

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

November 9, 2015
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 July 13, 2015
4. Introduction and Presentation – Lemoore Naval Air Station Captain Ashliman – Update on NAS Lemoore
5. Presentation – Medical Marijuana Regulation & Safety Act – Commander Ochoa, Lemoore Police Department
6. Public Hearing – Report and Recommendation – Resolution No. 2015-11 – Zoning Text Amendment No. 2015-01: Amendment to Various Sections of the Current Zoning Ordinance (Lemoore Municipal Code Title 9).
7. Planning Director's Report
8. Commissioners' Report and Request for Information
9. Adjournment

December 14th
Community Presentation
Review 2014-2016 Housing Element
Municipal Code Updates Related to Medical Marijuana

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 9, 2015 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 5th day of November 2015.

//s//
Kristie Baley, Commission Secretary

Minutes of the
LEMOORE PLANNING COMMISSION
July 13, 2015

MEETING CALLED TO ORDER:

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

ATTENDANCE:

Chairman Garcia, Vice-Chairman Clement, Commissioners, Dow, Marvin, Monreal; Interim Public Works/Planning Director Rivera, Project Manager Holwell, Commission Secretary Baley

ABSENT:

Commissioners Badasci and Wynne

PUBLIC COMMENT:

There was no comment from the public.

MINUTES – REGULAR MEETING JUNE 8, 2015:

It was moved by Commissioner Marvin and seconded by Commissioner Monreal to approve the Minutes of the Planning Commission Regular Meeting of June 8, 2015 as amended and corrected.

Ayes: Dow, Marvin, Monreal, Clement, Garcia

Absent: Badasci, Wynne

REPORT AND RECOMMENDATION – VICTORY/PHARRIS LEMOORE, LLC – TWO YEAR EXTENSION – VESTING TENTATIVE SUBDIVISION MAP NO. 2005-02 – VICTORY VILLAGE ESTATES – TRACT NO. 845 – NW CORNER OF BUSH STREET AND PRODUCTION AVENUE:

Project Manager Holwell presented the request and answered questions regarding development of the west side.

Interim Public Works/Planning Director Rivera answered questions regarding water issues as they may affect future development of the west side.

Pharris Lemoore Associate Robert Lawrence stated that the intention is to move forward with the grading plans and continue with the project as expeditiously as possible.

Community Planning Liaison Officer NAS Lemoore Marlana Brown answered questions regarding the incoming squadrons. She also clarified information presented in the staff report regarding the purchase of a restrictive use easement, stating that portion of the business was concluded November 21, 2013.

It was moved by Commissioner Monreal and seconded by Commissioner Clement to approve a Two Year Extension – Vesting Tentative Subdivision

Map No. 2005-02 – Victory Village Estates – Tract No. 845 with all conditions remaining intact.

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

INTRODUCTION – CITY MANAGER ANDREA WELSH:

Frank Rivera introduced City Manager Andrea Welsh.

REPORT AND RECOMMENDATION – FAIRWAY HOMES ESTATES, LLC – ONE YEAR EXTENSION – VESTING TENTATIVE SUBDIVISION MAP NO. 2004-01 HOLLY OAK ESTATES – TRACT NO. 816 – SOUTH OF HIGHWAY 198, EAST OF VINE STREET AND WEST OF CHAMPION STREET:

Commissioner Monreal excused himself, because he is affiliated with an entity working on the project.

Project Manager Holwell presented the request and answered questions.

It was moved by Commissioner Clement and seconded by Commissioner Marvin to approve a One Year Extension – Vesting Tentative Subdivision Map No. 2004-01 – Holly Oak Estates – Tract No. 816 with all conditions remaining intact.

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

REPORT AND RECOMMENDATION – COKER ELLSWORTH DVP, LLC – ONE YEAR EXTENSION – VESTING TENTATIVE SUBDIVISION MAP NO. 2005-01 – TRACT NO. 839:

Project Manager Holwell presented the request.

There were no questions or comments.

It was moved by Commissioner Clement and seconded by Commissioner Marvin to approve a One Year Extension – Vesting Tentative Subdivision Map No. 2005-01 – Tract No. 839 with all conditions remaining intact.

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

PLANNING DIRECTOR'S REPORT:

Interim Public Works/Planning Director Rivera reported on ongoing projects.

Rivera reported that the developer has submitted grading plans for Tract 845, Victory Village and the City recently provided comments to developer.

Rivera reported that an application has been submitted to develop a mini mart and fueling station at the south east corner of Bush Street and 19 ½ Avenue. Rivera reported that the City is reviewing improvement plans for Venture Place and an application for a small development on Enterprise Drive.

Rivera reported that he expects to see progress at the Tanglewood Apartment Complex on Hanford Armona Road and Dr. Riemer's development at 446 "C" Street soon.

Commissioner Marvin questioned the status of Cinnamon Villas II.

