



7/18/2023

City Council Regular Meeting

Handouts received after
agenda posted



Potential Zoning Ordinance Changes to Encourage Housing Development

City Council Study Session July 18, 2023

Timeline So Far

- **January 2021** Lemoore applies for two grants totaling \$300,000 to adopt VMT standards, update impact fees, assist with Housing Element process, and update zoning and subdivision ordinances
- **Late 2021** Grants awarded preliminarily
- **Late 2022** Grant award amounts and scope of work finalized
- **January 2023** Project kick-off
- **February 2023** City Council Study Session focused on minimum lot size
- **March 2023** First Planning Commission study session
- **April 2023** Second Planning Commission study session
- **May 2023** Second City Council study session
- **July 10, 2023** Third Planning Commission study session
- **July 18, 2023 (TODAY)** Third City Council study session
- **August 14, 2023** Planning Commission Public Hearing
- **September 5, 2023** City Council Public Hearing

Challenge No. 1

Work on the grants is to be completed by
September 30, 2023

Challenge No. 2

We are in the middle of a Housing Element
Update. The Regional Housing Needs
Assessment has been completed; the
Housing Element needs to be adopted by
January 2024

Challenge No. 3

Regional Housing Needs Assessment (RHNA)

Jurisdiction	Very Low		Low		Moderate		Above Moderate		Total
	Units	%	Units	%	Units	%	Units	%	Units
Avenal	48	17.3%	37	13.3%	55	20.0%	137	49.4%	277
Corcoran	122	17.1%	116	16.3%	118	16.5%	359	50.2%	715
Hanford	1,369	24.7%	993	17.9%	1,066	19.2%	2,119	38.2%	5,547
Lemoore	586	25.1%	437	18.8%	408	17.5%	898	38.6%	2,329
Unincorporated	132	23.5%	89	15.9%	106	18.9%	234	41.8%	561
County totals	2,257	23.9%	1,672	17.7%	1,753	18.6%	3,747	39.7%	9,429

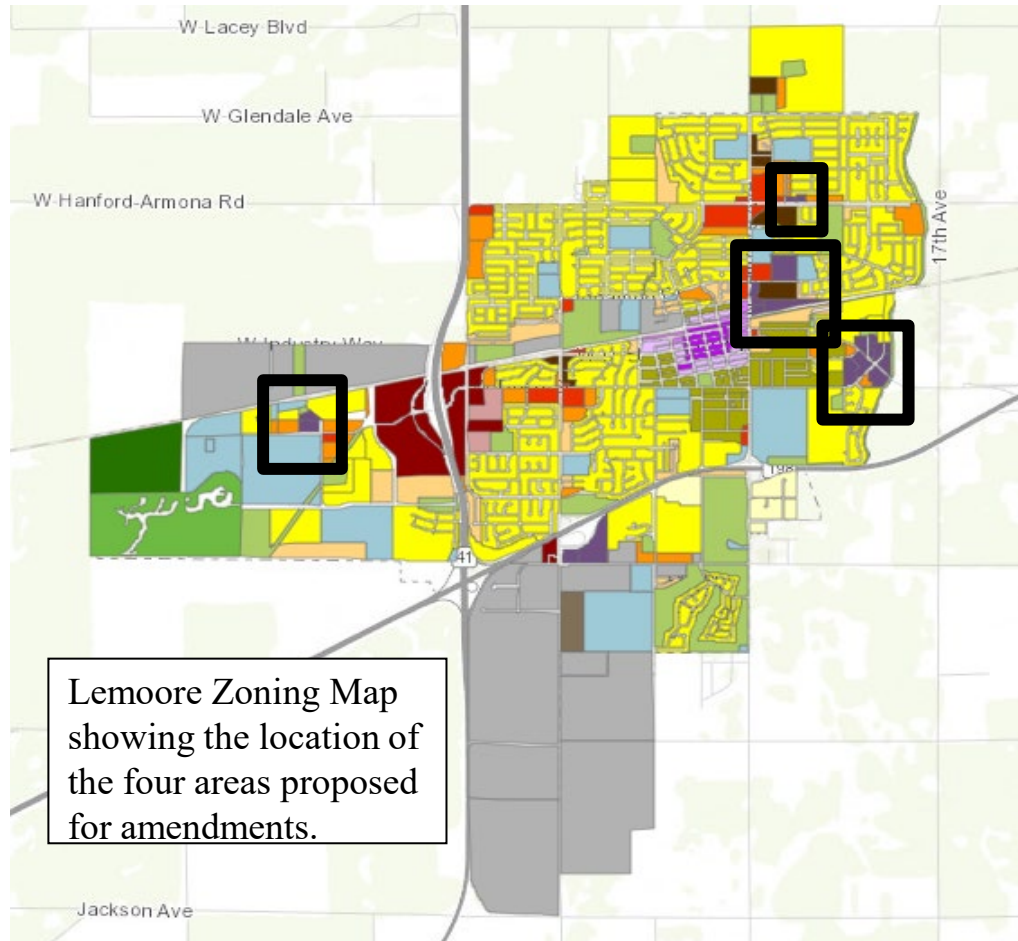
This represents the number (by income level) of new homes Lemoore must plan for in the period of June 30, 2023, through January 31, 2031 (8 years, 7 months)

