

LEMOORE PLANNING COMMISSION
Regular Meeting
AGENDA
Lemoore Council Chambers
429 'C' Street

November 10, 2014
7:00 p.m.

1. Pledge of Allegiance and Roll Call

2. Public Comments and Inquiries

If you wish to comment on an item, which is not on the agenda, you may do so under "Public Comment." In order to allow time for all public comments, each individual's comments are limited to five minutes. When addressing the Commission, you are requested to come forward to the speaker's microphone, state your name and address, and then proceed with your presentation.

3. Approval – Minutes – Regular Meeting September 22, 2014

4. Public Hearing – Review and Consider Adoption of Resolution No. 2014-07 – Recommending Approval of Home Occupation Permit No. 2014-23 – A Request by Connie Wlaschin to Operate a Tailoring, Alteration and embroidering business in a residence Located at 523 C Street (APN 020-084-005)

5. Discussion – 2016 Housing Element Update

6. Planning Director's Report

7. Commission's Report and Request for Information

8. Adjournment

Tentative Future Items

December 8th

None.

Notice of ADA Compliance: If you or anyone in your party needs reasonable accommodation to attend, or participate in, any Planning Commission Meeting, please make arrangements by contacting City Hall at least 24 hours prior to the meeting. They can be reached by calling 924-6700, or by mail at 119 Fox Street, Lemoore, CA 93245.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall located at 119 Fox Street, Lemoore, CA during normal business hours. In addition, most documents will be posted on the City's website at www.lemoore.com.

CERTIFICATION OF POSTING

I, Kristie Baley, Planning Commission Secretary, do hereby declare that the foregoing Agenda for the Lemoore Planning Commission Regular Meeting of Monday, November 10, 2014 at 7:00 p.m. was posted on the outside bulletin board located at City Hall, 119 Fox Street in accordance with applicable legal requirements. Dated this 7th day of November 2014.

//s//

Kristie Baley, Commission Secretary

WELCOME TO YOUR LEMOORE PLANNING COMMISSION MEETING

Whether you are attending this meeting because of general interest, or because a particular item of special interest is to be reviewed, your presence is an important means of helping to insure an informed public and responsible City Government.

PLANNING COMMISSION

The Planning Commission has been established to advise the City Council in planning and zoning matters.

REGULAR PLANNING COMMISSION MEETINGS

Meetings are held at 7:00 p.m. on the Second Monday of each month. Business requiring Commission action is listed on the Planning Commission Meeting Agenda. An agenda is prepared for each Planning Commission Meeting. In compliance with the State open meeting laws (Brown Act), only those items on the agenda may be acted upon by the Planning Commission.

CONDUCT AT PUBLIC MEETINGS

Your courtesy is requested to help our meeting run smoothly. If you'll be kind enough to follow these simple rules, we can make the best possible use of time. Please silence all electronic devices. Please refrain from public displays or outbursts such as unsolicited applause, comments, cheering, foul language, or obscenities. Any disruptive activities that substantially interfere with the ability of the City to carry out its meeting or prevents/disrupts others from fully participating in the meeting will not be permitted and offenders will be requested to leave the meeting pursuant to Government Code § 54957.9.

PUBLIC COMMENTS

At a Planning Commission meeting, those who wish to be heard on matters on the agenda should indicate their desire to speak when the item is ready for discussion. If you wish to comment on an item which is not on the agenda, you may do so under "Public Comments". In order to allow time for all public comments, each individual's comments are limited to five minutes. Time shall not be shared/loaned from speaker to speaker. If you wish to request time on an upcoming Planning Commission Agenda to present a particular item or matter to the Planning Commission, you may contact the Planning Commission Secretary at any time before 12:00 noon on the Tuesday immediately preceding the Planning Commission meeting to so request. If the matter is within the Planning Commissions jurisdiction, and the Planning Commission has not taken action or considered the item at a recent meeting, the Planning Director may place the item on the Agenda. When addressing the Planning Commission, you are requested to come forward to the speaker's microphone, state your name and address, and then proceed with your presentation.