Project Manager Holwell reported that the Cinnamon Villas developer is in the process of requesting tax credits and other funding.

COMMISSIONERS' REPORT AND REQUESTS FOR INFORMATION:

Chairman Garcia asked if there will still be a right turn lane from 19 ½ Avenue to Bush Street if the property on the south east corner is developed.

Rivera stated that the turn lane is still proposed on the site plan currently under review.

Commissioner Clement asked if the removal of the existing residential units on the corner of Bush and 19 ½ Avenue is proposed.

Rivera stated that the existing units on the site are proposed to be demolished.

ADJOURNMENT:

At 7:42 p.m. the meeting adjourned.

Approved the 9th day of November, 2015.

Full digital audio recording is available.

Attest:

Dr. Jeffrey Garcia, Chairman

Kristie Baley, Commission Secretary

Mayor
Lois Wynne
Mayor Pro Tem
Jeff Chedester
Council Members
Ray Madrigal
Eddie Neal
William Siegel



**Public Works/
Planning Department**

711 W. Cinnamon Drive
Lemoore, CA 93245
Phone (559) 924-6740
Fax (559) 924-6708

Staff Report

ITEM NO. 6

To: Lemoore Planning Commission
From: Steve Brandt, City Planner
Date: November 5, 2015 Meeting Date: November 9, 2015
Subject: Zoning Ordinance Text Amendment 2015-01 – Amendment to Various Sections of the Lemoore Municipal Code Title 9, Sections 1 to 12

Staff recommends that the Planning Commission conduct a public hearing to take testimony on the proposed changes to the Zoning Ordinance. Following the public hearing, it is requested that the Planning Commission consider adoption of the attached draft Resolution, recommending approval of the Zone Text Amendment, and forwarding their recommendation to the Lemoore City Council. Staff recommends that the requests be approved as presented herein.

The changes being brought for recommendation are:

1. Changes to Allowances for Can Signs and Reverse Channel Letter Signs
2. Clarification on Colored Window Tinting or Shading
3. Off-site Temporary Signage for Non-profit Events
4. RV Trailers in Front Yard Setback Areas
5. Maximum Height in Mixed Use (MU) Zone
6. Building Setbacks in Neighborhood Commercial (NC) Zone
7. Building Permit for Fences
8. CEQA Processing for Density Bonus Housing
9. Various Housing Definitions
10. Employee Housing, Residential Care Facilities, and Second Dwelling Units

The following format is used to identify which Zoning Ordinance text is being added or deleted.

- Discussion of the changes is shown in Times New Roman font. The actual code text and/or table is shown in Arial font after the heading "Recommended Text Changes for..."
- ~~Strikeout~~ indicates existing Zoning Ordinance text that will be deleted.
- Underlined text indicates text that will be added.
- Standard text without any strikeout or underlines is existing text, and is not proposed to be changed.

1. Changes to Allowances for Can Signs and Reverse Channel Letter Signs

The Sign Ordinance is one of the sections within the Zoning Ordinance. In 2012 the Sign Ordinance was comprehensively updated. Different types of signs were defined based on their design style, and then a table was added (Table 9-5F-5-B2) to identify which of these types of signs would be allowed in each of the zones. One type of building sign, a can sign, was determined not to be a desirable sign type for any zones in Lemoore. A can sign is defined in the Zoning Ordinance as “A sign which contains all the text and/or logo symbols within a single enclosed box cabinet that is mounted to a wall or other surface. It specifically does not include the sign cabinet that is part of a freestanding sign.” Because of this prohibition, no new can signs have been approved since 2012.

Staff denied a recent sign permit application because the application requested approval of three new can signs for a new business in the NC (Neighborhood Commercial) zone. The applicant appealed the staff decision to the City Council per the appeal provisions of the Zoning Ordinance. After holding a hearing, the City Council directed staff to not prevent the installation of the three can signs and to bring back to Council a Zoning Text Amendment that would make can signs an allowed sign style again in Lemoore.

After reviewing Table 9-5F-5-B2, and in deference to the Council’s expressed desire to allow can signs, staff recommends that can signs be allowed in the MU, NC, RC, ML, and MH zones. Staff recommends against allowing them in all of the residential zones (all R zones), and in the W, AG, PR, CF, DMX-1, DMX-2, and DMX-3 zones. The recommended zones make up the suburban-style commercial and industrial areas of the city. Staff believes that can signs would not be a style fit for the downtown zones, and further that they would be overly intrusive due to their lighting in residential zones.

Given that can signs have easily replaceable sign faces, it has been observed in other cities that sometimes when a business closes, they remove the sign face and leave a vacant building with no sign face, exposing the inside of the can sign. Staff recommends a new code requirement that would require a sign face on a can sign at all times, even if it is a blank sign face.