Challenge No. 4

Make policy and ordinance changes that encourage more housing for all income levels while also maintaining Lemoore's uniqueness and positive attributes.

- Zoning Ordinance map amendments - discuss today
- Zoning Ordinance text amendments - discuss today
- Subdivision Ordinance amendments - discuss today
- VMT Thresholds - adopted by City Council on June 6

General Plan and Zoning Ordinance Map Amendments



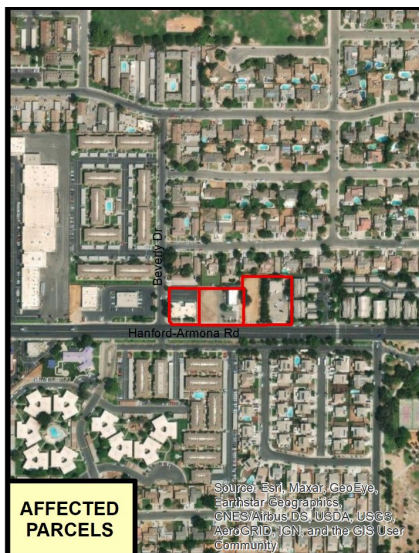
Hanford-Armona Road east of Lemoore Avenue

General Plan Amendment – Hanford-Armona Road east of Lemoore Avenue

From: Mixed Use

To: Medium Density Residential
Professional Office

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Mixed Use
- Professional Office
- Greenway (Including Storm Drain Basins)