PLANNING COMMISSION ACTION

Resolution

A Resolution is a formal written expression of a policy, opinion or desire of the Planning Commission. It requires only one reading and becomes effective on adoption.

Minute Order

Actions of the Planning Commission recorded only in the Minutes taken in all cases where a formal Resolution is not needed or required.

SUGGESTIONS, INQUIRIES OR COMPLAINTS

While any citizen may speak directly to the Planning Commission concerning suggestions, inquiries or complaints, the Planning Director or Department Head responsible for the service or work concerned, can usually provide pertinent information or handle the matter without delay if a request is made directly to him or her. If you are not sure which department to call, or whenever you feel the matter has not been properly handled, please contact the office of the Planning Director at 711 W. Cinnamon Drive, telephone 924-6740.

Minutes of the
LEMOORE PLANNING COMMISSION
September 22, 2014

MEETING CALLED TO ORDER:

At 7:00 p.m. the meeting was called to order.

ATTENDANCE:

Chairman Garcia, Vice-Chairman Clement, Commissioners Badasci, Dow, Marvin, Monreal; City Planner Brandt, Planning Director Wlaschin, Project Manager Holwell, Commission Secretary Baley

ABSENT:

Commissioner Wynne

PUBLIC COMMENT:

There was no comment.

MINUTES – REGULAR MEETING AUGUST 25, 2014:

It was moved by Commissioner Badasci and seconded by Commissioner Clement to approve the Minutes of the Planning Commission Regular Meeting of August 25, 2014.

Ayes: Badasci, Clement, Dow, Marvin, Monreal, Garcia

Absent: Wynne

PUBLIC HEARING – REVIEW AND CONSIDER ADOPTION OF RESOLUTION 2014-06 – RECOMMENDING APPROVAL OF ZONING TEXT AMENDMENT NO. 2014-02 – A REQUEST BY CITY COUNCIL TO AMEND THE CURRENT ZONING TEXT – ALLOWING THE CITY COUNCIL TO MODIFY PERFORMANCE STANDARDS FOR HOME OCCUPATION PERMITS WHEN THERE ARE SPECIAL CIRCUMSTANCES APPLICABLE TO THE SITE OF THE HOME OCCUPATION:

City Planner Brandt presented the request; describing the difference between minor and major home occupations and the approval process.

City Planner Brandt and Planning Director Wlaschin answered questions from the Commissioners.

Chairman Garcia requested comment from the public.

There was no comment.

Chairman Garcia closed the public hearing.

It was moved by Commissioner Clement and seconded by Commissioner Monreal to approve Resolution 2014-06 – Recommending approval of Zoning Text Amendment No. 2014-02.

Ayes: Clement, Monreal, Badasci, Dow, Marvin, Garcia
Absent: Wynne

PLANNING DIRECTOR'S REPORT:

Planning Director Wlaschin notified Commissioners that unless there were any objections, future regular meetings of the Planning Commission will only be held on the second Monday of each month.

There were no objections.

Wlaschin reported that there haven't been any changes in the status of the items he reported on during the previous meeting.

COMMISSIONERS REPORT AND REQUESTS FOR INFORMATION:

There were no reports or requests from Commissioners.

ADJOURNMENT:

At 7:25 p.m. the meeting adjourned.

Approved the 10th day of November 2014.

Full digital audio recording is available.

Attest:

Dr. Jeffrey Garcia, Chairman

Kristie Baley, Commission Secretary

Mayor
Lois Wynne
Mayor Pro Tem
Willard Rodarmel
Council Members
Ray Madrigal
Eddie Neal
William Siegel



**Public Works/
Planning Services
Department**
711 W. Cinnamon Drive
Lemoore, CA 93245
Phone (559) 924-6740
Fax (559) 924-6708

Staff Report

ITEM NO. 4

To: Planning Commission

From: Michael Hernandez, Assistant Planner and Steve Brandt, City Planner

Date: November 4, 2014

Meeting Date: November 10, 2014

Subject: Public Hearing to consider Home Occupation Permit No. 2014-23: a request by Connie Wlaschin to operate a tailoring, alteration and embroidering business in a residence located at 523 C Street (APN 020-084-005).