Staff further recommends that reverse channel letter signs (signs with individual letters where the light shines out of the back of the letter to create a halo-like effect) would be a good fit for the downtown zones, and therefore proposes to add them into the table as allowed in the DMX-2 and DMX-3 zones, where they are currently not allowed.

Finally, City staff is recommending two minor changes to the Sign Ordinance to help clarify it. Table 9-5F-5B-2 is proposed to be modified to remove the entire line for wall signs. This line has caused some confusion, since a wall sign is not a specific type of sign, but is a general term that basically covers any building-attached sign that is not a projecting sign or is not attached to a canopy. Also, staff is recommending the addition of a definition for ‘logo.’

1. Recommended Text Change for Can Signs and Reverse Channel Letter Signs

9-5F-1A: PURPOSE AND SIGN DEFINITIONS:

LOGO: A graphical mark or symbol used to identify a company, organization, product or brand.

9-5F-2D: ADMINISTRATIVE PROVISIONS:

D. Prohibited Signs: The signs listed in this subsection are inconsistent with the purposes and requirements of this chapter as described below and as such are prohibited in all zoning districts, unless specifically authorized by another requirement of this article.

3. ~~Can signs, as defined in this article.~~

4. 3. Roof signs or signs placed above the roofline.

9-5F-4: DESIGN STANDARDS FOR SIGNS:

B.6.d. Channel letters, reverse channel letters, and pushpin letters are preferred. ~~As described in subsection 9-5F-2D, "Prohibited Signs", of this article, can signs are prohibited.~~

9-5F-5B: STANDARDS FOR PERMANENT ON SITE SIGNS:

**TABLE 9-5F-5-B2
ALLOWED TYPES OF PERMANENT ON SITE SIGNS BY ZONING DISTRICT¹**

Sign Type	Zoning District										Maximum Height
	Nonresidential Uses In AR, RVL, RLD, RN, RLMD, RMD, RHD, W, AG, PR, CF	DMX -1	DMX -2	DMX -3	MU	N C	R C	P O	ML MH		
Building-attached:											
Awning	A	A	A	A	A	A	A	N	N	Roofline	
Can	N	N	N	N	N A	N A	N A	N A	N A	Roofline	
Channel letter	A	A	A	A	A	A	A	A	A	Roofline	
Marquee/changeable copy sign (electric)	N	A	N	N	N	A	A	N	N	Roofline	
Marquee/changeable copy sign (nonelectric)	A	A	N	N	A	A	A	N	N	Roofline	
Projecting	A	A	A	A	A	A	A	N	N	Roofline	
Pushpin	A	A	A	A	A	A	A	A	A	Roofline	
Reverse channel letter	A	A	N A	N A	A	A	A	A	A	Roofline	
Vinyl	A	N	N	N	A	A	A	A	A	Roofline	

Wall	A	A	A	A	A	A	A	A	A	A	Roofline
Window	A	A	A	A	A	A	A	A	A	A	Roofline
Freestanding:											
Monument	A	A	A	A	A	A	A	A	A	A	4'
Pole	N	N	N	N	N	N	N	N	N	N	-
Pylon	N	N	N	N	N	A	A	N	A		Height of tallest building on site or 40', whichever is less
With marquee/changeable copy sign (nonelectric)	N	N	N	N	A	A	A	N	N		Height of monument or pylon sign

Note:

1. An "A" means the sign type is allowed; an "N" means the sign type is not allowed.

9-5F-4: DESIGN STANDARDS FOR SIGNS:

B.9. Can sign: A can sign shall at all times have a sign face installed so that the inside of the can sign's box is not visible. To meet this requirement, the sign face may be blank.

2. Clarification on Colored Window Tinting or Shading

Recently an office business asked about the installation of perforated window tinting that could be applied to windows, allowing persons to see out, but not see in. The Sign Ordinance allows up to 25% of window space to be covered with signage. For clarification, City staff is recommending that the definition of a window sign be changed to specifically exclude window tinting that does not include a message (texts, symbols, or graphics.)

2. Recommended Text for Colored Window Tinting or Shading:

9-5F-1B: PURPOSE AND SIGN DEFINITIONS:

WINDOW SIGN: A sign attached to, suspended behind, placed, or painted upon the window or glass door of a building and intended for viewing from the exterior of such building. This definition does not include merchandise offered for sale on site, when on display in a window. This definition does not include window tinting, shading or coloring without graphics, symbols, or written copy.

3. Off-site Temporary Signage for Non-profit Events

From time to time non-profit special event organizers ask about putting up temporary signs to advertise their event. One such event is the annual Gem and Mineral Show. The Sign Ordinance currently does not allow them to place temporary signs, except on-site at the place of their event. This change would allow non-profit organizations hosting a non-profit event to place off-site signs that advertise the event.

