

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

May 13, 2024
5:30 p.m.

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
3. PUBLIC COMMENT – **Public comment will be in accordance with the attached policy.** This time is reserved for members of the audience to address the Planning Commission on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Commission. It is recommended that speakers limit their comments to three (3) minutes each and it is requested that no comments be made during this period on items on the Agenda. The Commission is prohibited by law from taking any action on matters discussed that are not on the Agenda. Prior to addressing the Commission, any handouts for Commission will be provided to the Commission Secretary for distribution to the Commission and appropriate staff. The public will have an opportunity to comment on items on the agenda once the item has been called and the Chair opens the item to the public.
4. APPROVAL OF MINUTES – Regular Meeting, April 8, 2024
5. REPORT AND RECOMMENDATION – Consideration to approve and adopt Resolution No. 2024-02 – a request by Jeff Roberts (agent) to extend approval of Tentative Subdivision Map Tract 932, and accompanying Planning entitlements for one year. The project site is located on the east side of 18th Avenue (Lemoore Avenue) and north of Glendale Avenue (APN: 021-030-057). An Environmental Impact Report was adopted on May 17, 2022, pursuant to the California Environmental Quality Act (CEQA).
6. PUBLIC HEARING – REPORT AND RECOMMENDATION – to accept public comment and consideration to recommend to the City Council adopt of Resolution No. 2024-03 and approve Zoning Text Amendment No. 2024-01: amending Sections 9-5B-5 “Fences and Walls”, 9-5E-5 “Design and Development Standards for Off Street Parking Areas”, 9-5D1-4 “Tree Preservation”, 9-4B-2 “Allowed Uses and Required Entitlements for Base Zoning Districts”, 9-5F-5 “Standards for Permanent On Site Signs”, and Table 9-3-2 “Zoning Districts,” and adding Sections 9-4D-21 “Tattoo Parlors” and 9-4D-22 “Personal Storage Facilities” in the City of Lemoore Zoning Ordinance. Pursuant to CEQA (California Environmental Quality Act) Guidelines, it has been determined that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15061(b)(3) (common sense exemption) and Section 15305 (minor alterations to land use limitations exemption) of the CEQA Guidelines.
7. DIRECTORS REPORT
8. COMMISSION REPORTS / REQUESTS
9. ADJOURNMENT

Upcoming Meetings

Regular Meeting of the Planning Commission, June 10, 2024

Agendas for all City Council meetings are posted at least 72 hours prior to the meeting at the Council Chamber, 429 C Street and the Cinnamon Municipal Complex, 711 W. Cinnamon Drive. Written communications from the public for the agenda must be received by the City Clerk's Office no less than seven (7) days prior to the meeting date. The City of Lemoore complies with the Americans with Disabilities Act (ADA of 1990). The Council Chamber is accessible to the physically disabled. Should you need special assistance, please call (559) 924-6744, at least 4 business days prior to the meeting.

CERTIFICATION OF POSTING

I, Kristie Baley, Planning Commission Secretary for the City of Lemoore, do hereby declare that I posted the above Planning Commission Agenda for the Regular Meeting of Monday, May 13, 2024, at Council Chamber, 429 C Street and Cinnamon Municipal Complex, 711 W. Cinnamon Drive, Lemoore CA on May 9, 2024.

//s//

Kristie Baley, Commission Secretary



PLANNING COMMISSION REGULAR MEETING May 13, 2024 @ 5:30 p.m.

The Planning Commission will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Lemoore utilizes Zoom teleconferencing technology for virtual public participation; however, the City makes no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of the public through this means is at their own risk. (Zoom teleconferencing/attendance may not be available at all meetings.)

The meeting may be viewed through the following Zoom Meeting:

- Please click the link below to join the webinar:
- <HTTPS://US06WEB.ZOOM.US/J/86395401605?PWD=BLXXCQ9OKIVMDOEUIVPX5X0IAECNSJ.1>
- Meeting ID: 863 9540 1605
- Passcode: 468292
- Phone: +1 669 900 6833

If you wish to make a general public comment or public comment on a particular item on the agenda, **participants may do so via Zoom during the meeting** or by **submitting public comments by e-mail to: planning@lemoore.com**. In the subject line of the e-mail, please state your name and the item you are commenting on. If you wish to submit a public comment on more than one agenda item, please send a separate e-mail for each item you are commenting on. Please be aware that written public comments, including your name, may become public information. Additional requirements for submitting public comments by e-mail are provided below.

General Public Comments & Comments on City Council Business Items

For general public comments and comments regarding specific Planning Commission Business Items, public comments can be made via Zoom during the meeting or all public comments must be received by e-mail no later than 5:00 p.m. the day of the meeting. Comments received by this time will be read aloud by a staff member during the applicable agenda item, provided that such comments may be read within the normal three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions. If a general public comment or comment on a business item is received after 5:00 p.m., efforts will be made to read your comment into the record. However, staff cannot guarantee that written comments received after 5:00 p.m. will be read. All written comments that are not read into the record will be made part of the meeting minutes, provided that such comments are received prior to the end of the Planning Commission meeting.

Public Hearings

For public comment on a public hearing, all public comments must be received by the close of the public hearing period. All comments received by the close of the public hearing period will be read aloud by a staff member during the applicable agenda item, provided that such comments may be read within the normal three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions. If a comment on a public hearing item is received after the close of the public hearing, such comment will be made part of the meeting minutes, provided that such comment is received prior to the end of the meeting.

***PLEASE BE AWARE THAT ANY PUBLIC COMMENTS RECEIVED THAT DO NOT SPECIFY A PARTICULAR AGENDA ITEM WILL BE READ ALOUD DURING THE GENERAL PUBLIC COMMENT PORTION OF THE AGENDA.**

**Minutes of the
LEMOORE PLANNING COMMISSION
Regular Meeting
April 8, 2024**

ITEM NO. 1 Pledge of Allegiance

ITEM NO. 2 Call to Order and Roll Call

The meeting was called to order at 5:30 PM.

Chair: Mitchell Couch

Vice-Chair Ray Etchegoin

Commissioners: Joseph Brewer, Kathleen Cain, Bob Clement, Greg Franklin,
Ron Meade

City Staff and Contract Employees Present: City Planner Steve Brandt (QK), City Attorney Cristal Pizano (Lozano Smith), Interim City Manager Kevin Northcraft, City Clerk Marisa Avalos

ITEM NO. 3 Recognition of Appointment to the Commission and Oath of Office

City Clerk Avalos administered the oath of office to the newly appointed/re-appointed members of the Commission, Commissioner Cain, Commissioner Brewer, and Commissioner Franklin.

ITEM NO. 4 Reorganization of Commissioners

City Clerk Avalos presided over the reorganization process.

Commissioner Couch was nominated by Commissioner Etchegoin for Chair.

Motion by Commissioner Etchegoin, seconded by Commissioner Clement to appoint Commissioner Couch as Chair.

Ayes: Cain, Franklin, Brewer, Clement, Meade, Etchegoin, Couch

Commissioner Etchegoin was nominated by Chair Couch for Vice Chair.

Motion by Commissioner Clement, seconded by Commissioner Meade to appoint Commissioner Etchegoin as Vice Chair.

Ayes: Cain, Franklin, Brewer, Clement, Meade, Etchegoin, Couch

ITEM NO. 5 Public Comment

There was no comment.

ITEM NO. 6 Approval - Minutes – Regular Meeting, November 13, 2023

Motion by Commissioner Etchegoin, seconded by Commissioner Brewer, to approve the Minutes of the Planning Commission Regular Meeting of October 9, 2023.