Discussion:

A Home Occupation Permit Application was received from Connie Wlaschin to operate a tailoring, alteration and embroidering business in a residence located at 523 C Street (APN 020-084-005). The site is located on the south side of C Street, between Hill and Martin Streets. It is zoned Traditional Neighborhood Residential (RN.) The applicant rents the proposed place of business.

Applicant is proposing that 150 square feet of the home be occupied by the business. A description of services include sewing patches on military uniforms, dress altering, hemming pants, embroidery, and any work needed with a sewing machine. Equipment and machinery that will be used to perform the work will be; sewing machines, embroidery machine, iron and ironing board, etc. Upholstery services are not provided. One 2 x 2 ft sign will be on home.

Applicant anticipates a maximum of five customers per day and a maximum of two parked cars at the proposed residence at one time. The home occupation will not have any employees or partners.

Recommendation

Staff recommends that the Planning Commission conduct a public hearing to take testimony regarding Home Occupation Permit No. 2014-23. Following the public hearing, Staff recommends that the Planning Commission approve the Home

Occupation Permit, subject to the performance standards in the Lemoore Zoning Ordinance Section 9-4D-5E.

The performance standards as well as the entire Home Occupation Ordinance is provided in Attachment A. A draft resolution of approval is attached as Attachment B. A Vicinity Map and Zoning Map are provided in Attachments C and D.

Applicant Connie Wlaschin
Location 523 C Street
Existing Land Use Single-family residence
APN 020-084-005
Site Size 150 Sq. Ft. of interior of the residence to be used
Zoning Traditional Neighborhood Residential (RN)
General Plan Low-Density Single Family Residential

Adjacent Land Use, Zone and General Plan Designation

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	Single family homes	RN	Low Density-Single Family Residential
South	Single family homes	RN	Low Density-Single Family Residential
East	Single family homes	RN	Low Density-Single Family Residential
West	Single family homes	RN	Low Density-Single Family Residential

Access and Traffic

Access to the property will be from C St., between Martin St. and Hill St. There is one drive approach, which leads to a concrete driveway with enough space for two parked cars. This space will be provided for customers. On street parking is also available. The applicant anticipates no more than two cars and a maximum of five people to her place of business/residence at one time.

Environmental Assessment

The project is Categorically Exempt from the California Environmental Quality Act (CEQA.)

Attachments

- A. City of Lemoore Zoning Ordinance, Title 9; 9-4D-5: Home Occupations and 9-2B-9: Home Occupation Permit.
- B. Draft Resolution For Approval
- C. Figure 1: Zoning Map
- D. Figure 2: Vicinity Map

Attachment A

Lemoore Zoning Ordinance Section 9-4D-5: Home Occupations and Section 9-2B-9: Home Occupation Permit

9-4D-5: HOME OCCUPATIONS:

- A. **Purpose and Applicability:** The regulations contained in this section shall apply to home occupations to ensure the compatibility of the home occupations with the principal residential uses in order to protect the integrity and character of neighborhoods.
- B. **Approval Process:** Prior to the establishment of a home occupation, the proprietor of a home occupation shall first obtain a home occupation permit and a business license from the city. The procedures for submittal, review, and approval of the home occupation permit shall be as described in chapter 2, article B, "Planning Permits and Entitlements", of this title. No business license shall be issued until a home occupation permit is first issued. Business licenses shall be reviewed and issued consistent with the provisions of title 3, "Business, License and Permit Regulations", of the municipal code.
- C. **Categories of Home Occupations:** As described in chapter 2, article B, "Planning Permits and Entitlements", of this title, there are two (2) types of home occupations permits - major and minor. Major permits are discretionary in nature and are reserved for those activities that may generate vehicular and pedestrian traffic and that may adversely impact residential neighborhoods. Minor permits are ministerial and are for those activities that have little or no impact on the neighborhood. Examples of each kind of activity are described below. The planning director shall have the authority to determine if a proposed activity is a major or minor activity, or is an activity prohibited as a home occupation.
1. **Minor Home Occupation:** Minor home occupations are home occupations that do not generate higher levels of traffic than that customarily found in a residential neighborhood, do not have customers visiting the home, and which do not have a noticeable appearance. Examples include, but are not limited to, the following types of occupations:
 - a. Art and craft work such as ceramics, flower arranging, jewelry making, painting, sculpting, and photography;
 - b. Electronic and other by mail commerce involving the storage and shipping of goods and products from the home; and
 - c. Office uses such as an office for a tax preparer, contractor, architect, attorney, consultant, counselor, engineer, insurance agent, planner, tutor, data and/or word processing, and real estate agent where no customers come to the home.
 - d. Cottage food operations that are established per California Government Code Section 51035.
 2. **Major Home Occupation:** Major home occupations are more intensive operations that may have a noticeable impact on surrounding residential land uses as a result of increased traffic (vehicular and pedestrian), that may have up to five (5) customers come to the home per day, and that send or receive goods beyond those customary for a residential