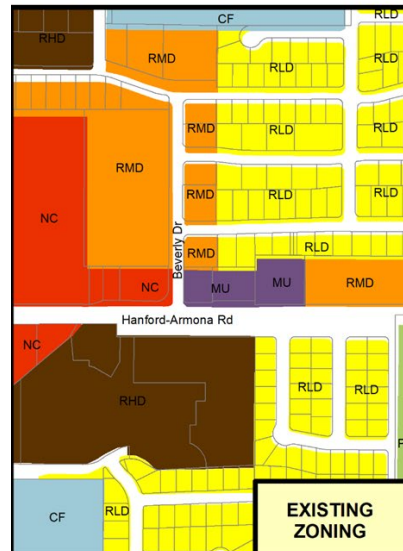
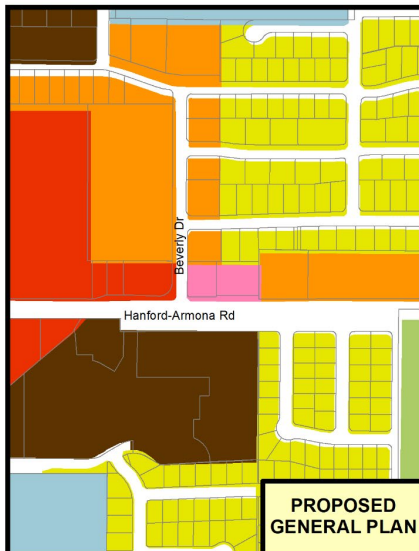
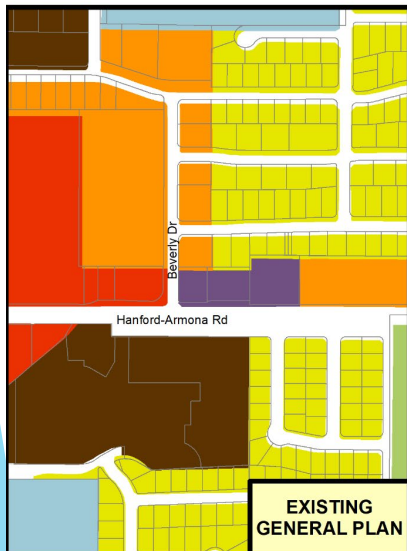
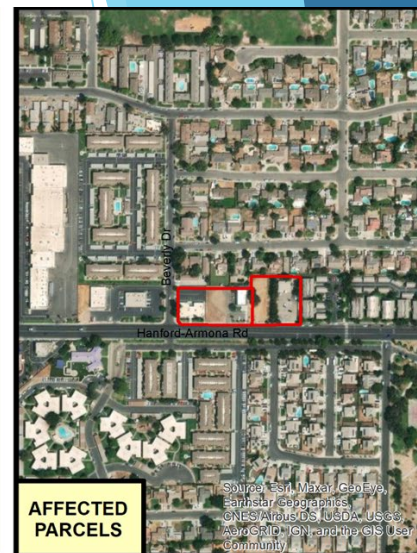


Zoning Map Amendment – Hanford-Armona Road east of Lemoore Avenue

From: Mixed Use (MU)

To: Medium Density Residential (RMD)
Professional Office (PO)

- Low Density Residential (RLD)
- Medium Density Residential (RMD)
- High Density Residential (RHD)
- Neighborhood Commercial (NC)
- Mixed Use (MU)
- Public Services and Community Facilities (CF)
- Parks and Recreation/Ponding Basin (PR)
- Medium Density Residential (RMD)
- Professional Office (PO)



Lemoore Avenue & Cinnamon Drive

General Plan Amendment – Lemoore Avenue & Cinnamon Drive

From: Mixed Use

To: High Density Residential
Neighborhood Commercial

- Low Density Residential (RLD)
- Traditional Neighborhood Residential (RN)
- Low-Medium Density Residential (RLMD)
- Medium Density Residential (RMD)
- High Density Residential (RHD)
- Neighborhood Commercial (NC)
- Mixed Use (MU)
- Downtown Mixed Use, Core (DMX-1)
- Downtown Mixed Use, Auto-Oriented (DMX-2)
- Downtown Mixed Use, Transitional (DMX-3)
- Public Services and Community Facilities (CF)
- Parks and Recreation/Ponding Basin (PR)

