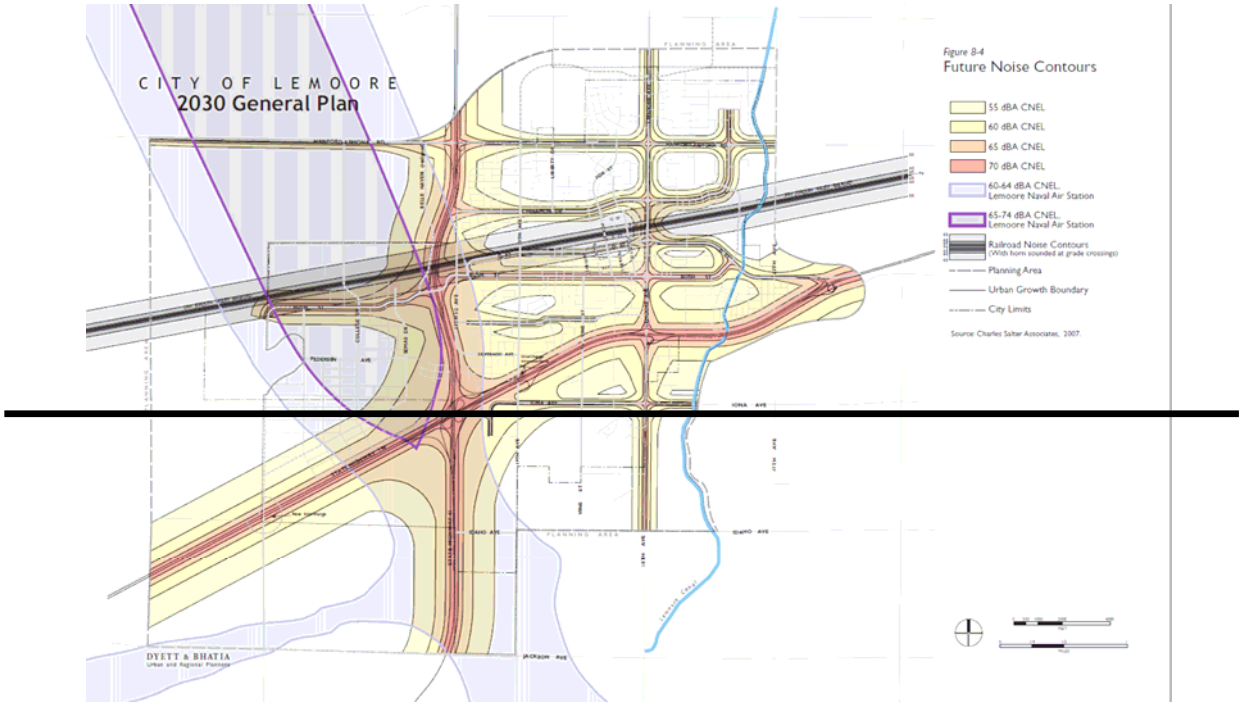
Street Classification	*Right-of-Way Width*	*Curb-to-Curb Width*	*Travel Lanes: Number*	*Parking Lanes: Number*	*Bicycle Lanes: (each side)*	*Median Strip*	*Parkway (each side)~~*~~*	*Sidewalks (each side)*
Arterial	84-100 ft	56-75 ft	4-5	None	6 ft	None	7 ft	6 ft
Parkway	105 ft	69 ft	4	None	5 ft	18 ft	7 ft	6 ft
Collector: without on-street parking	74 ft	48 ft	2-3	None	6 ft	None	7 ft	6 ft
Collector: with on-street parking	78 ft	52 ft	2	2	6 ft	None	7 ft	6 ft
Downtown Street	80-86 ft	Approx. 60 ft	2	2 (Diagonal Parking)	None	None	10-12 ft combined width of sidewalks and planter strip or tree wells	
Local Residential Street	~~58~~ 54 ft	34 ft	Parking lanes on each side, and one shared central travel lane.		None	None	~~7 ft~~ 5ft	5 ft
Cul-de-sac or other dead-end street serving less than 10 homes	~~56-58~~ 52-54 ft	36 ft	2	2	None	~~5 ft, as alternative to planter strip~~ None	~~7 ft, or option to substitute median strip~~ 5ft	5 ft, which may have option to eliminate at bulb
Rural Street	36-50 ft	22-26 ft	2	None	None	None	Dirt/gravel road shoulder	