neighborhood. Examples include, but are not limited to, the following types of occupations:

- a. Furniture stripping and refurbishing;
- b. Mobile clinics; and
- c. Office uses such as an office for a contractor, architect, attorney, consultant, counselor, engineer, insurance agent, planner, tutor, data and/or word processing, and real estate agent where fewer than five (5) customers come to the home per day.

D. Activities Prohibited As Home Occupations: The following activities are specifically prohibited as home occupations:

1. Ambulance service;
2. Ammunition reloading, including custom reloading;
3. Boarding house, bed and breakfast, hotel, timeshare condominium;
4. Carpentry, cabinetmakers;
5. Ceramics (kiln of 6 cubic feet or more);
6. Firearms repair or sales;
7. Health salons, gyms, dance studios, aerobic exercise studios;
8. Massage therapy;
9. Medical, dental, chiropractic, or veterinary clinics (including boarding);
10. Mortician, hearse service;
11. Palm reading and fortune telling;
12. Private clubs;
13. Repair or reconditioning of boats or recreation vehicles;
14. Restaurants or taverns;
15. Retail sales from site (except direct distribution of artist's originals, food prepared at a cottage food operation, and electronic and mail order commerce);
16. Storage, repair, or reconditioning of major household appliances;
17. Storage, repair, or reconditioning of motorized vehicles or large equipment on site other than personal use;
18. Tattoo service;

19. Tow truck service; and

20. Welding service.

E. Performance Standards: The following standards shall apply to all minor home occupation permit applications. The standards may be modified by the approving authority for major home occupations.

1. Number of Home Occupations: There is no limit on the number of home occupations at a residence provided that the performance standards identified in this section are met.

2. Employees: Offsite employees or partners are not permitted. Only occupants of the home may work on site.

3. Habitable Floor Area: The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes. Not more than one hundred fifty (150) square feet or fifteen percent (15%) of the floor area of the dwelling, whichever is less, shall be used in the home occupation.

4. Offsite Effects: There shall be no mechanical equipment or operation used which creates or makes dust, odor, vibration, or other effects detectable at the property line. No process shall be used which is hazardous to public health, safety, morals, or welfare.

5. Sales:

a. Onsite Sales: There shall be no products sold on the premises except artist's originals or products individually made to order on the premises.

b. Offsite Sales: Offsite sales, including electronic and mail order commerce, shall be permitted.

6. Display: There shall be no display of products produced by occupants of the dwelling which are visible in any manner from the outside of the dwelling unit.

7. Traffic: The use shall not generate pedestrian or vehicular traffic beyond that which is normal in a residential district nor in any case require the parking of more than two (2) additional vehicles at any one time.

8. Vehicles: One truck or van, not more than three-quarters (3/4) ton capacity, may be kept on or adjacent to the premises associated with the home occupation. No campers or semitrailers incidental to the home occupation shall be kept on the premises.

9. Storage: There shall be no storage of material or supplies out of doors.

10. Exterior Appearance: There shall be no remodeling or construction of facilities especially for the home occupation which changes the external appearance of the neighborhood from a residential to a more commercial look when viewed from the front of the building.

11. Signs: Signs shall be allowed for the home occupation in accordance with chapter 5, article F, "Signage", of this title.