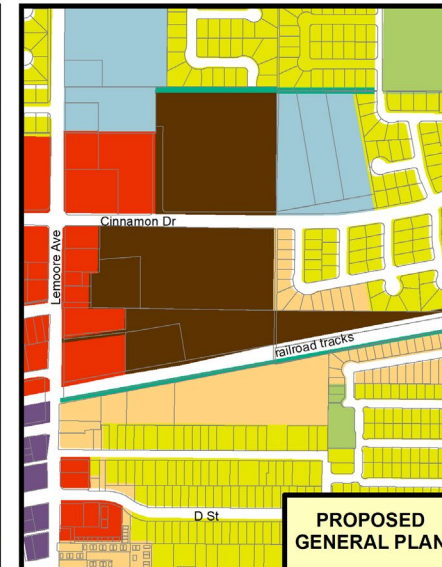
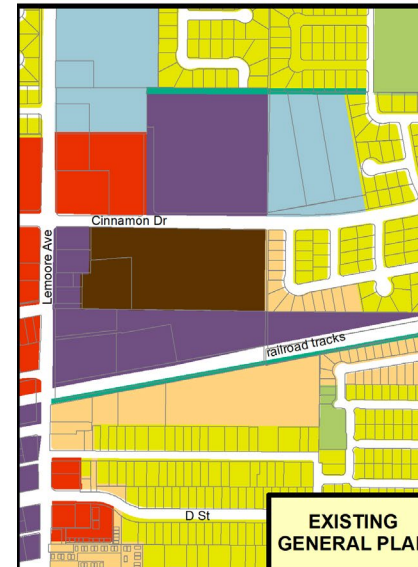
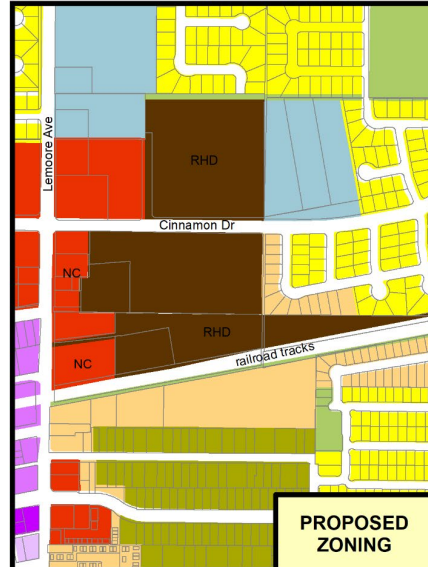
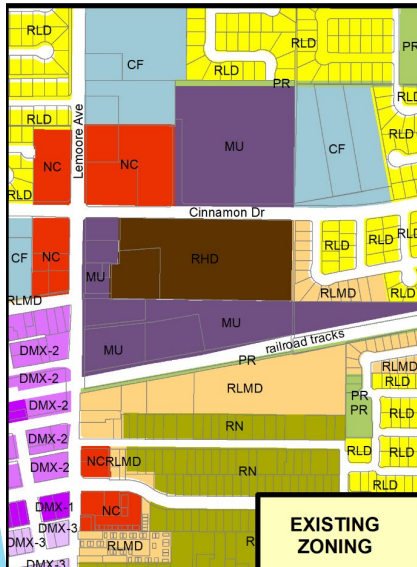


Zoning Map Amendment – Lemoore Avenue & Cinnamon Drive

From: Mixed Use (MU)

To: High Density Residential (RHD)
Neighborhood Commercial (NC)

- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Mixed Use
- Professional Office
- Community Facilities
- Parks & Recreation
- Greenway (Including Storm Drain Basins)



North of College

General Plan Amendment – North of College

From: Mixed Use
Medium Density Residential
Community Facilities
Greenway

To: Medium Density Residential
Community Facilities
Low Density Residential

- Low Density Residential
- Medium Density Residential
- Neighborhood Commercial
- Mixed Use
- Community Facilities
- Parks & Recreation
- Greenway (Including Storm Drain Basins)
- Light Industrial

**AFFECTED
PARCELS**

Source: Esri, Maxar, GeoEye,
Earthstar Geographics,
CNES/Airbus DS, USDA, USGS,
AeroGRID, IGN, and the GIS User
Community

Zoning Map Amendment – North of College

From: Mixed Use (MU)
Medium Density Residential (RMD)
Community Facilities (CF)
Parks and Recreation/Ponding Basin (PR)