Ayes: Etchegoin, Brewer, Clement, Meade, Couch

ITEM NO. 6 Approval of Minutes

Approval – Minutes – Regular Meeting – November 13, 2023

Motion by Commissioner Etchegoin, seconded by Commissioner Brewer, to approve the November 13, 2023 Minutes.

Ayes: Brewer, Clement, Meade, Etchegoin, Couch

Abstain: Cain, Franklin

ITEM NO. 7 Report and Recommendation - Adoption of Resolution No. 2024-01 – a request by John Schlickeiser (property owner) to extend approval of Tentative Subdivision Tract 935, Major Site Plan Review 2021-07, PUD No. 2021-01, and accompanying Planning entitlements for one year. The project site is located on the east side of 18 ¾ Avenue (Liberty Drive) and north of Hanford-Armona Road (APNs: 021-550-001, -002, -003, -004, -005). A Mitigated Negative Declaration was adopted on April 5, 2022, pursuant to the California Environmental Quality Act (CEQA).

Motion by Commissioner Brewer, seconded by Commissioner Meade, to approve Resolution 2024-01.

Ayes: Cain, Franklin, Clement, Mease, Brewer, Etchegoin, Couch

ITEM NO. 8 Presentation – 2023 General Plan Progress Report

City Planner Brandy presented the 2023 General Plan Progress Report.

ITEM NO. 9 Information – Overview of Discretionary Review Process

City Planner Brandt provided an overview of the Discretionary Review Process to the Commissioners.

ITEM NO. 10 Introduction – Interim City Manager – Kevin Northcraft

Interim City Manager Northcraft introduced himself to the Planning Commission.

ITEM NO. 11 Directors Report

City Planner Brandt stated that he and Management Analyst Baley have appreciated working with Interim City Manager and provided an update on current projects.

A Site plan was approved for the Bush and Acacia project proposing two drive thru businesses along Bush with cross access among the properties.

The Maverik project on 19th and Iona is progressing. Staff are reviewing proposed signage.

The Affordable Housing project at Smith and D Street is progressing. Construction is expected to begin late summer, early fall. The project includes grant awards of approximately 4 million dollars to widen east D Street extend Oleander Avenue, repair existing sidewalks and connect existing bike lanes within a mile radius, and complete the Daphne Storm Basin project.

Management Analyst Baley attended the International Council of Shopping Centers (ICSC) and is working with developers to bring new business to Lemoore.

ITEM NO. 12 Commission Reports / Requests

Commissioner Meade stated that Mayor Matthews is a speaker at the Rotary meeting tomorrow. He invited the commission to attend. He stated that Mr. Northcraft will be speaking on April 16, 2024, at Skye.

Vice Chair Etchegoin welcomed Commissioner Cain and welcomed back Commissioner Franklin.

Chair Couch thanked City staff. He thanked the Commissioners for voting him Chair. He is humbled.

ITEM NO. 13 Adjournment

The meeting adjourned at 6:36 P.M.

Approved the 13th day of May 2024.

APPROVED:

, Chairperson

ATTEST:

Kristie Baley, Commission Secretary



711 W. Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744

Staff Report

To: Lemoore Planning Commission **Item No. 5**
From: Steve Brandt, City Planner
Date: May 1, 2024 **Meeting Date:** May 13, 2024
Subject: A request by Jeff Roberts (agent) to extend the approval of Tentative Subdivision Map Tract 932 and accompanying Planning entitlements for one year. The project site is located on the east side of 18th Avenue (Lemoore Avenue) and north of Glendale Avenue (APN: 021-030-057).

Proposed Motion:

Move to Adopt Resolution No. 2024-02, approving a one-year extension of time for Tentative Subdivision Map Tract 932, and accompanying Planning entitlements to May 17, 2025, in accordance with the findings and conditions in the resolution.

Discussion

On April 15, 2024, Jeff Roberts (agent for Assemi Group) submitted a written request to extend the approval of Tentative Subdivision Map Tract 932 and accompanying Planning entitlements for one year. The project was originally submitted by Assemi Group and included the annexation of 156 acres, an amendment to the City's Sphere of Influence and a Municipal Services Review at the request of Kings County LAFCO. The approved tentative subdivision map proposes to divide the site into 547 single-family lots and land for approximately 204 multi-family units. A Planned Unit Development was adopted for the Lacey Ranch Master Plan which includes a ponding basin, three parks, and a landscaped trail. The project is proposed to be constructed in four planned phases. Lot sizes range from 4,231 square feet to 19,323 square feet, with an average lot size of 6,800 square feet.

Assemi Group has been diligent in their efforts to complete a master utility plan and grading plans required for submittal of the final map. Pursuant to Municipal Code Section 8-7F-10, the applicant or property owner may file up to six (one-year) requests for extension prior to the expiration of the map, along with appropriate fees and application submittal materials. In accordance with Municipal Code Section 9-2A-9, extensions granted for the Tentative Tract Map are applied to all accompanying entitlements. The project is still subject to the conditions as adopted originally for the project.

This is the first request for a one-year extension. Staff supports the one-year extension to give the Assemi more time to submit a final map. If approved, the expiration date would be extended to May 17, 2025. There would be five more one-year discretionary extensions remaining that the City could grant, as this proposal constitutes the second extension request by the applicant.

Environmental:

An Environmental Impact Report (EIR) was prepared and certified for the project in accordance with the California Environmental Quality Act (CEQA), along with technical evaluations of agriculture conversion, air quality, biological resources, cultural resources, noise assessment, traffic impact, and water supply assessment. Mitigation measures were included for potential impacts to biology, cultural resources, geology & soils, hazards and hazardous materials, hydrology and water quality, noise, public services, traffic, tribal cultural resources, and utilities and service systems. Even with mitigation, impacts to prime agricultural land and the cumulative effects of loss of prime farmland, biological habitat modification, hydrology, vehicle miles traveled, and utilities were found to be significant and unavoidable. Therefore, the City Council adopted a Statement of Overriding Considerations that describes the reasons for approving the project even with the significant environmental effects that are included in the findings. The Lacey Ranch Area Master Plan – Final EIR can be accessed from the Community Development Department page on the City of Lemoore website www.lemoore.com.

Attachments:

- Vicinity Map
- Draft Resolution for Approval
- Resolution No. 2022-19 – Approving Tentative Subdivision Map Tract 932
- Tentative Subdivision Map Tract 932 – Approved May 17, 2022
- Resolution No. 2022-18 – Approving Planned Unit Development No. 2020-03
- Resolution No. 2022-17 – Certifying the Environmental Impact Report



**Site Location – Aerial Photo
Tract No. 932**

RESOLUTION NO. 2024-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING A ONE YEAR TIME EXTENSION OF TENTATIVE SUBDIVISION MAP
TRACT NO. 932 AND ACCOMPANYING ENTITLEMENTS
LOCATED EAST OF 18 AVENUE AND NORTH OF GLENDALE AVENUE
(APN 021-030-057) IN THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore (the "City") duly called and held on May 13, 2024, at 5:30 p.m. on said day, it was moved by Commissioner _____, seconded by Commissioner _____, and carried that the following Resolution be adopted:

WHEREAS, Jeff Roberts (agent) has requested a one year time extension for Tentative Subdivision Map Tract No. 932 and accompanying Planning entitlements, located on the east side of 18th Avenue (Lemoore Avenue) and north of Glendale Avenue (APN 021-030-057); and

WHEREAS, the City Council of the City of Lemoore approved Tentative Subdivision Map Tract No. 932 and accompanying Planning entitlements after holding a public hearing on May 17, 2022; and

WHEREAS, the applicant has demonstrated reasonable efforts to pursue the project and the need for extension of Tentative Subdivision Map Tract No. 932 and accompanying Planning entitlements; and

