

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

Planning Commission Staff Report

ITEM 7

To: Lemoore Planning Commission
From: Steve Brandt, Quad Knopf - Planning Staff
Date: June 6, 2013
Subject: Wathen Castanos – Request to Change Zoning Codes and Regulations – Six-Pack Plot Plan Requirement and Off-Site Signage

A. General Information:

City staff was forwarded a letter from Wathen Castanos Hybrid Homes, one of the home builders currently building single-family homes in Lemoore. (The letter is attached). In their letter they request that the City review its Zoning Ordinance on two topics. The first is the Zoning design standards for residential projects. The second is the prohibition of off-site advertising signs for home sales. Changes to either of these City policies would require amendment to the Zoning Ordinance. Amendments require a recommendation by the Planning Commission after holding a public hearing, and then adoption of the 1st and 2nd reading of the Ordinance change at City Council, with at least one Council public hearing.

B. Discussion:

On June 4, the City Council approved a contract modification for Quad Knopf to provide Planning services to the City. The contract includes review of the Zoning Ordinance to propose amendments that would be more business friendly and streamline the processing of development projects. Both of the requests by Wathen Castanos would fall within this scope. A timeline for completion has not yet been established, but it will likely take at least six months, including the hearing process. There are likely other suggestions from the public on ways to streamline the Ordinance that have not yet been communicated to City staff.

C. Recommendation:

Staff is asking for direction on how to proceed. Does the Commission want City staff to analyze changes to one or both of these issues? If so, the issues can be incorporated into the comprehensive review to streamline the Zoning Ordinance. Alternatively, they could be reviewed separately from the comprehensive Zoning Ordinance review if Wathen Castanos were to submit a formal application for a Zoning Amendment and pay the application fee. The City Council has already approved a budget for the comprehensive review.

Attachments:

Letter from Wathen Castanos Hybrid Homes, Inc. dated May 6, 2013