To: Medium Density Residential (RMD)
Community Facilities (CF)
Low Density Residential (RLD)

- Low Density Residential (RLD)
- Medium Density Residential (RMD)
- Neighborhood Commercial (NC)
- Mixed Use (MU)
- Light Industrial (ML)
- Public Services and Community Facilities (CF)
- Parks and Recreation/Ponding Basin (PR)

**AFFECTED
PARCELS**

Source: Esri, Maxar, GeoEye,
Earthstar Geographics,
CNES/Airbus DS, USDA, USGS,
AeroGRID, IGN, and the GIS User
Community

**EXISTING
GENERAL PLAN**

**PROPOSED
GENERAL PLAN**

**EXISTING
ZONING**










**PROPOSED
ZONING**

Bush & D Streets

General Plan Amendment – Bush and D Streets

From: Mixed Use

To: High Density Residential
Medium Density Residential
Neighborhood Commercial
Professional Office

-  Agriculture/Rural Residential
-  Very Low Density Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Neighborhood Commercial
-  Mixed Use
-  Community Facilities
-  Professional Office
-  Greenway (Including Storm Drain Basins)

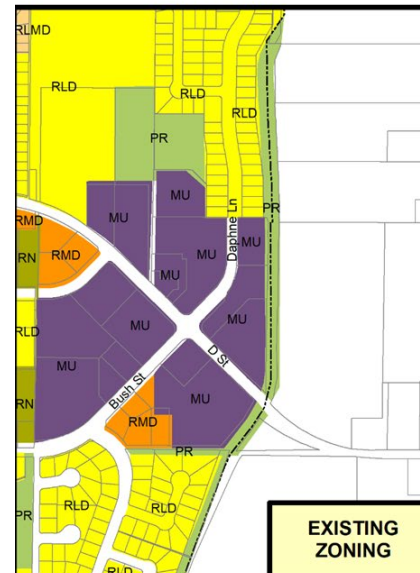
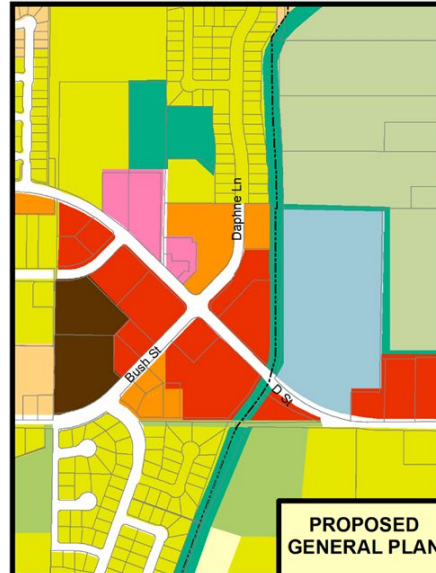
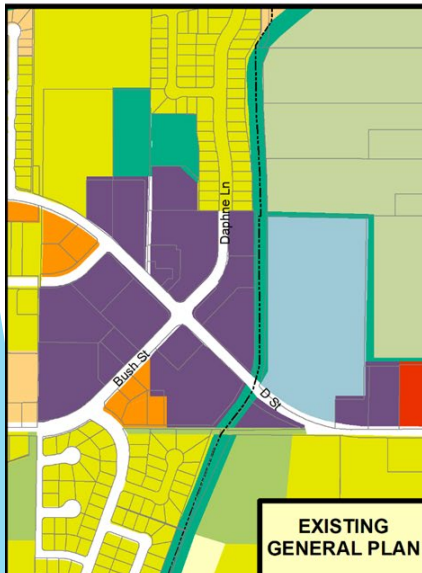


Zoning Map Amendment – Bush and D Streets

From: Mixed Use (MU)

To: High Density Residential (RHD)
Medium Density Residential (RMD)
Neighborhood Commercial (NC)
Professional Office (PO)