WHEREAS, the Planning Commission has determined that granting an extension will not create a negative impact to the public health, safety, or welfare.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby finds that the potential environmental effects of the Project were adequately analyzed by the Environmental Impact Report that was certified pursuant to the California Environmental Quality Act (CEQA) on May 17, 2022; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore hereby grants a one-year extension to Tentative Subdivision Map Tract 932 and accompanying Planning Entitlements which shall expire on May 17, 2025. This extension is granted subject to compliance with the conditions of the original approval contained in City Council Resolution No. 2022-19.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on May 13, 2024, by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Mitchell Couch, Chairperson

ATTEST:

Kristie Baley, Commission Secretary

RESOLUTION NO. 2022-19

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
APPROVING TENTATIVE SUBDIVISION MAP TRACT 932 AND MAJOR SITE PLAN
REVIEW 2020-03 DEVELOPING 156 ACRES WITH A MIX OF HOUSING TYPES,
PARK, TRAIL, AND POND BASIN LOCATED ON THE EAST SIDE OF 18TH
AVENUE (LEMOORE AVENUE), SOUTH OF LACEY BOULEVARD AND NORTH OF
E. GLENDALE AVENUE JUST OUTSIDE THE LEMOORE CITY LIMITS**

WHEREAS, Assemi Group has requested approval of a Tentative Subdivision Map and Major Site Plan Review on 156 acres with 547 single-family lots, two multifamily parcels, parks, trail, and pond basin located on the east side of 18th Avenue (Lemoore Avenue), south of Lacey Boulevard and north of E. Glendale Avenue; and

WHEREAS, the site has proposed land use designations of Low Density Residential, Medium Density Residential, High Density Residential, Parks/Recreation, and Greenway/Detention Basin; and

WHEREAS, an Environmental Impact Report was prepared in conformance with the California Environmental Quality Act (CEQA) Guidelines, and it was found that the proposed project would have a significant effect on the environment even with mitigations. Therefore, a Statement of Overriding Considerations has been prepared for this project and certified by the City Council; and

WHEREAS, the Planning Commission, after holding a public hearing on April 11, 2022, adopted a resolution recommending approval of the project.

WHEREAS, the Lemoore City Council held a duly noticed public hearing at its May 3, 2022, meeting.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Lemoore hereby makes the following findings regarding the proposed project, based on facts detailed in the May 3, 2022, staff report, which is hereby incorporated by reference, as well as the Planning Commission recommendation and the evidence and comments presented during the Public Hearing:

1. The social, economic, and environmental benefits of the Project outweigh the potential unavoidable significant impacts and render those potential significant impacts acceptable based on the following considerations:
 - a. The Project reflects the stated vision, goals and objectives of the City of Lemoore.
 - b. The Project will ensure orderly development patterns to accommodate projected increases in population through buildout of the General Plan by providing strategic land use designations that avoid or minimize land use conflicts.
 - c. The Project will provide a variety of housing opportunities with a range of densities, styles, sizes and values that will be designed to satisfy existing and future demand for quality housing in the area.

- d. The Project will maximize and broaden the City's sales tax base by providing local and regional tax-generating uses.
 - e. The Project will improve and maximize economic viability of the Project site and area by providing strategic land use designations.
 - f. The Project will provide a residential development that assists the City in meeting its General Plan and Housing Element requirements and objectives.
2. Annexation of the existing site will implement the City's General Plan goals by developing residential uses.
 3. The General Plan Amendment is in the public interest, and the General Plan, as amended, will remain internally consistent.
 4. The Zoning Map Amendment of the map is consistent with the General Plan goals, policies, and implementation programs
 5. The Planned Unit Development (PUD) is compatible and in conformity with public convenience, general welfare, and good land use and zoning practice. The PUD provides for alternative development standards that will increase the density of the site while avoiding negative impacts.
 6. The PUD will not be detrimental to the health, safety, and general welfare of the City.
 7. The PUD will not adversely affect the orderly development of property or the preservation of property values as the project involves the development of well-designed single-family homes.
 8. The Tentative Subdivision Map is consistent with the General Plan and all applicable provisions of the Zoning Code.
 9. The proposed project will not be substantially detrimental to adjacent property and will not materially impair the purposes of the Zoning Ordinance or the public interest.
 10. As proposed and conditioned herein, the site design of the project is consistent with the new residential development standards in the Zoning Ordinance, as modified by the Planned Unit Development.
 11. The proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations, including the proposed overlay zone for the Planned Unit Development, specific plan provisions, and improvement standards adopted by the City.
 12. The proposed site design and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.
 13. The character and scale of the site are compatible with the character of buildings on adjoining and nearby properties.
 14. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
 15. The project's lot sizes are consistent with densities in the General Plan and are appropriate for this site.

BE IT FURTHER RESOLVED that the City Council of the City of Lemoore approves Tentative Subdivision Map Tract 932, subject to the following conditions:

RESOLUTION NO. 2022-19

1. The site shall be developed consistent with the approved Tentative Map, as modified by the Planned Unit Development, these conditions, and applicable development standards found in the Zoning Ordinance and Lemoore (City) Municipal Code.
2. The site shall be developed consistent with the approved Tentative Map, as modified by the Planned Unit Development, these conditions, and applicable development standards found in the Zoning Ordinance and Lemoore (City) Municipal Code.
3. The site shall be developed consistent with this report and with the Site Plan Review comments.
4. The project shall be developed and maintained in substantial compliance with the Tentative Map, except for any modifications that may be needed to meet these conditions of approval.
5. The final subdivision map shall be submitted in accordance with City ordinances and standards.
6. The 29 residential lots that are proposed along the southern edge of the proposed project, depicted as Lots 93 – 121, shall be restricted to single story homes.
7. The developer shall incorporate the mitigation measures as identified in the Environmental Impact Report into the project, including payment of fair share impact fees for improvements to the Liberty Drive/Hanford-Armona Road intersection.
8. Plans for all public and private improvements, including but not limited to, water, sewer, storm drainage, road pavement, curb and gutter, sidewalk, streetlights, landscaping, and fire hydrants shall be approved by the City Engineer, and these improvements shall be completed in accordance with the approved plans to the satisfaction of the Public Works Department.
9. On-site and off-site traffic and street improvements shall be constructed per the Site Plan Review comments and the mitigation measures in the mitigated negative declaration.
10. Perimeter arterial roadways shall be constructed and widened per City standards and the cross-sections on the Tentative Map as follows:
 - In Phase 1, half of West Lacey Boulevard and 18th Avenue (Lemoore Avenue) will be constructed as arterial streets (adjacent to project site). The road currently “Street S” will be built according to City standards for collector. The (unnamed) future collector running north/south at the western edge of the project will be provided only for In emergency access for fire and emergency vehicles during this phase.
 - Phase 2, the (unnamed) future collector running north/south at the western edge of the project will be built to City standards for collector.
11. Ponding basin and storm drainage improvements shall be constructed per the Major Site Plan Review comments.
12. A landscaped trail along current “Street S” and along current “Street G” between the community park and Trailhead Park shall be constructed prior to the final inspection of the 5th

new home constructed in Phase 1. The acreage of the landscaped area may be counted toward park land dedication requirements in Section 8-7N-4 of the City Municipal Code. The landscaping will include but not be limited to trees, shrubbery, and grass. Signage at the trail ends shall be required.

