



To: Mayor Billy Siegel and Lemoore City Council

From: Wathen Castanos Hybrid Homes, Inc.

Date: May 6, 2013

Subject: Lemoore Zoning Codes and Regulations

Mr. Siegel,

We understand that the City of Lemoore is going through some significant changes right now. We also understand that the Council is bringing about these changes to facilitate long term growth and development for the City. With that goal in mind Wathen Castanos would like to propose a few suggestions for the Council's consideration. In the City's current zoning code, section 9-5c-3 Design for residential projects, the current zoning and design standards require residential builders to pre-plot their houses throughout the entire subdivision prior to even opening for sales. The only alternative is a site plan review process for each home that must be submitted to the City. This requires hours of work from both the builder and the city staff. 3 planning sheets must be submitted to staff and the homes being processed must differentiate from the homes on both the left and right and directly across the street in the middle as well as the left and right. There must be 5 varying features to all of these homes with the same plan or homes that the staff deems like the same plan. This is very cumbersome and limits market selection for lot and home type. We take pride in our communities and ensure that customers vary the street scene, but we have never had this restriction in any other municipality. In addition to the time this takes, it also costs us \$150 for each submission, which we choose to do at this time to accommodate the customer.