-  Mixed Use (MU)
-  Parks and Recreation/Ponding Basin (PR)
-  Low Density Residential (RLD)
-  Medium Density Residential (RMD)
-  High Density Residential (RHD)
-  Neighborhood Commercial (NC)
-  Professional Office (PO)



Increase in Potential Housing Units

Zone	Zone Name	Vacant Acres to be Added or Subtracted	Housing Element Realistic Density	HE Lower Income	HE Moderate Income	HE Above Moderate Income	Total Potential Housing Units Added or Subtracted
Hanford-Armona Road east of Lemoore Ave.							
MU	Mixed Use	-0.27	9.00	-1	-1	0	-2
PO	Professional Office	0.07	0.00	0	0	0	0
RMD	Medium Density Residential	0.20	14.00	3	0	0	3
	Subtotal	0.00		2	-1	0	1
Lemoore Avenue and Cinnamon Drive							
MU	Mixed Use	-27.43	9.00	-123	-124	0	-247
NC	Neighborhood Commercial	5.87	0.00	0	0	0	0
RHD	High Density Residential	21.57	18.00	388	0	0	388
	Subtotal	0.00		265	-124	0	141
North of College							
MU	Mixed Use	-6.56	9.00	-29	-30	0	-59
RLD	Low Density Residential	6.19	4.50	0	14	15	28
PR	Greenway	-0.70	0.00	0	0	0	0
CF	Community Facilities	-3.57	0.00	0	0	0	0
RMD	Medium Density Residential	4.64	18.00	34	0	0	84
	Subtotal	0.00		5	-16	15	53
Bush and D Streets							
MU	Mixed Use	-11.96	9.00	-56	-57	0	-108
RHD	High Density Residential	6.34	18.00	114	0	0	114
RMD	Medium Density Residential	-2.12	14.00	-30	0	0	-30
RMD	Medium Density Residential	4.37	14.00	61	0	0	61
NC	Neighborhood Commercial	3.37	0.00	0	0	0	0
	Subtotal	0.00		89	-57	0	37
OVERALL TOTAL CHANGE IN POTENTIAL HOUSING UNITS				361	-198	15	232

Changes to Residential Development Standards

- Reduce minimum lot size from 7,000 sq.ft. to 5,000 sq.ft.
- Reduce minimum front yard setback from 18 feet to 15 feet (no more stagger requirement)
- Still require 20 feet setback to garage door
- Require 5 feet on side yard (10 feet on street side) but no additional 5 feet for 2nd story

Tentative Subdivision Maps Approved in Last 7 Years

	PUD Required Before Text Amendment	PUD Required After Text Amendment
Brisbane East (Nunley)	Yes	No
Tract 908 (Wathen)	Yes	No
Tract 920 (Lennar)	Yes	No
Lacey Ranch (Granville Homes)	Yes	Yes
Tract 848 (Lennar)	Yes	Yes
Revised Tract 820 (GJ Gardner)	Yes	Yes
Tract 935 (Lennar)	Yes	No
Silva 11 (Daley)	No	No

Changes to Site Plan Review

- All site plan reviews would be handled by Staff
- Projects that need a CUP or subdivision map would still come to Planning Commission
- Projects that need a General Plan Amendment or Zone Change would still come to City Council

Last 7 years – projects not needing a map approval

10 projects: 'Minor' - approved by Staff

15 projects: 'Major' – approved at Planning Commission

Under the new procedures, 10 of the 15 projects would have been approved at Staff level and 5 would still have gone to Planning Commission because they also needed a CUP