13. Parks and trails depicted in the proposed plans shall be developed by the developer and then deeded to City. Park land in-lieu fees shall be paid to the City if the acres provided for the park and landscaped trail on the improvement plans are not sufficient, in accordance with the procedures in Section 8-7N-4 of the City Municipal Code. Fees shall be paid prior to approval of the Final Map.
14. A public facilities maintenance district (PFMD) shall be formed in conjunction with the Final Map acceptance in order to provide the maintenance costs for the park, landscape trail, common landscaping, street maintenance, and other improvements in accordance with existing City policy.
15. The project shall be subject to the applicable development impact fees adopted by resolution of the City Council. Per agreement with the developer will pay the water, sewer, and storm drainage impact fees currently under consideration.
16. In conjunction with approval of the Final Map, a noise and odor easement shall be recorded on all lots created, in a form acceptable to the City Attorney, to acknowledge the presence of nearby industry, railroad, and freeways, and the right of the such uses to continue to emit such noise and odors as are otherwise allowable by law and to ensure that such uses in these areas are not unreasonably hindered by residential users and owners that move in or nearby at a later date.
17. In conjunction with approval of the Final Map, an easement shall be recorded on all lots created identifying that the property is near a military installation subject to high aircraft noise, low level aircraft, aircraft tests, and/or other military related issues.
18. The developer shall comply with the standards, provisions, and requirements of the San Joaquin Valley Air Pollution Control District that relate to the project.
19. A minimum six-foot eight-inch-high block wall with decorative columns and caps at least every 100 feet shall be constructed per City standards adjacent to 18th Avenue (Lemoore Avenue) and Lacey Boulevard. Landscaping shall be added to cover at least 50% of the wall within five years of installation.
20. Fire hydrant and connection types and locations shall be approved by the Lemoore Volunteer Fire Department.
21. Concrete pads for installation of mailboxes shall be provided in accordance with determinations made by the Lemoore Postmaster.
22. Street trees from the City approved street tree list shall be planted with root barriers as per Public Works Standards and Specifications.

23. Streetlights shall be provided within the project as per City local streetlight standards.
24. One or more Kings Area Rural Transit (KART) bus stops shall be constructed, if required, at locations directed by KART.
25. The sidewalk type along local streets (parkway type or curb adjacent type) shall be consistent throughout all phases of the subdivision, as per City standard.
26. The sidewalk type along arterial and collector streets shall be parkway type and consistent with City standards.
27. Any existing roadway, sidewalk, or curb and gutter that is damaged during construction shall be repaired or replaced to the satisfaction of the Public Works Department.
28. All signs shall require a sign permit separate from the building permit.
29. Lot sizes less than 7,000 square feet, consistent with the sizes shown on the Tentative Map, shall be adopted per the Planned Unit Development established by the City Council.
30. Article “B” of Chapter 9 of Title 9 of the Lemoore Municipal Code shall be amended as follows to modify lot size and building setbacks:

Article “B” of Chapter 9 of Title 9 of the Lemoore Municipal Code is amended as follows:

Table 9-9B-3-1, containing the adopted PUD overlay zones, is hereby amended to add PUD 2020-02:

Number	Name	Date Approved	Resolution Number	Average Density Per Gross Acre (du/ac)
2020-02	Assemi Group, Tract 932	May 3, 2022	2022-19	4.81

Table 9-9B-4-1, containing specific development standards in the adopted PUD overlay zones, is hereby amended to add PUD 2020-02:

Number	Name	Front Setback	Side Setback	Rear Setback
2020-02	Assemi Group, Tract 932 *Compact, medium, and estate	15 feet for compact* and medium* lots (12 feet to covered porch)	5’ interior side 10’ street side	10 feet for compact* lots 15 feet for medium* lots

	lots defined on Tract Map	20 feet for estate* lots (14 feet to covered porch) 20' to garage		20 feet for estate* lots One-story homes only on TSM Lots 93 to 121
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- 31. The project and all subsequent uses shall meet the requirements found in Section 9-5B-2 of the Zoning Ordinance related to noise, odor, and vibration, and maintenance.
- 32. The Tentative Subdivision Map approval shall expire two years from the date of City Council approval, unless a Final Map is filed or an extension is granted via legislation or by the City, in accordance with the Subdivision Map Act. Expiration dates for the Major Site Plan Review and Planned Unit Development shall run consistent with the expiration date of the Tentative Map.

PASSED AND ADOPTED at a Meeting of the City Council of the City of Lemoore held on the 3rd day of May 2022 by the following vote:

AYES: Orth, Gornick, Matthews, Chaney, Lyons

NOES: None

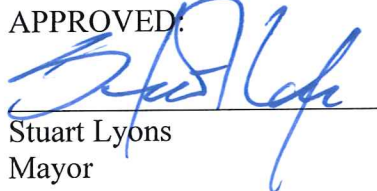
ABSTAINING: None

ABSENT: None

ATTEST:


Marisa Avalos
City Clerk

APPROVED:


Stuart Lyons
Mayor

TENTATIVE MAP NO. 932

IN THE CITY OF LEMOORE, KINGS COUNTY, STATE OF CALIFORNIA
 SURVEYED ON JANUARY 28TH, 2020
 BY PRECISION CIVIL ENGINEERING, INC.

18TH AVENUE (LEMOORE AVE)



VICINITY MAP
 NOT TO SCALE

LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 20 EAST, MOUNT Diablo BASE AND MERIDIAN, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT TOWNSHIP PLAN APPROVED OCTOBER 28, 1969.
 EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF LEMOORE, A MUNICIPAL CORPORATION AS DESCRIBED IN GRANT DEED RECORDED JANUARY 09, 1998 AS INSTRUMENT NO. 98-420 OF OFFICIAL RECORDS.

APN : 021-030-057-000
 AREA : ±156 ACRES (MORE OR LESS)

LOT COUNT

COMPACT LOTS 52x80 (GREEN) - AVERAGE LOT SIZE = 4,500 SF = 184 LOTS (102 NORTH + 82 SOUTH)
 MEDIUM LOTS 55x100 (BLUE) - AVERAGE LOT SIZE = ±6,500 SF = 310 LOTS (57x) (155 NORTH + 155 SOUTH)
 ESTATE LOTS 70x130 (PINK) - AVERAGE LOT SIZE = ±9,500 SF = 73 LOTS (13x) (73 NORTH + 0 SOUTH)

TOTAL LOTS = 547 LOTS - AVERAGE LOT SIZE = ±6,800 SF

MULTI FAMILY ±204 UNITS = ±27% OF TOTAL UNITS

PARK / OPEN SPACE

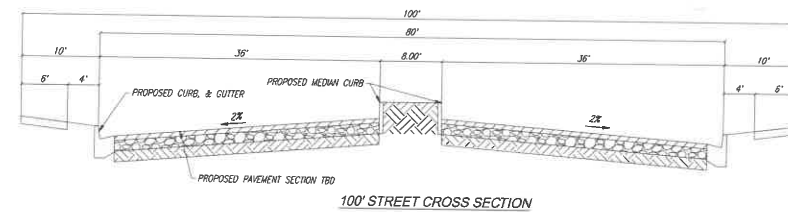
NUMBER OF PARKS = 4
 AREA OF PARKS = 7.90 ACRES
 TOTAL TRAIL AREA = 71,609 SQFT OR 1.64 ACRES
TOTAL AREA = 9.54 ACRES

SITE INFORMATION

GENERAL PLAN LAND USE DESIGNATION: RESIDENTIAL
 EXISTING USE: AGRICULTURAL, PARKS AND RECREATION
 EXISTING ZONING: 547
 NUMBER OF LOTS: 547
 AVERAGE LOT AREA: ±5,840 SQ. FT.
 DENSITY: ±4.81 UNITS PER ACRE
 ASSESSOR'S PARCEL NUMBER: 021-030-057-000
 SITE LOCATION: SOUTH EAST CORNER OF LACEY BOULEVARD AND 18TH AVENUE (LEMOORE AVENUE)
 OWNER: ASSEM GROUP INC.
 1396 WEST HERNDON AVE. SUITE 101
 FRESNO, CA 93711
 559-445-9000