3. Recommended Text for Off-site Temporary Signage for Non-profit Events

9-5F-7: STANDARDS FOR OFF SITE SIGNS:

C. Temporary Off-site Signs Advertising a Non-Profit Event: Up to a maximum of five (5) temporary Off-site Signs that advertise a non-profit event to be held at a specific time, date, and place may be displayed up to five (5) days prior to the date of the event. The sign face shall be no greater than twenty (20) square feet, and the maximum height of the sign shall be six (6) feet. The sign's material and composition shall be either a wooden sign with two posts or attached to a wall, or a banner attached to a wall or fence. Signs shall be placed at least five (5) behind the public right of way, and shall not be placed without the property owner's permission. Signs shall be removed within three (3) days of the end of the event.

4. RV Trailers in Front Yard Setback Areas

Currently the Zoning Ordinance prohibits “junk cars” from being stored in the front yard setback area in residential zones. However, the wording of the Ordinance appears to unintentionally include RV Trailers because it uses the phrase “...or incapable of movement under their own power.” Staff is proposing to change the wording as shown below so that RV Trailers could be in the front setback area. Inoperable vehicles would still be prohibited.

To further clarify what is allowed in residential front yards, Staff recommends a requirement that no more than 50% of a front yard area can be covered with a paved surface. Prior to the 2012 comprehensive Zoning Ordinance Update, the Code said that 40% of the front yard could be covered in a paved surface. The current Ordinance has no standard. Staff believes that the increasing use of 3-car wide driveways warrants going from 40% to 50% as a maximum coverage. The Ordinance already limits parking in the front or street side yards to permanent paved areas.

4. Recommended Text for RV Trailers in Front Yard Setback Areas

9-5E-5D: DESIGN AND DEVELOPMENT STANDARDS FOR OFF STREET PARKING AREAS:

~~2. All motor vehicles, including vehicles, trailers, or vessels which are inoperable or incapable of movement under their own power and/or without current registration shall be stored entirely within a covered structure and shall not be parked or stored in any required front yard within a residential zoning district or neighborhood.~~

6. Parking may be provided within the front and street side yard setback, as follows:

a. Vehicle parking (including driveways) in residential areas shall be provided on permanent paved surfaces.

b. No more than 50% of a front yard area shall be covered with permanent paved surfaces.

5. Maximum Height in Mixed Use (MU) Zone

Currently the MU (Mixed Use) zone limits the maximum building height to 25 feet. Since this zone allows uses like hotels that can be over two stories high, City staff is recommending that the maximum height be increased to 60 feet. This would allow uses such as 4-story hotels or other taller buildings.

5. Recommended Text for Maximum Height in Mixed Use (MU) Zone

9-7-6: DEVELOPMENT STANDARDS:

**TABLE 9-7-6-B1
HEIGHT**

Development Standard		Measurement
General height standards:		
	Structure height	25 <u>60</u> feet maximum
	First floor ceiling height	9 feet minimum
	Upper floor(s) ceiling height	9 feet minimum
Architectural features (additional height):		
	Parapet wall/mechanical screen	4 feet maximum
	Towers, spires and similar features	10 feet maximum

Note: Also modify Figure 9-7-6-B1 to show a 60' maximum height.

6. Building Setbacks in Neighborhood Commercial (NC) Zone

Staff is recommending no minimum interior side or rear setbacks in NC (Neighborhood Commercial) zones. This would allow two building in the same zone to butt up against each other, as often happens in shopping centers. Note 5 would still apply, which says that the setback would be 15 feet if the property line is adjacent to a residential zone.

6. Recommended Text for Building Setbacks in Neighborhood Commercial (NC) Zone

9-5A-4: GENERAL ZONING DISTRICT DEVELOPMENT STANDARDS:

**TABLE 9-5A-4B
DEVELOPMENT STANDARDS FOR OFFICE,
COMMERCIAL, INDUSTRIAL, AND SPECIAL PURPOSE ZONING DISTRICTS**

Measurement/Zoning District	Office, Commercial, And Industrial Zoning Districts					Special Purpose Zoning Districts			
	NC	RC	PO	ML	MH	W	AG	PR	CF
Setbacks, minimum:									
Front yard:									
Generally ^{2,12}	0'	0'	25'	25'	25' ³	0'	0'	0'	25'
To garage, front facing	15'	0'	-	-	-	-	-	-	-
Side yard:									
Interior side	5' 0' ⁵	0' ⁵	0' ⁵	0' ⁵	0' ⁶	0'	0'	0'	0'
Street side ¹²	10'	10'	10'	10'	10'	0'	0'	0'	10'
Rear yard	5' 0' ⁵	0' ⁵	0' ⁵	25'	25'	0'	0'	0'	25'
Separation between buildings, minimum ⁷	10'	10'	10'	-	-	0'	0'	0'	10'

Notes:

1. Larger lot sizes may be permitted through site plan and architectural review for condominiums, townhomes, and similar attached developments.
2. For single-family residential subdivisions, the front yard setback of adjacent homes shall have a minimum 2 foot stagger between adjacent lots. Reduced setbacks may be approved as part of a planned unit development overlay zoning district or master home plan approval as a way to provide varied setbacks.
3. For every 1 foot in additional height, an additional 1 foot in setback is required.
4. Additional 5 feet is required for each additional story.
5. Required setback is 10 feet when adjacent to any residential zoning district.