Accessory Dwelling Unit Ordinance

Requirement	ADU (including Cottage Home)	JADU	Tiny Home (type of ADU)	Multi-generational housing unit (not an ADU or JADU)
Zone districts where allowed:	All residential and mixed use zone districts	All residential and mixed use zone districts	All residential and mixed use zone districts	All residential and mixed use zone districts
Lot types where allowed:	Lots with either single-family or multi-family dwelling (existing or proposed)	Lots with a single-family dwelling (existing or proposed)	Lots with a single-family dwelling (existing or proposed)	Lots with a single-family dwelling (existing or proposed)
Number allowed on a single-family lot:	One (1)	One (1) in addition to one (1) ADU	See ADU	One (1)
Attached to or detached from main dwelling:	Either attached or detached. Attached must have separate exterior entry.	Attached. Must have separate exterior entry.	Detached	Attached

Accessory Dwelling Unit Ordinance

Requirement	ADU (including Cottage Home)	JADU	Tiny Home (type of ADU)	Multi-generational housing unit (not an ADU or JADU)
Number allowed on a multi-family lot:	Up to two (2) detached. If attached, up to 25% of the existing multi-family dwelling units	None	None	None
Owner occupancy:	No requirements	Property must reside in either the main dwelling or the JADU	No requirements	No requirements
Unit size:	At least 220 sq.ft. If detached, up to 1,200 sq.ft. If attached, up to 50% of the existing primary dwelling, or 1,200 sq.ft., whichever is greater.	At least 220 sq.ft. and not more than 500 sq.ft.	The first floor shall be at least 100 sq.ft.	No size requirement



Accessory Dwelling Unit Ordinance

Requirement	ADU (including Cottage Home)	JADU	Tiny Home (type of ADU)	Multi-generational housing unit (not an ADU or JADU)
Building setbacks:	For attached ADUs, following main dwelling setbacks. For detached ADUs, 15 feet minimum setback from front property line and four (4) feet minimum setback from side and rear property lines.	Per main dwelling setback requirements.	15 feet minimum setback from front property line and four (4) feet minimum setback from side and rear property lines.	Per main dwelling setback requirements
Maximum height:	For detached ADUs, 16 feet. For attached ADUs, per main dwelling height requirements	Per main dwelling height requirements	14 feet	Per main dwelling height requirements
Separate kitchen required:	Yes	Yes	Yes	No
Separate bathroom required:	Yes	No, but if no bathroom, there must be an interior entryway to the main dwelling	Yes	Yes

Accessory Dwelling Unit Ordinance

Requirement	ADU (including Cottage Home)	JADU	Tiny Home (type of ADU)	Multi-generational housing unit (not an ADU or JADU)
Connection to water and sewer required:	Yes. May be shared with main dwelling, but not required.	Yes. May be shared with main dwelling, but not required.	Yes, if occupancy is intended to be for more than 72 hours	Yes
Additional on-site parking required:	One (1) space unless an exception is made per Government Code 65852.2. The additional parking space may be tandem and within a building setback area if it is paved with a non-permeable surface.	No	No	No
Fire sprinklers required:	Yes, if required for the main dwelling unit	Yes, if required for the main dwelling unit	No	Yes, if required for the main dwelling unit

Other Zoning Ordinance Changes

- Tiny homes with wheels must have skirting
- Cottage home program allows pre-approved ADU building plans
- SB9 Compliance – allows residential lot split to build a second dwelling
- Define ‘short-term rental unit’ (Airbnb, Vrbo, etc.) – make allowed in residential zones
- Modifications for day care requirements to be more in line with State law
- Clarify that Staff decisions can be appealed to Planning Commission

Subdivision Ordinance Changes

- A clear, updated list of what is required on subdivision maps and parcel maps.
- A new chapter that simplifies the submittal requirements for lot mergers (combining two adjacent lots into one lot).
- A new chapter implementing the urban lot split that is now required by the State.
- A new requirement for developers to submit their maps and improvement plans in AutoCAD to make it easier to update the City's GIS data.
- Movement of the specific language and signature blocks needed on maps out of the ordinance and into a standards document to be placed on the City website, so that the language can be updated more quickly by City staff when changes occur.
- An update to recognize all of the State-approved time extension opportunities for map.