GENERAL NOTES

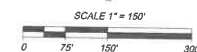
1. THERE ARE NO EXISTING STRUCTURES ONSITE, BESIDES THE WELL ALREADY OWNED AND OPERATED BY THE CITY OF LEMOORE.
2. MEDIUM LOW DENSITY RESIDENTIAL AND OPEN SPACE IS INTENDED FOR THE PROPOSED TENTATIVE MAP.
3. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF LEMOORE ZONING CODES.
4. ALL UTILITY SERVICES ARE PROPOSED TO BE PROVIDED BY THE FOLLOWING AGENCIES:
 SANITARY SEWER CITY OF LEMOORE
 STORM DRAINAGE CITY OF LEMOORE
 DOMESTIC WATER CITY OF LEMOORE
 FIRE PROTECTION CITY OF LEMOORE
 ELECTRICITY PG&E
 GAS PG&E
 TELEPHONE ARAT
 CABLE COMCAST
 WASTE DISPOSAL CITY OF LEMOORE
5. TRACT MAP PROVIDES FOR BUILDINGS WITH SOUTHERN EXPOSURE FOR NATURAL HEATING DURING THE WINTER MONTHS, WITH AMPLE SPACE FOR DECIDUOUS SHADE TREES FOR NATURAL COOLING DURING THE SUMMER MONTHS.
6. PROPOSED STREET IMPROVEMENTS SHALL BE INSTALLED IN CONFORMANCE WITH CITY OF LEMOORE STANDARDS.
7. ALL PUBLIC UTILITIES (PG&E, TELEPHONE, CABLE, WATER AND SEWER) SHALL BE INSTALLED.
8. ALL IMPROVEMENTS PROPOSED (SEWER, WATER, STORM DRAIN, CURB, CUTTER, STREETLIGHTS, SIDEWALK, AND PERMANENT PAVEMENT) SHALL BE CONSTRUCTED TO CITY STANDARDS.
9. THIS TRACT IS NOT WITHIN 200 FEET OF ANY RAILROAD, FREIGHTWAY OR EXPRESSWAY.



100' STREET CROSS SECTION

NOTES

1. 60' AND 80' TYPICAL STREET SECTIONS PER CITY STANDARDS No. P-14.



PLANNING • SURVEYING • CIVIL ENGINEERING
 1734 O STREET, FRESNO, CALIFORNIA 93721
 TEL: 559-445-9500 FAX: 559-449-4515
 WWW.PRECISIONENGINEERING.NET



PROJECT TITLE: LACEY RANCH AREA MASTER PLAN
 SHEET DESCRIPTION: TENTATIVE MAP
 CITY OF: LEMOORE
 COUNTY OF: KINGS

PREPARED FOR:
 ASSEM GROUP, INC.
 1396 WEST HERNDON AVE. SUITE 101
 FRESNO, CA 93711
 559-445-9000

REVISIONS
 LC 4-09-2020

DRAWN BY: JML
 CHECKED BY: DY
 DATE: 4/08/2020

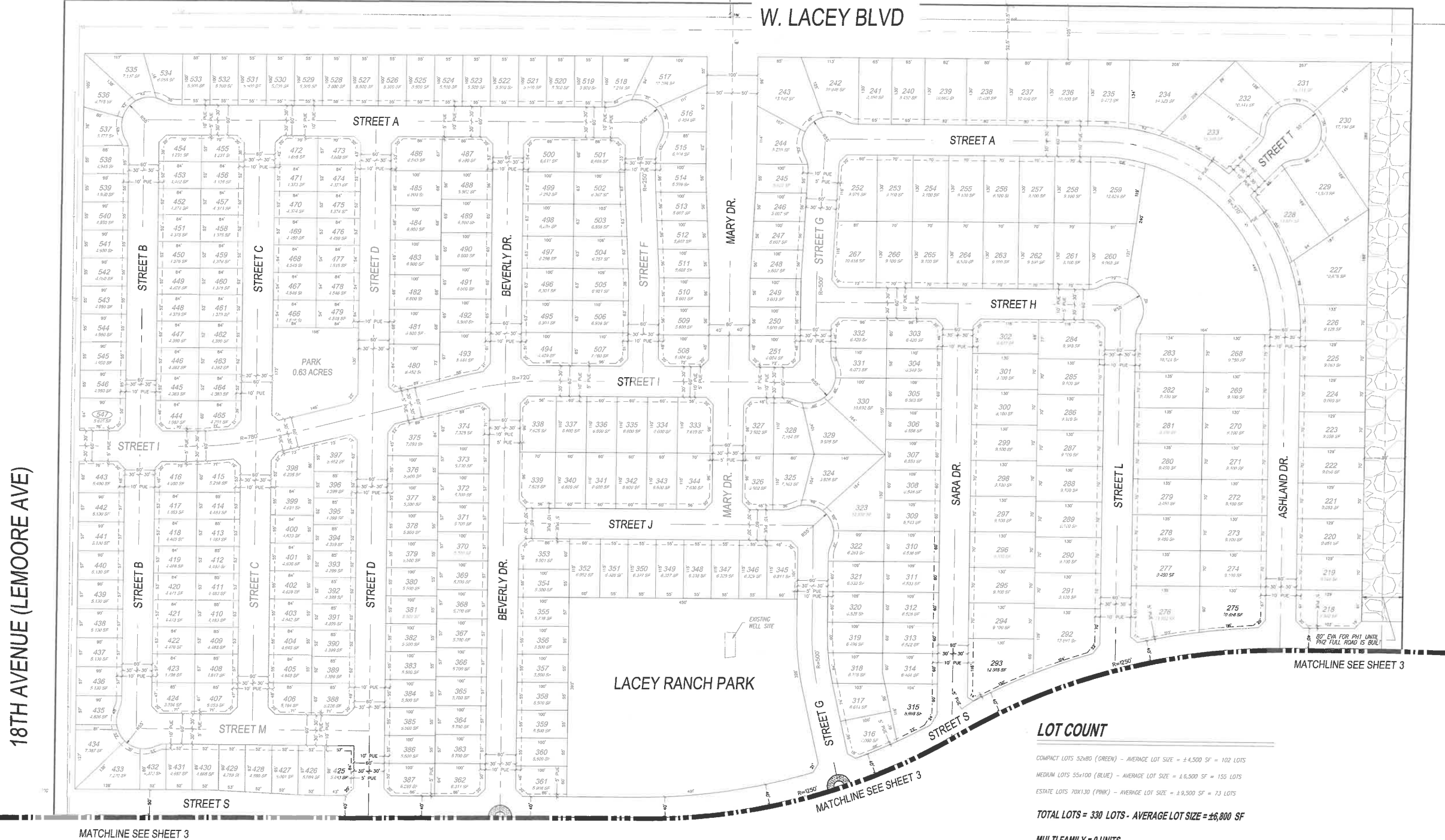


SHEET NUMBER:
 1 OF 3
 JOB NUMBER:
 19-037

P:\CIVIL_3D\PROJECTS\2019\19-037\SURVEY AND MAPPING\MAPS\TENTATIVE MAP\19-037 TENTATIVE MAP.DWG 5/21/2020 4:12:31 PM

TENTATIVE MAP NO. 932

IN THE CITY OF LEMOORE, KINGS COUNTY, STATE OF CALIFORNIA
 SURVEYED ON JANUARY 28TH, 2020
 BY PRECISION CIVIL ENGINEERING, INC.



