

**Mayor**  
William Siegel  
**Mayor Pro Tem**  
Lois Wynne  
**Council Members**  
John Gordon  
Eddie Neal  
Willard Rodarmel



**Public Works/  
Planning**

711 Cinnamon Drive  
Lemoore CA 93245  
Phone(559)924-6704  
FAX(559)924-6708

## Staff Report

ITEM 4

**To:** Lemoore Planning Commission  
**From:** Steve Brandt, City Planner *SB*  
**Date:** July 18, 2013  
**Subject:** Zoning Code Proposed Revisions

---

### Discussion

This discussion continues from the Planning Commission meetings on June 24<sup>th</sup> and July 8<sup>th</sup>. The sections evaluated this time are Chapters 5A, 5B, and 5C.

Attached are Chapters 5A, 5B, and 5C, with comments in the right column. 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. Monday'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 information out of the Zoning Code 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.

An important item to consider is the method of enforcing the design standards found in Article 5C. Most cities that have similar types of standards place them in a Design Guidelines document instead of in the Zoning Code. The Zoning Code is local law, and therefore each standard must be adhered to literally at all times or the property owner is in violation of the Code. Standards in a Design Guidelines document are more of a tool that the staff, Council, and Planning Commission can use to evaluate a proposed project. Instead of requiring strict adherence, a Guidelines document would allow the

Commission and the Council to approve the project where some of the standards are not being met, if they find that the project overall is still an acceptable project.

**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 5A, 5B, and 5C with comments