7. Building Permits for Fences

The footnote in Table 9-5B-5-E1 states that fences greater than 6 feet high requires a building permit. However, the Building Code does not require a building permit until the fence is over 7 feet high. Staff recommends that the footnote be changed for 6 feet to 7 feet so that the Zoning Ordinance is consistent with the Building Code.

7. Recommended Text for Building Permits for Fences

9-5B-5: FENCES AND WALLS:

**TABLE 9-5B-5-E1
DEVELOPMENT STANDARDS FOR FENCES AND WALLS**

Location Of Fence Or Wall	Maximum Height	Minimum Permeability
Within required front yard setback	3 .5 feet	50%
Within required street side yard setback:		
Less than 3 feet from back of sidewalk	3 .5 feet	50%
3 feet or greater from back of sidewalk and in front of the front face of the main building	3 .5 feet	50%
3 feet or greater from back of sidewalk and behind the front face of the main building	7 feet ¹	0%
Interior side yard and rear yard setback	7 feet ¹	0%
Within the clear visibility area at the intersection of streets, alleys, and driveways	3 feet	50%

Note: 1. Fences taller than ~~6~~7 feet require a building permit.

Note: Items 8, 9, and 10 are being recommended by the City’s Housing Element consultant, who has been working on an update to the City’s Housing Element this past year. Staff concurs with these recommendations.

8. CEQA Review for Density Bonus Projects

The Housing Element consultant is recommending that the reference to CEQA review for density bonus projects be removed. City staff concurs that this code should be eliminated; the CEQA Guidelines should determine how the City processes projects through CEQA.

8. Recommended Text for CEQA Review for Density Bonus Projects

9-5G-3: GENERAL PROVISIONS FOR DENSITY BONUS AND INCENTIVES AND CONCESSIONS:

~~J. CEQA Review: Any residential development that qualifies for a density bonus shall not be exempt from compliance with the California environmental quality act.~~

9. Housing Law Definitions

A new State law requires that the definitions of ‘supportive housing,’ ‘target population,’ and ‘transitional housing’ be changed. State law also requires that Zoning Ordinances have a specific definition for ‘family.’ The Housing Element consultant and City staff are recommending this change to be consistent with State law.

9. Recommended Text for Housing Law Definitions

9-4A-5: DESCRIPTION OF LAND USES:

S. "S" Definitions:

~~SUPPORTIVE HOUSING: Housing that is linked with on or off site services that assist the resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, where possible, work in the community. Per state law, these uses may not be regulated differently than other dwellings. In accordance with Health And Safety Code section 50675.14, there is no limit on the length of stay and such facilities are occupied by a target population that includes, among other populations, adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people who are:~~

~~1. Low income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions; or~~

~~2. Individuals eligible for services provided under the Lanterman development disabilities services act⁶.~~

SUPPORTIVE HOUSING: Housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

T. "T" Definitions:

~~TRANSITIONAL HOUSING: Housing containing sleeping, kitchen, and bathroom facilities that are used to ease the transition of homeless individuals (including aged out foster children) to independent living within twenty four (24) months. Usually provided with supportive services to assist in finding and keeping permanent housing. Per state law, these uses may not be regulated differently than other dwellings.~~

TARGET POPULATION: Persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

TRANSITIONAL HOUSING: Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance."

9-12-2: GLOSSARY OF TERMS USED IN THIS TITLE:

F. "F" Terms:

FAMILY: An individual or group of two or more persons occupying a dwelling and living together as a single housekeeping unit in which each resident has access to all parts of the dwelling and where the adult residents share expenses for food or rent. Family does not include institutional group living situations such as dormitories, fraternities, sororities, monasteries, convents, residential care facilities or military barracks, nor does it include such commercial group living arrangements as boardinghouses, lodging houses, and the like.

10. Employee Housing, Residential Care Facilities and Second Dwelling Units

State law requires that employee housing up to 12 units or 36 beds be considered an agricultural use that is allowed in all agricultural zones. Employee housing of this size is defined in the Zoning Ordinance as Large Employee Housing. To be consistent with State law, the Housing Element consultant and City staff recommend that both Small and Large Employee Housing be made permitted uses in the AR (Agriculture/Rural Residential) and AG (Agricultural) zones.

State law also requires that residential care facilities (residential facilities providing non-medical care for up to six unrelated persons) be allowed in any zone that a single-family residence is allowed. The Housing Element consultant and City staff recommend these changes.