LOT COUNT

COMPACT LOTS 52x80 (GREEN) - AVERAGE LOT SIZE = 4,500 SF = 102 LOTS
 MEDIUM LOTS 55x100 (BLUE) - AVERAGE LOT SIZE = 5,500 SF = 155 LOTS
 ESTATE LOTS 70x130 (PINK) - AVERAGE LOT SIZE = 9,100 SF = 73 LOTS
TOTAL LOTS = 330 LOTS - AVERAGE LOT SIZE = 5,680 SF
 MULTI FAMILY = 0 UNITS

18TH AVENUE (LEMOORE AVE)

W. LACEY BLVD

P:\CADD\PROJECTS\2019\19-037 SURVEY AND MAPPING\TENTATIVE MAP NO. 932\2020_6_12_17.dwg

PLANNING & SURVEYING & CIVIL ENGINEERING
 1934 O STREET, FRESNO, CALIFORNIA 93721
 TEL: 559-449-4500 FAX: 559-449-4575
 WWW.PRECISIONENG.NET



PROJECT TITLE: LACEY RANCH AREA MASTER PLAN
 SHEET DESCRIPTION: TENTATIVE MAP
 CITY OF: LEMOORE
 COUNTY OF: KINGS

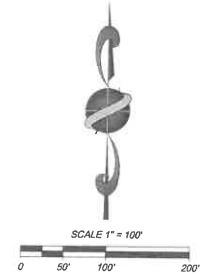
PREPARED FOR:
 ASSEMI GROUP, INC.
 1396 WEST HERNDON AVE. SUITE 101
 FRESNO, CA 93711
 559-445-9000

REVISIONS
 LC 4-08-2020

DRAWN BY: JML
 CHECKED BY: DY
 DATE: 4/08/2020



SHEET NUMBER:
 2 OF 3
 JOB NUMBER:
 19-037



TENTATIVE MAP NO. 932

IN THE CITY OF LEMOORE, KINGS COUNTY, STATE OF CALIFORNIA
 SURVEYED ON JANUARY 28TH, 2020
 BY PRECISION CIVIL ENGINEERING, INC.

PLANNING • SURVEYING • CIVIL ENGINEERING
 1334 O STREET, FRESNO, CALIFORNIA 93721
 TEL: 559-449-4500 FAX: 559-449-4515
 WWW.PRECISIONENG.NET



PROJECT TITLE: LACEY RANCH AREA MASTER PLAN
 SHEET DESCRIPTION: TENTATIVE MAP
 CITY OF: LEMOORE
 COUNTY OF: KINGS

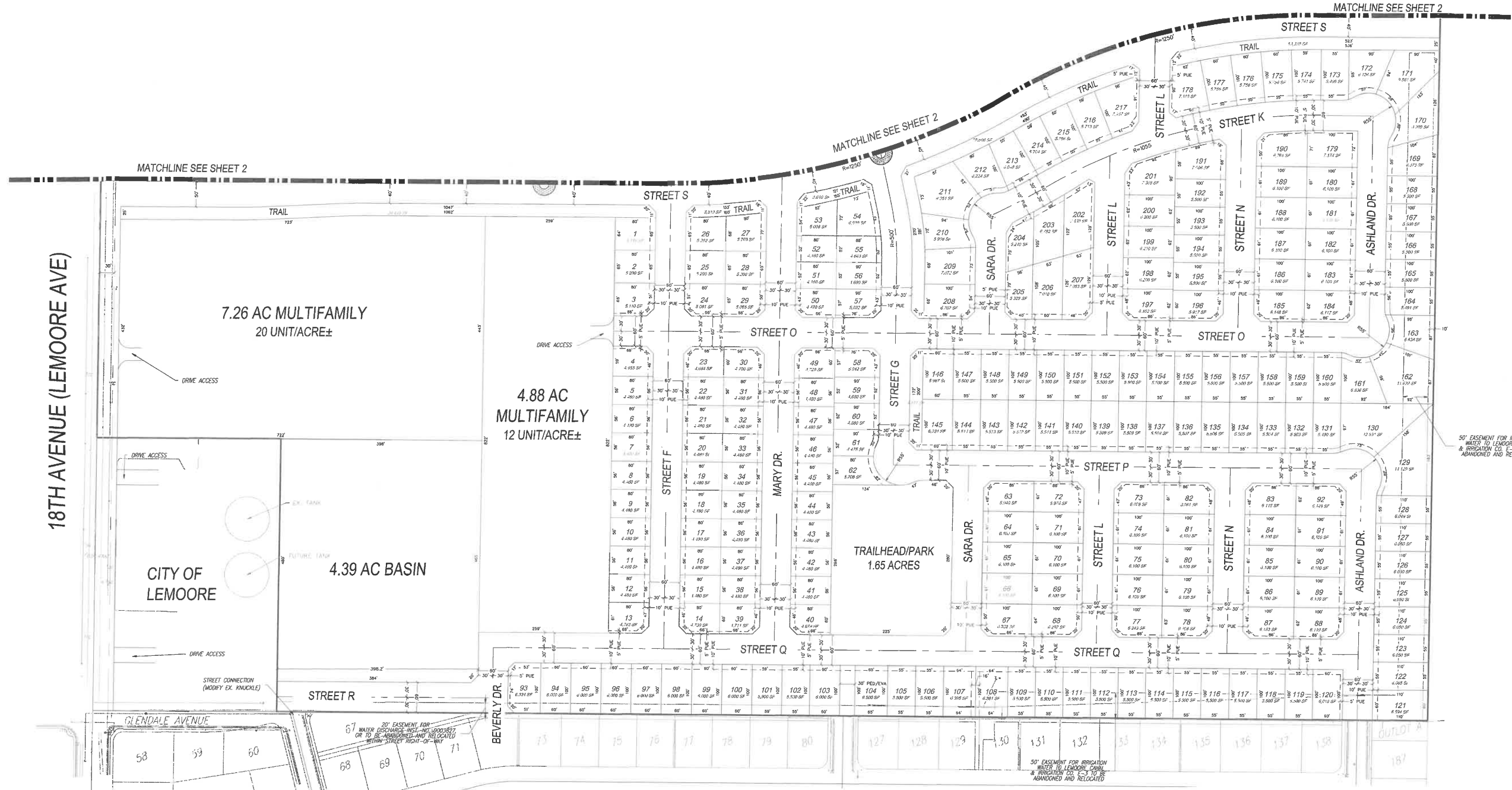
PREPARED FOR:
 ASSEMI GROUP, INC.
 1396 WEST HERNDON AVE, SUITE 101
 FRESNO, CA 93711
 559-445-9000

REVISIONS
 LC 4-08-2020

DRAWN BY: JML
 CHECKED BY: DY
 DATE: 4/08/2020

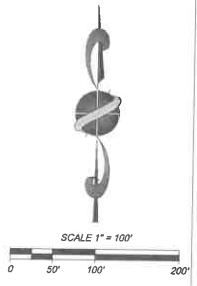


SHEET NUMBER:
 3 OF 3
 JOB NUMBER:
 19-037



LOT COUNT

COMPACT LOTS 52x80 (GREEN) - AVERAGE LOT SIZE = ±4,500 SF = 62 LOTS
 MEDIUM LOTS 55x100 (BLUE) - AVERAGE LOT SIZE = ±6,500 SF = 155 LOTS
 ESTATE LOTS 70x130 (PINK) - AVERAGE LOT SIZE = ±9,500 SF = 0 LOTS
TOTAL LOTS = 217 LOTS - AVERAGE LOT SIZE = ±6,800 SF
MULTIFAMILY = ±204 UNITS



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RESOLUTION NO. 2022-18

A RESOLUTION APPROVING GENERAL PLAN AMENDMENT 2020-03 AND MAKING APPLICATION REQUESTING THE LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY INITIATE PROCEEDINGS FOR A SPHERE OF INFLUENCE AMENDMENT AND ANNEXATION NO. 2020-01 FOR THE REORGANIZATION OF TERRITORY

WHEREAS, the applicant, Assemi Group, has requested a General Plan amendment from Agriculture/Rural Residential, Low Density Residential and Parks/Recreation to Low Density Residential, Medium Density Residential, High Density Residential, Parks/Recreation, and Greenway/Detention Basin and annexation of the site bounded by West Lacey Blvd to the north and 18th Avenue (Lemoore Avenue) to the west (APN: 021-030-057); and,

WHEREAS, the City Council of the City of Lemoore desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for a reorganization which would concurrently annex territory to the City of Lemoore and detach territory from the Kings River Conservation District, and the Excelsior Kings River Resource Conservation District; and,

WHEREAS, notice of intent to adopt this resolution of application has been given, and this Board has conducted a public hearing based upon this notification; and,

WHEREAS, the principal reasons for the proposed reorganization are that the annexation of the territory will implement into the City of Lemoore General Plan by allowing future residential development.