12. Visitors and Customers: For minor home occupation permits, no visitors or customers shall be allowed. For major home occupation permits, Visitors and customers shall not exceed those normally and reasonably occurring for a residence, including not more than five (5) a day, during the hours of eight in the morning (8:00 A.M.) to seven in the evening (7:00 P.M.).
13. Deliveries: Deliveries shall not exceed those normally and reasonably occurring for a residence. Deliveries of materials for the home occupation shall not involve the use of commercial vehicles except for FedEx, UPS, or USPS type home pickups and deliveries.
14. Hazardous Materials: Storage of hazardous materials is limited to below those thresholds as established by the fire department to not require any special permits or licenses.
15. Notwithstanding the foregoing standards, a cottage food operation may have one (1) employee who does not live at the site, and may sell goods at the site.

F. Failure to comply with these standards may result in revocation of the home occupation permit and/or business license. (Ord. 2013-05, 02/06/2014)

9-2B-9: HOME OCCUPATION PERMIT:

- A. Purpose: The purpose of the home occupation permit is to provide a process for the review and permitting of home occupations prior to their establishment.
- B. Applicability: All home occupations as described in chapter 4, "Use Regulations", of this title shall obtain a home occupation permit prior to the issuance of a business license and the establishment of the home occupation. There are two (2) types of home occupation permits as follows:
 1. Minor Home Occupation Permit: A minor home occupation permit is a ministerial approval that is conducted to ensure home occupations are conducted consistent with the development standards of section 9-4D-5, "Home Occupations", of this title.
 2. Major Home Occupation Permit: A major home occupation permit is intended for the review and discretionary approval of those home occupations that may generate more vehicular and pedestrian traffic than a typical residential use and thereby have the potential to adversely impact the surrounding residential neighborhood.
- C. Approval Authority: The designated approving authority for minor home occupation permits shall be the planning director. The designated approving authority for major home occupation permits shall be the Planning Commission.
- D. Public Notification: The public notification of an application for a home occupation permit shall be made as follows:
 1. Minor Home Occupation Permit: Minor home occupation permits are ministerial in nature. No public notification shall be required.

2. Major Home Occupation Permit: Public hearing and notice are required for a major home occupation permit pursuant to section 9-2A-6, "Public Notice, Hearings, and Decisions", of this chapter.
- E. Approval Findings: A home occupation permit shall be granted only when the designated approving authority determines that the proposed home occupation complies with all of the following findings:
1. The proposed home occupation is consistent with the general plan, any applicable specific plan, and all applicable provisions of this title (e.g., section 9-4D-5 of this title); and
 2. The establishment, maintenance, or operation of the home occupation applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city.
- F. Post approval Implementation: Requirements for implementation of an approved home occupation permit shall be provided as follows:
1. Minor Home Occupation Permit: A minor home occupation permit is ministerial in nature. As such, the planning director may not impose conditions on the issuance of the permit. However, the applicant may be provided with a list of items necessary for compliance and conformance with this title and the general plan.
 2. Major Home Occupation Permit: The designated approving authority may impose conditions and/or require guarantees in order to ensure compliance with this title and to prevent adverse or detrimental impact to the surrounding neighborhood. (Ord. 2013-05, 02/06/2014)
- G. Appeals: The decision of the minor or major Home Occupation Permit may be appealed to the City Council. A Public hearing and notice is required for an appeal pursuant to section 9-2A-6, "Public Notice, Hearings, and Decisions", of this chapter. If the permit was denied for not meeting the performance standards in Section 9-4D-5E, the City Council may approve the permit with alternative performance standards if the following findings are made:
1. There are special circumstances applicable to the property (e.g., location, shape, size surroundings, topography, or other conditions), so that the strict application of the required performance standards for this Home Occupation permit is not necessary to preserve the residential nature of the neighborhood;
 2. Alternative performance standards that protect and preserve the residential nature of the neighborhood have been included as conditions of approval;
 3. Granting the Home Occupation will not adversely affect the interest of the public or the interest of residents and property owners in the vicinity of the premise in question; and
 4. The Home Occupation Permit is consistent with the general plan, any applicable specific plan or development agreement, and the intent of this title.

