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Staff Report

ITEM 4

To: Lemoore Planning Commission
From: Steve Brandt, City Planner
Date: August 26, 2013
Subject: Zoning Code Revisions

Discussion

This discussion continues from the previous Planning Commission meetings. The sections evaluated this time are Chapters 1, 4A, 4B, 4C, 4D, 5F, and 12. These chapters (or at least a portion of the chapters where there are comments) are included as attachments. Chapters 3, 5G, 8, 9A, 9B, and 9C were also reviewed but there are no specific changes recommended. (These chapters are not included as attachments.) There may be a need to reorganize the order of these chapters, but that will not affect their regulations.

Attached are 1, 4A, 4B, 4C, 4D, 5F, and 12 with comments in the right column (or at least the portion that has comments). These comments are Staff recommendations and are meant for discussion purposes. If the Commission agrees with the approach proposed in a comment, then revised text in underline/strikethrough format can be prepared so the Commission can see the actual proposed text changes. Tonight's meeting is meant to review the general approach to making the Zoning text changes, and to build upon the previous meetings in a similar style of discussion.

The recommendations in these chapters generally fall into the following categories:

1. Reorganizing code sections to group related codes closer together
2. Eliminating codes that are stated more than once
3. Removing language that does not contain code requirements or standards
4. Restating codes with more understandable wording
5. Moving codes out of the Ordinance and into a Guidelines document
6. Revising codes that may be overly burdensome to the property owner or developer

Categories 1 through 4 do not change any code requirements. They just make them more understandable. Categories 5 and 6 involve actual changes in the City's policies.

Generally, there are a number of sections that are being recommended for removal because they are not needed, or because they would be better suited as informal information than required policy. For example, the section in the downtown design

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standards regarding street design is recommended for removal because all the streets in the downtown area are already built, and any modification to them that might occur in the future would be under the full control of the city. Also, the non-street tree and shrub lists are really more for guidance to landscapers than as a requirement. They can be moved out of the Code and into a handout that would be available to the public.

Recommendation

It is recommended that the Commission review the proposed comments in the right column of the attached Zoning Code chapters and accept, modify, or redirect the direction that Staff wants to take in making modifications. Any direction from the Commission to Staff at this time is not yet final. The final recommendation would be made at a future public hearing where the actual text changes are shown.

Attachments:

Zoning Code Chapters 1, 4A, 4B, 4C, 4D, 5F, and 12 with comments