WHEREAS, the following agency or agencies would be affected by the proposed jurisdictional changes: City of Lemoore - annexation; Kings River Conservation District - detachment, and Excelsior Kings River Resource Conservation District - detachment; and

WHEREAS, the territory proposed to be reorganized is Uninhabited (contains less than twelve registered voters), and a map and description of the boundaries of the territory are attached hereto as Exhibits A & B and by this reference incorporated herein; and,

WHEREAS, a Sphere of Influence amendment will also be proposed to the Local Agency Formation Commission of Kings County to include the project site within the City's Sphere of Influence; and

WHEREAS, the property identified as APN 021-030-057 was previously placed into Agricultural Preserve Contract No. 709 and encumbered by Williamson Act Contract No. 1847. At the time the contract was made, the property was identified as APNs 22-061-01 and was within one mile of the city limits of Lemoore. The City of Lemoore protested the establishment of the agricultural preserve and Kings County Local Agency Formation Commission upheld the protest by LAFCo Resolution No. 82-6; and

WHEREAS, an Environmental Impact Report (SCH#2020080314) was prepared in conformance with the California Environmental Quality Act (CEQA) Guidelines, and it was found that the project would have significant effects on the environment even after mitigation. The City Council of the City of Lemoore has certified the Environmental Impact Report and adopted a Statement of Overriding Conditions; and

WHEREAS, it is desired to provide that the proposed reorganization be subject to the following terms and conditions: New development within the annexation territory will be subject to the updated development impact fees for water, sewer, and storm drainage that are expected to be adopted by the City Council in 2022; and,

WHEREAS, the Lemoore City Council held a duly noticed public hearing at its May 3, 2022, meeting to consider the annexation, general plan amendment, and rezoning of the territory.

NOW, THEREFORE, BE IT RESOLVED, General Plan Land Use Map is to be amended as shown on the attached Exhibit C. General Plan Circulation Map is to be amended to designate West Lacey Blvd. and 18th Avenue (Lemoore Avenue) as arterial streets. The Circulation Map will also be amended to show a collector running east/west in the middle of the project with a name to be determined (currently labeled as "Street S") and a second arterial with a name to be determined will run north/south along the eastern edge of the project as shown on attached Exhibit D.

BE IT FURTHER RESOLVED, this Resolution of Application is hereby adopted and approved by the City Council of the City of Lemoore, and the Local Agency Formation Commission of Kings County is hereby requested to take proceedings for the annexation of territory as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

BE IT FURTHER RESOLVED, the Council of the City of Lemoore hereby finds that Williamson Act Contract No. 1847 was properly protested by the City of Lemoore and that Kings County Local Agency Formation Commission upheld these protests, and therefore the City Council of the City of Lemoore hereby exercises its option to not succeed to the rights, duties, and powers of Kings County under Contract No. 1847 in accordance with Government Code Section 51243.5, and intends to record a Certificate of Contract Termination at the same time that the executive officer of the Kings County Local Agency Formation Commission files the certificate of completion pursuant to Government Code Section 57203;

BE IT FURTHER RESOLVED, the annexation shall be conditioned upon the following:

1. New development within the annexation territory will be subject to the updated development impact fees for water, sewer, and storm drainage that are expected to be adopted by the City Council in 2022.

BE IT FURTHER RESOLVED, the City Council of the City of Lemoore hereby directs City staff to complete, sign, and deliver application materials to the Local Agency Formation Commission of Kings County to initiate the sphere of influence amendment and annexation process.

RESOLUTION NO. 2022-18

PASSED AND ADOPTED at a Meeting of the City Council of the City of Lemoore held on the 3rd day of May 2022 by the following vote:

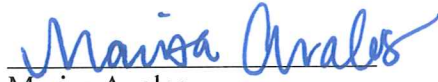
AYES: Orth, Gornick, Matthews, Chaney, Lyons

NOES: None

ABSTAINING: None

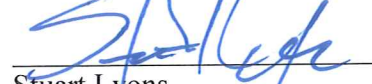
ABSENT: None

ATTEST:



Marisa Avalos
City Clerk

APPROVED:



Stuart Lyons
Mayor

RESOLUTION NO. 2022-17

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
CERTIFYING THE ENVIRONMENTAL IMPACT REPORT PREPARED FOR THE
LACEY RANCH AREA MASTER PLAN PROJECT (SCH#2020080314)**

WHEREAS, the City of Lemoore has caused to have prepared an Environmental Impact Report (EIR) consistent with the California Environmental Quality Act (CEQA) to inform the public, regulatory agencies, and the City of Lemoore decision makers of the potential environmental impacts that the proposed Lacey Ranch Master Plan Project would have on environmental factors as specified in the CEQA Guidelines; and,

WHEREAS, the City of Lemoore Planning Commission recommended certification of the EIR after holding a duly noticed public hearing on April 11, 2022, and,

WHEREAS, the City of Lemoore City Council held a duly noticed public hearing at its May 3, 2022, meeting to consider certification of the EIR.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lemoore hereby takes the following actions:

1. The City Council finds that the EIR for the Lacey Ranch Master Plan Project, which consists of the Draft EIR and the Final EIR (Response to Comments) (collectively the EIR) has been completed in accordance with the requirements of the CEQA and the State CEQA Guidelines.
2. The City Council certifies that the EIR was prepared, published, circulated, and reviewed in accordance with the requirements of CEQA and the CEQA Guidelines, and constitutes an adequate, accurate, objective, and complete Final Environmental Impact Report in full compliance with the requirements of CEQA and the State CEQA Guidelines.
3. The City Council certifies that the EIR has been presented to the City Council, and the City Council has reviewed the EIR and has considered the information contained in the EIR prior to acting on the proposed Project, and that the EIR reflects the City Council's independent judgment and analysis.
4. Pursuant to CEQA Guidelines Sections 15091 and 15093, and in support of its approval of the Project, the City Council adopts the attached Findings of Fact and Statement of Overriding Considerations in support of approval of the Project as set forth in the attached Exhibit A of this Resolution.
5. Pursuant to CEQA Section 21081.6 and CEQA Guidelines Section 15091, and in support of its approval of the Project, the City Council adopts the Mitigation Monitoring and Reporting Program (MMRP) to require all reasonably feasible mitigation measures be implemented by means of Project conditions, agreements, or other measures, as set forth in Exhibit B of this Resolution.

RESOLUTION NO. 2022-17

6. The City Council directs that, upon approval of the Project, the City's Community Development Department shall file a Notice of Determination with the County Clerk of Kings County and with the State Office of Planning and Research, pursuant to the provisions of CEQA section 21152.
7. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in and may be obtained from the City of Lemoore City Clerk at 711 W. Cinnamon Drive, Lemoore, California.