RESOLUTION #2014-07

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING HOME OCCUPATION PERMIT NO. 2014-23 TO ALLOW
A TAILORING, ALTERATION, AND EMBROIDERY BUSINESS
IN A RESIDENCE LOCATED AT 523 C STREET.**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on November 10, 2014, at 7:00 p.m. on said day, it was moved by Commission Member _____, seconded by Commission Member _____ and carried that the following Resolution be adopted:

WHEREAS, Connie Wlaschin has requested a Home Occupation Permit to allow a Tailoring, Alteration and Embroidery Business at her residence, located at 523 C Street; and

WHEREAS, the proposed area of business in the residence will occupy a space of 150 square feet within the residence; and

WHEREAS, the zoning on the parcel is RN (Traditional Neighborhood Residential); and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act (CEQA.); and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at their November 10, 2014, meeting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed Home Occupation Permit:

1. The proposed home occupation is consistent with the General Plan, any applicable specific plans, and all applicable provisions of this title (Section 9-4D-5). The proposed use of the building is consistent with the General Plan; the tailoring, alterations and embroidery shop shall be inside the applicant's home.
2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city. The proposed use will not result in excessive amounts of traffic to the project site. The proposed structure will provide adequate space for its intended use.
3. The site of the proposed use is physically suitable for the type, density, and intensity of the use and related structures being proposed. The proposed site does provide sufficient parking that is in close proximity to the place of business.
4. The proposed home occupation will not be contrary to the specific intent clauses, development regulations, or performance standards established for the zoning district in

which it is located. The proposed use and related structures are compatible with other land uses, transportation patterns, and service facilities in the vicinity. The proposed use and related structures are compatible with the adjacent service facilities.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore hereby approves Home Occupation Permit No. 2014-23, subject to the following performance standards:

1. Number of Home Occupations: There is no limit on the number of home occupations at a residence provided that the performance standards identified in this section are met.
2. Employees: Offsite employees or partners are not permitted. Only occupants of the home may work on site.
3. Habitable Floor Area: The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes. Not more than one hundred fifty (150) square feet or fifteen percent (15%) of the floor area of the dwelling, whichever is less, shall be used in the home occupation.
4. Offsite Effects: There shall be no mechanical equipment or operation used which creates or makes dust, odor, vibration, or other effects detectable at the property line. No process shall be used which is hazardous to public health, safety, morals, or welfare.
5. Sales:
 - a. Onsite Sales: There shall be no products sold on the premises except artist's originals or products individually made to order on the premises.
 - b. Offsite Sales: Offsite sales, including electronic and mail order commerce, shall be permitted.
6. Display: There shall be no display of products produced by occupants of the dwelling which are visible in any manner from the outside of the dwelling unit.
7. Traffic: The use shall not generate pedestrian or vehicular traffic beyond that which is normal in a residential district nor in any case require the parking of more than two (2) additional vehicles at any one time.
8. Vehicles: One truck or van, not more than three-quarters (3/4) ton capacity, may be kept on or adjacent to the premises associated with the home occupation. No campers or semitrailers incidental to the home occupation shall be kept on the premises.
9. Storage: There shall be no storage of material or supplies out of doors.
10. Exterior Appearance: There shall be no remodeling or construction of facilities especially for the home occupation which changes the external appearance of the neighborhood from a residential to a more commercial look when viewed from the front of the building.
11. Signs: Signs shall be allowed for the home occupation in accordance with Chapter 5, Article F, "Signage", of the Lemoore Zoning Ordinance. For a building attached sign, one sign of a maximum area of 2 square feet not higher than the roofline of the home is allowed.