State law requires second dwelling units to be allowed uses in all residential zones. Currently they are not allowed in the AR (Agriculture/Rural Residential) zone. The Housing Element consultant and City staff recommend that this be changed.

10. Recommended Text for Employee Housing, Residential Care Facilities and Second Dwelling Units

9-4B-2: ALLOWED USES AND REQUIRED ENTITLEMENTS; BASE ZONING DISTRICTS:

**TABLE 9-4B-2
ALLOWED USES AND REQUIRED ENTITLEMENTS FOR BASE ZONING DISTRICTS**

Land Use/ Zoning District	Residential Zoning Districts							Special Purpose Zoning Districts				Mixed Use Zoning Districts				Office, Commercial, And Industrial Zoning Districts				
	A R	RV LD	R L D	R N	RL MD	R M D	RH D	W	A G	P R	C F	DM X-1	DM X-2	DM X-3	M U	N C	R C	P O	M L	M H
Residential uses:																				
Dwelling, single family	P	P	P	P	P	P	N	N	N	N	N	N	A	P	N	N	N	N	N	N
Dwelling, second unit ³	N <u>A</u>	A	A	A	A	A	A	N	N	N	N	N	A	A	N	N	N	N	N	N
Employee housing, large	C <u>P</u>	C	N	N	N	N	N	N	N <u>P</u>	N	N	N	N	N	N	N	N	N	N	N
Employee housing, small	P	P	P	P	P	P	N	N	N <u>P</u>	N	N	N	P	P	N	N	N	N	N	N
Residential care facility ²⁵	N <u>P</u>	N <u>P</u>	N <u>P</u>	N <u>P</u>	C <u>P</u>	C <u>P</u>	P	N	N	N	N	N	N <u>A</u>	N <u>P</u>	C	C	N	N	N	N

RESOLUTION NO. 2015-11

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
RECOMMENDING APPROVAL OF ZONING TEXT AMENDMENT 2015-01,
AMENDMENT TO VARIOUS SECTIONS OF THE
CITY OF LEMOORE MUNICIPAL CODE
CHAPTER 9, TITLES 1 TO 12**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on November 9, 2015, 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, the City staff has proposed changes to text of the Lemoore Zoning Ordinance; and

WHEREAS, the proposed changes do not affect the existing locations of the zones on the Official Zoning Map, but are technical changes to the text of the Zoning Ordinance; and

WHEREAS, the City of Lemoore, acting as lead agency, has determined that the project is Categorically Exempt from CEQA under CEQA Guidelines Section 15305 (Minor Alterations to Land Use Limitations); and

WHEREAS, the Planning Commission of the City of Lemoore, after duly published notice, held a public hearing before said Commission on November 9, 2015;

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore recommends that the Lemoore City Council find that the project is Categorically Exempt from CEQA under CEQA Guidelines Section 15305 (Minor Alterations to Land Use Limitations) consistent with the California Environmental Quality Act (CEQA.)

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore recommends approval to the Lemoore City Council of the proposed Zoning Code Amendment, as attached in Attachment A.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on November 9, 2015, by the following votes:

AYES:

NOES:

ABSTAINING:

ABSENT:

APPROVED:

Dr. Jeffrey Garcia, Chairperson

ATTEST:

Kristie Baley, Planning Commission Secretary

Attachment A

The following format identifies which Zoning Ordinance text is recommended by the Planning Commission for addition or deletion.

- ~~Strikeout~~ indicates existing Zoning Ordinance text recommended for deletion.
- Underlined text indicates text recommended for addition.
- Text without any ~~strikeout~~ or underlines is existing text, and will not be changed.

9-5F-1A: PURPOSE AND SIGN DEFINITIONS:

LOGO: A graphical mark or symbol used to identify a company, organization, product or brand.

9-5F-2D: ADMINISTRATIVE PROVISIONS:

D. Prohibited Signs: The signs listed in this subsection are inconsistent with the purposes and requirements of this chapter as described below and as such are prohibited in all zoning districts, unless specifically authorized by another requirement of this article.

~~3. Can signs, as defined in this article.~~

4. 3. Roof signs or signs placed above the roofline.