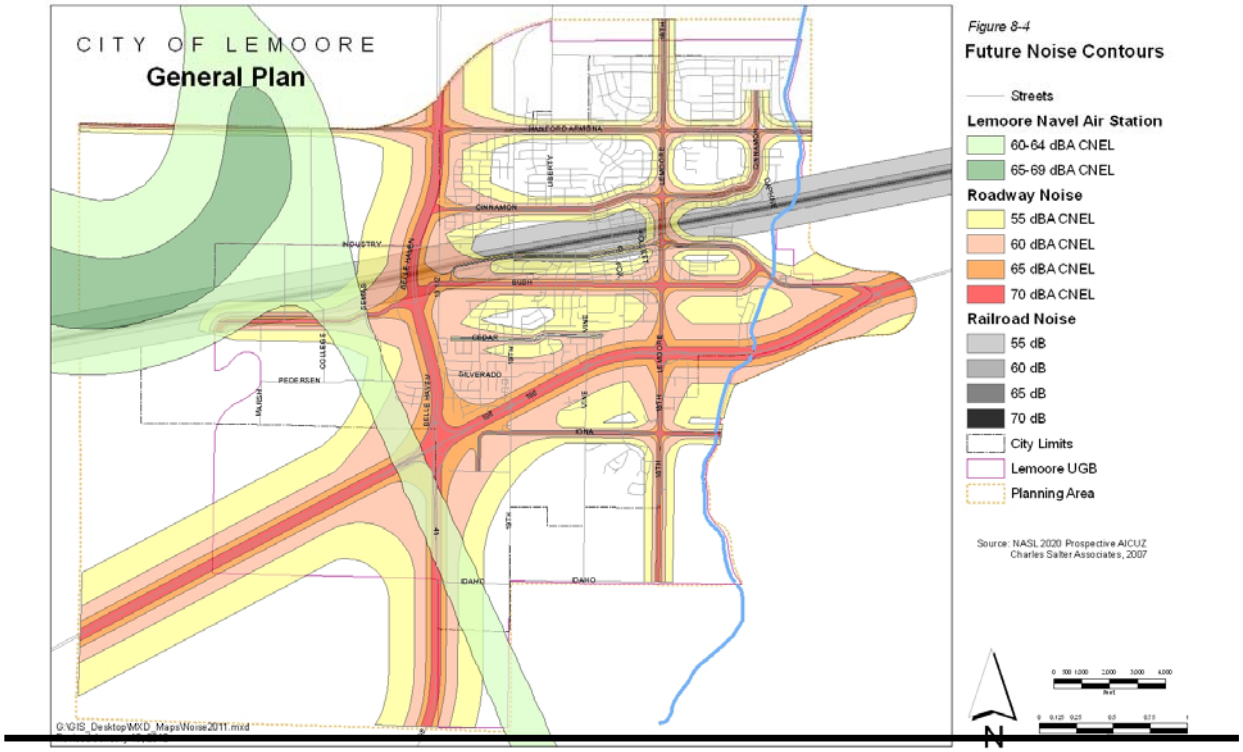
Notes:
All dimensions shown are approximate only and should be adjusted to suit site conditions and functional need.
Street trees shall be provided along local streets at a rate of one tree per single family dwelling or every 30 feet for other uses. The tree shall be located either within the parkway, behind the sidewalk within the utility easement, or in the front yard setback at the choice of the developer/property owner.

Chapter 8: Safety and Noise

Figure 8-4: Future Noise Contours

Note: The following change updates the noise contours for NAS Lemoore consistent with the JLUS.





Chapter 9: Implementation

Page9-6: Consistency Between the General Plan and Zoning

CONSISTENCY BETWEEN THE GENERAL PLAN AND THE ZONING ORDINANCE

Lemoore will implement many General Plan policies through the City's Zoning Ordinance. Zoning must be consistent with the General Plan if the City's land use, housing, and open space policies are to be realized. A fundamental link between the General Plan and zoning is land use/zoning consistency. Table 9.1 shows how zoning districts in Lemoore are consistent with the land use designations of this General Plan. In some areas, new zoning districts are needed. In others, the existing zoning will need to be amended, as prescribed by the implementing policies in this Plan.

Table 9.1 Consistency Between the General Plan and Zoning

General Plan Land Use Designation	~~*Existing Zoning District*~~	~~*Proposed New*~~ *Zoning District*
Residential		
Agricultural/Rural		AR
Very Low Density Residential	~~RA-20, RA-40~~	RVLD
Low Density Residential	~~4-1-7, R-1-10~~	RLD~~, RN~~ (also DMX-2 and DMX-3 in the Downtown)
Low-Medium Density Residential	~~R-1-5, R-1-7 PUD~~	RLMD, RN (also DMX-2 and DMX-3 in the Downtown)
Medium Density Residential	~~RM-2.5, RM-3~~	RMD
High Density Residential	~~RM-2~~	RHD
Mixed Use		
~~Downtown~~ Mixed Use (in the Downtown)	~~CC, CS, RM-2, RM-3, PO~~	DMX-1, DMX-2, DMX-3
Mixed Use (elsewhere)	~~CC, CH, RM-3, PO~~	MU
Office, Commercial, Industrial		
Neighborhood Commercial	~~CC, CH~~	NC (also DMX-2 in the Downtown)
Regional Commercial	~~CC, CH~~	RC
Office/Professional	~~PO~~	PO (also DMX-2 and DMX-3 in the Downtown)
Light Industrial	~~ML, SC~~	ML (also DMX-2 in the Downtown)
Heavy Industrial	~~MH~~	MH
Business, Technology, and Industrial Reserve	~~-~~	~~BTR~~ *(1)*
Other		
Wetlands	~~RSC~~	W
~~Agricultural/Rural~~	~~RSC~~	~~AR~~
Agriculture		AG
Parks/Recreation/Greenway/Detention ~~Ponding~~ Basin	~~RSC~~	PR
Community Facilities	~~RSC~~	~~PS~~ CF (also DMX-1, DMX-2, and DMX-3 in the Downtown)

1. ~~These districts may be used while the Zoning Ordinance is being updated.~~ Only applies to lands outside of the City limits.

2. This list only includes base zoning districts. Generally, overlay districts are consistent with all General Plan land use categories and may be restricted to certain base zoning districts as stipulated in adopting ordinances.