12. Visitors and Customers: Visitors and customers shall not exceed those normally and reasonably occurring for a residence, including not more than five (5) a day, during the hours of eight in the morning (8:00 A.M.) to seven in the evening (7:00 P.M.).
13. Deliveries: Deliveries shall not exceed those normally and reasonably occurring for a residence. Deliveries of materials for the home occupation shall not involve the use of commercial vehicles except for FedEx, UPS, or USPS type home pickups and deliveries.
14. Hazardous Materials: Storage of hazardous materials is limited to below those thresholds as established by the Fire Department to not require any special permits or licenses.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on November 10, 2014, by the following votes:

AYES:

NOES:

ABSTAINING:

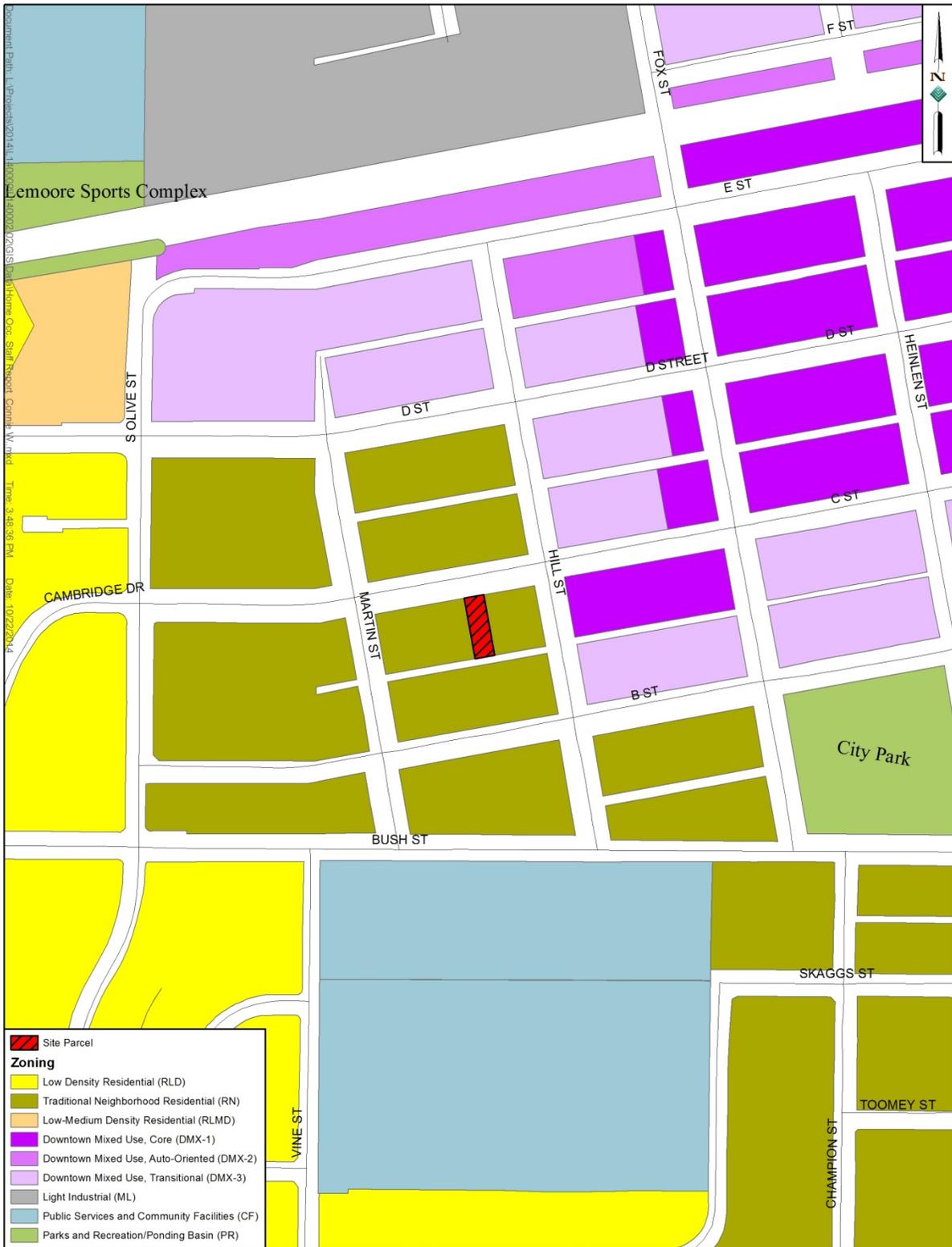
ABSENT:

APPROVED:

Dr. Jeffrey Garcia, Chairperson

ATTEST:

Kristie Baley, Planning Commission Secretary



Home Occupation-Zoning Map

Figure 1

Mayor
Lois Wynne
Mayor Pro Tem
Willard Rodarmel
Council Members
Ray Madrigal
Eddie Neal
William Siegel



**Public Works/
Planning Services
Department**
711 W. Cinnamon Drive
Lemoore, CA 93245
Phone (559) 924-6740
Fax (559) 924-6708

Staff Report

ITEM NO. 5

To: Planning Commission
From: David Wlaschin, Planning Director and Steve Brandt, City Planner
Date: November 7, 2014 **Meeting Date:** November 10, 2014
Subject: 2016 Housing Element Update

Discussion:

The City is currently working with the other jurisdictions of Kings County to complete a joint Housing Element Update. As part of the process, the City is required to hold a public meeting to inform the community and solicit public input. John Douglas, the consultant working with the jurisdictions to complete the update, was present at the November 4, 2014 Regular Meeting of the City Council to present a brief overview of the Housing Element update process.

Budget Impact:

None at this time.

Recommendation:

None – Informational only.



Agenda

- **Housing Element overview**
- **Key issues**
- **Next steps**
- **Questions & comments**



Housing Element Overview

- 2016 update required by state law
- Joint effort of Kings County & 4 cities
- Refine housing priorities & strategies through 2024
- Review by HCD – “Certification”



Housing Element Requirements

- Maintain & improve existing housing
- Plan for growth needs for all economic segments
- Remove constraints to housing development
- Fair housing



Housing Element Requirements

- Accommodate a variety of new housing:
 - Single-family houses & condos
 - Multi-family apartments
 - Second units (granny flats)
 - Manufactured housing & mobile homes
 - Persons with disabilities & special needs
 - Emergency shelters
 - Transitional & supportive housing
 - Residential care facilities
 - SROs
 - Reasonable accommodation



Key Issues

- **Regional Housing Needs Assessment (RHNA)**
- **Zoning for special needs housing**



Regional Housing Needs Assessment

- Mandated by state law & prepared by KCAG
- Each jurisdiction must accommodate its fair share of the county's housing need for all income levels
- Focus on Lower-income categories (VL + L)
- Linked to availability of sites with appropriate zoning
- Previous Housing Element program to complete Zoning Ordinance update
- RHNA is not a construction quota



RHNA Income Categories

Kings County 2014

<i>Median Income = \$57,900</i>	<i>Income Limits</i>	<i>Affordable Rent</i>	<i>Affordable Price (est.)</i>
<i>Extremely Low (<30%)</i>	<i>\$17,350</i>	<i>\$434</i>	<i>\$65,000</i>
<i>Very Low (31-50%)</i>	<i>\$28,950</i>	<i>\$724</i>	<i>\$110,000</i>
<i>Low (51-80%)</i>	<i>\$46,300</i>	<i>\$1,158</i>	<i>\$180,000</i>
<i>Moderate (81-120%)</i>	<i>\$69,500</i>	<i>\$1,738</i>	<i>\$270,000</i>
<i>Above Mod (>120%)</i>	<i>\$69,500+</i>	<i>\$1,738+</i>	<i>\$270,000+</i>



Draft RHNA Allocations 2016-2024

Jurisdiction	RHNA
Avenal	639
Corcoran	946
Hanford	4,832
Lemoore	2,985
County unincorporated	818
KCAG Total	10,220



Draft RHNA Allocations 2016-2024

	Very Low	Low	Mod	Above Mod	Total
Lemoore	677	507	534	1,267	2,985
County Total	2,320	1,735	1,830	4,335	10,220

Source: *Kings County Association of Governments, 2014*



Resources for Housing

- **Dissolution of redevelopment agencies**
- **Cap & Trade funds**



Next Steps

- **Public workshops** (Fall-Winter 2014/15)
- **Draft Housing Element** (Winter-Spring 2015)
- **Public & HCD review** (Spring-Summer 2015)
- **Public hearings & adoption** (Summer-Fall 2015)