9-5F-4: DESIGN STANDARDS FOR SIGNS:

B.6.d. Channel letters, reverse channel letters, and pushpin letters are preferred. ~~As described in subsection 9-5F-2D, "Prohibited Signs", of this article, can signs are prohibited.~~

9-5F-5B: STANDARDS FOR PERMANENT ON SITE SIGNS:

**TABLE 9-5F-5-B2
ALLOWED TYPES OF PERMANENT ON SITE SIGNS BY ZONING DISTRICT¹**

	Zoning District										
	Nonresidential Uses In AR, RVLD, RLD, RN, RLMD, RMD,	DMX -1	DMX -2	DMX -3	MU	N C	R C	P O	ML MH	Maximum Height	
Sign Type											

	RHD, W, AG, PR, CF										
Building-attached:											
Awning	A	A	A	A	A	A	A	A	N	N	Roofline
Can	N	N	N	N	N <u>A</u>	N <u>A</u>	N <u>A</u>	N <u>A</u>	N <u>A</u>	N <u>A</u>	Roofline
Channel letter	A	A	A	A	A	A	A	A	A	A	Roofline
Marquee/change-able copy sign (electric)	N	A	N	N	N	A	A	N	N		Roofline
Marquee/change-able copy sign (nonelectric)	A	A	N	N	A	A	A	N	N		Roofline
Projecting	A	A	A	A	A	A	A	N	N		Roofline
Pushpin	A	A	A	A	A	A	A	A	A		Roofline
Reverse channel letter	A	A	N <u>A</u>	N <u>A</u>	A	A	A	A	A		Roofline
Vinyl	A	N	N	N	A	A	A	A	A		Roofline
Wall	A	A	A	A	A	A	A	A	A	A	Roofline
Window	A	A	A	A	A	A	A	A	A		Roofline
Freestanding:											
Monument	A	A	A	A	A	A	A	A	A	A	4'
Pole	N	N	N	N	N	N	N	N	N	N	-
Pylon	N	N	N	N	N	A	A	N	A		Height of tallest building on site or 40', whichever is less
With marquee/change-able copy sign (nonelectric)	N	N	N	N	A	A	A	N	N		Height of monument or pylon sign

Note:

1. An "A" means the sign type is allowed; an "N" means the sign type is not allowed.

9-5F-4: DESIGN STANDARDS FOR SIGNS:

B.9. Can sign: A can sign shall at all times have a sign face installed so that the inside of the can sign’s box is not visible. To meet this requirement, the sign face may be blank.

9-5F-1B: PURPOSE AND SIGN DEFINITIONS:

WINDOW SIGN: A sign attached to, suspended behind, placed, or painted upon the window or glass door of a building and intended for viewing from the exterior of such building. This definition does not include merchandise offered for sale on site, when on display in a window. This definition does not include window tinting, shading or coloring without graphics, symbols, or written copy.

9-5F-7: STANDARDS FOR OFF SITE SIGNS:

C. Temporary Off-site Signs Advertising a Non-Profit Event: Up to a maximum of five (5) temporary Off-site Signs that advertise a non-profit event to be held at a specific time, date, and place may be displayed up to five (5) days prior to the date of the event. The sign face shall be no greater than twenty (20) square feet, and the maximum height of the sign shall be six (6) feet. The sign’s material and composition shall be either a wooden sign with two posts or attached to a wall, or a banner attached to a wall or fence. Signs shall be placed at least five (5) behind the public right of way, and shall not be placed without the property owner’s permission. Signs shall be removed within three (3) days of the end of the event.

9-5E-5D: DESIGN AND DEVELOPMENT STANDARDS FOR OFF STREET PARKING AREAS:

2. All motor vehicles, ~~including vehicles, trailers, or vessels~~ which are inoperable or incapable of movement under their own power and/or without current registration shall be stored entirely ~~within a covered structure~~ and shall not be parked or stored in any required front yard within a residential zoning district or neighborhood.

6. Parking may be provided within the front and street side yard setback, as follows:

a. Vehicle parking (including driveways) in residential areas shall be provided on permanent paved surfaces.

b. No more than 50% of a front yard area shall be covered with permanent paved surfaces.

9-7-6: DEVELOPMENT STANDARDS:

**TABLE 9-7-6-B1
HEIGHT**

Development Standard	Measurement
----------------------	-------------

General height standards:		
	Structure height	25 60 feet maximum
	First floor ceiling height	9 feet minimum
	Upper floor(s) ceiling height	9 feet minimum
Architectural features (additional height):		
	Parapet wall/mechanical screen	4 feet maximum
	Towers, spires and similar features	10 feet maximum

Note: Also modify Figure 9-7-6-B1 to show a 60' maximum height.

9-5A-4: GENERAL ZONING DISTRICT DEVELOPMENT STANDARDS:

**TABLE 9-5A-4B
DEVELOPMENT STANDARDS FOR OFFICE,
COMMERCIAL, INDUSTRIAL, AND SPECIAL PURPOSE ZONING DISTRICTS**

Measurement/Zoning District	Office, Commercial, And Industrial Zoning Districts					Special Purpose Zoning Districts			
	NC	RC	PO	ML	MH	W	AG	PR	CF
Setbacks, minimum:									
Front yard:									
Generally ^{2,12}	0'	0'	25'	25'	25' ³	0'	0'	0'	25'
To garage, front facing	15'	0'	-	-	-	-	-	-	-
Side yard:									
Interior side	5' <u>0'</u> ⁵	0' ⁵	0' ⁵	0' ⁵	0' ⁶	0'	0'	0'	0'
Street side ¹²	10'	10'	10'	10'	10'	0'	0'	0'	10'
Rear yard	5' <u>0'</u> ⁵	0' ⁵	0' ⁵	25'	25'	0'	0'	0'	25'
Separation between buildings, minimum ⁷	10'	10'	10'	-	-	0'	0'	0'	10'

Notes:

1. Larger lot sizes may be permitted through site plan and architectural review for condominiums, townhomes, and similar attached developments.

2. For single-family residential subdivisions, the front yard setback of adjacent homes shall have a minimum 2 foot stagger between adjacent lots. Reduced setbacks may be approved as part of a planned unit development overlay zoning district or master home plan approval as a way to provide varied setbacks.

3. For every 1 foot in additional height, an additional 1 foot in setback is required.

4. Additional 5 feet is required for each additional story.

5. Required setback is 10 feet when adjacent to any residential zoning district.

9-5B-5: FENCES AND WALLS:

**TABLE 9-5B-5-E1
DEVELOPMENT STANDARDS FOR FENCES AND WALLS**

Location Of Fence Or Wall	Maximum Height	Minimum Permeability
Within required front yard setback	3 .5 feet	50%
Within required street side yard setback:		
Less than 3 feet from back of sidewalk	3 .5 feet	50%
3 feet or greater from back of sidewalk and in front of the front face of the main building	3 .5 feet	50%
3 feet or greater from back of sidewalk and behind the front face of the main building	7 feet ¹	0%
Interior side yard and rear yard setback	7 feet ¹	0%
Within the clear visibility area at the intersection of streets, alleys, and driveways	3 feet	50%

Note: 1. Fences taller than ~~6~~7 feet require a building permit.

9-5G-3: GENERAL PROVISIONS FOR DENSITY BONUS AND INCENTIVES AND CONCESSIONS:

~~J. CEQA Review: Any residential development that qualifies for a density bonus shall not be exempt from compliance with the California environmental quality act.~~

9-4A-5: DESCRIPTION OF LAND USES:

S. "S" Definitions:

~~SUPPORTIVE HOUSING: Housing that is linked with on or off site services that assist the resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, where possible, work in the community. Per state law, these uses may not be~~

regulated differently than other dwellings. In accordance with Health And Safety Code section 50675.14, there is no limit on the length of stay and such facilities are occupied by a target population that includes, among other populations, adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people who are:

1. Low income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions; or

2. Individuals eligible for services provided under the Lanterman development disabilities services act⁵.

SUPPORTIVE HOUSING: Housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

T. "T" Definitions:

~~TRANSITIONAL HOUSING: Housing containing sleeping, kitchen, and bathroom facilities that are used to ease the transition of homeless individuals (including aged out foster children) to independent living within twenty four (24) months. Usually provided with supportive services to assist in finding and keeping permanent housing. Per state law, these uses may not be regulated differently than other dwellings.~~

TARGET POPULATION: Persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

TRANSITIONAL HOUSING: Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance."

F. "F" Terms:

FAMILY: An individual or group of two or more persons occupying a dwelling and living together as a single housekeeping unit in which each resident has access to all parts of the dwelling and where the adult residents share expenses for food or rent. Family does not include institutional group living situations such as dormitories, fraternities, sororities, monasteries, convents, residential care facilities or military barracks, nor does it include such commercial group living arrangements as boardinghouses, lodging houses, and the like.

9-4B-2: ALLOWED USES AND REQUIRED ENTITLEMENTS; BASE ZONING DISTRICTS:

TABLE 9-4B-2
ALLOWED USES AND REQUIRED ENTITLEMENTS FOR BASE ZONING DISTRICTS

Land Use/ Zoning District	Residential Zoning Districts							Special Purpose Zoning Districts				Mixed Use Zoning Districts				Office, Commercial, And Industrial Zoning Districts				
	A R	RV LD	R L D	R N	RL MD	R M D	RH D	W	A G	P R	C F	DM X-1	DM X-2	DM X-3	M U	N C	R C	P O	M L	M H
Residential uses:																				
Dwelling, single family	P	P	P	P	P	P	N	N	N	N	N	N	A	P	N	N	N	N	N	N
Dwelling, second unit ³	N A	A	A	A	A	A	A	N	N	N	N	N	A	A	N	N	N	N	N	N
Employee housing, large	C P	C	N	N	N	N	N	N	N P	N	N	N	N	N	N	N	N	N	N	N
Employee housing, small	P	P	P	P	P	P	N	N	N P	N	N	N	P	P	N	N	N	N	N	N
Residential care facility ²⁵	N P	N P	N P	N P	C P	C P	P	N	N	N	N	N	N A	N P	C	C	N	N	N	N