PASSED AND ADOPTED at a Meeting of the City Council of the City of Lemoore held on the 3rd day of May 2022 by the following vote:

AYES: Orth, Gornick, Matthews, Chaney, Lyons

NOES: None

ABSTAINING: None

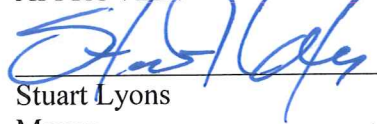
ABSENT: None

ATTEST:



Marisa Avalos
City Clerk

APPROVED:



Stuart Lyons
Mayor



711 W Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744 • Fax (559) 924-9003

Staff Report

To: Lemoore Planning Commission **Item No. 6**
From: Steve Brandt, City Planner / Kira Noguera, Senior Planner
Date: May 4, 2024 **Meeting Date: May 13, 2024**
Subject: **Zoning Text Amendment No. 2024-01**: Amending Sections 9-5b-5 “Fences and Walls”, 9-5E-5 “Design and Development Standards for Off Street Parking Areas”, 9-5D1-4 “Tree Preservation”, 9-4B-2 “Allowed Uses and Required Entitlements for Base Zoning Districts”, 9-5F-5 “Standards for Permanent On Site Signs”, and Table 9-3-2 “Zoning Districts” and adding Sections 9-4D-21 “Tattoo Parlors” and 9-4D-22 “Personal Storage Facilities” in the City of Lemoore Zoning Ordinance.

Proposed Motion:

Move to adopt Resolution No. 2024-03, recommending approval of Zone Text Amendment No. 2024-01 in accordance with the findings in the resolution.

Background:

In 2023, the City Council, Planning Commission, and City Staff discussed, and later adopted, various amendments to Lemoore’s Zoning Ordinance and Subdivision Ordinance with the intent that these amendments would encourage additional housing growth. There are additional zoning and development standard topics that are not related to new housing development, or that have come up because of new State laws signed in late 2023 that may be addressed with zoning text amendments. Staff has held study sessions with City Council to discuss these topics and have prepared recommendations based on these discussions.

Proposed Changes:

The following list describes the scope of the changes being proposed.

Front Yard Fencing for Single-Family Homes –The fence standards continue to result in numerous conversations with property owners who want to build a higher front yard fence than the allowed three and a half feet. Based on the City Council’s recommendations and staff’s research of other city’s fence standards, the proposed text amendments will allow a

front yard fence up to four feet in height if it is permeable (50% open). Alternately, the maximum height of a 50% permeable front yard fence would remain at three and a half feet. See the resolution's Exhibit A, page 2.

Driveways and Front Yards for Single-Family Homes – The zoning ordinance currently only allows widening a driveway on the garage side of the lot, but since a building permit is not required to pour concrete, there have been many driveway additions that are out of code that were not noticed until well after the work had been done. Several of the added driveways have been to accommodate the parking of semipermanent mobile food vehicles in residential front yards. After discussing with the City Council, Staff is proposing changes that would prohibit semipermanent mobile food vehicles from being parked in front yard areas, even on driveways. They could be parked inside or rear yard areas. Staff is proposing code changes that would allow an additional driveway to reach a side yard with a vehicle, however the proposed code would prohibit parking on that driveway. Amendments are also proposed to Title 4 Public Health and Safety to prohibit parking of semipermanent mobile food vehicles in front yards. See the Exhibit A to Resolution No. 2024-03, page 3.

Heritage Tree Ordinance – The existing ordinance protects six species of trees. Most valley cities have a protective tree ordinance, but Lemoore differs by protecting more than the Valley Oak tree. The Valley Oak tree is protected by the state of California with enforcement authority given to local governments. Staff has researched a number of protective tree ordinances and recommend amending Lemoore's code to remove protection for the five other tree species currently named. This change respects the intent of the Heritage Tree ordinance while recognizing that ash, sycamore, pine, and palm trees do not require the same protections as oak trees. See the Exhibit A to Resolution No. 2024-03, pages 3 and 4.

Tattoo Parlors in Downtown Zones – Currently tattoo parlors are prohibited in the DMX-1 zone and require a CUP in the DMX-2, NC, and RC zones. The proposed changes would allow tattoo parlors as an allowed use in the DMX-1, DMX-2, MU, NC, RC, and PO zones. The proposed change is based on the increased acceptance of tattoo parlors and the desire to allow a wide variety of commercial uses in the downtown area. Development and design standards have been added to article D Special Uses Standards. See Exhibit A to Resolution No. 2024-03, pages 5 and 6.

Mini-storages in Residential Zones– Currently, mini-storages are only allowed in industrial zones. Staff is proposing ordinance amendments that would allow them to locate closer to customers, in residential zones, with the approval of a CUP. Mini-storages are compatible with residential uses and can serve as a buffer between residential developments and nuisance uses that generate more noise and more trips. Approval of the text amendments would allow a mini-storage in the RLD and RLMD zones with the approval of a CUP if less than 10 acres as well as in the RMD zone if less than 3 acres with a CUP. Development and design standards have been added to article D Special Uses Standards. See Exhibit A to Resolution No. 2024-03, pages 6 through 8.

Monument Signs– The current code restricts the maximum height for most monument signs to 4 feet. Most cities allow 6 to 12 feet, depending on the zoning. The proposed text amendments allow monument signs up to 6 feet for non-residential uses in the AR, RVLD, RLD, RN, RLMD, RMD, RHD, W, AG, PR, CF, and PO zones, and up to 12 feet in the MU, NC, ML, and MH zones. The height allowance is increased to 16 feet in the RC zone. The

maximum height would remain 4 feet in the downtown area. See Exhibit A to Resolution No. 2024-03, pages 8 through 14.

Highway-oriented Signs —Staff has proposed text edits to the existing sign code that provide visibility to businesses along the highways (State Highways 41 and 198) while preserving the visual quality of the City’s corridors. The proposed text changes provide more flexibility in highway-oriented sign size. These changes would bring Lemoore’s ordinance more in line with cities that are located along Highway 99 like Tulare, Fresno, and Merced. If approved the following businesses would be eligible for highway-oriented signs.

- Future commercial businesses at Highway 41 / Hanford-Armona Road
- Leprino
- Rare Earth Coffee and minimart
- Future businesses at the Walmart-owned site
- Future businesses at on the south side of Bush Street on either side of Belle Haven Drive
- Chevron/Panchito’s
- Future businesses on the west side of 19 ½ Avenue between Bush Street and Silverado Drive
- Lemoore Raceway
- Future businesses along east side and adjacent to Hwy 41 in the industrial park
- GV Burrows
- GAR Bennett
- Shaw’s Air Conditioning
- Master Storage
- Motel 6
- Valero
- Maverik
- Future businesses at Kevin King’s future business park

The size and height of the sign would depend on whether the use is in a commercial or industrial zone. Uses near the Highway 198 / 19th Avenue interchange would get an additional allowance because of the longer than typical eastbound off-ramp, which requires drivers to decide to get off the freeway earlier than normal. See Exhibit A to Resolution No. 2024-03, pages 15 through 17.

Landscape standards – In past meetings, the City Council has shown interest in revisiting the standard width of sidewalks, which is currently 5 feet on local streets and 6 feet on collectors and arterials, as well as landscape parkways (the landscaped area between a curb and a sidewalk) and the issues they bring. Lemoore has faced challenges with parkways related to upkeep and maintenance. Small parkways are difficult to landscape, irrigate, and maintain. The planting of street trees was also discussed as planting street trees in small parkways can lead to root damage to roads and sidewalks. At this time, staff plans to ask the City Council if they would like to widen sidewalk requirements from five feet to six with an amendment to City Engineering Standard C-5. Any further changes to parkways, landscaping standards (including street trees), road cross sections, and engineering standards will be discussed during the upcoming General Plan Update process. There are no ordinance changes for the Planning Commission to recommend, but if the Commission wants to formally comment on this topic, Staff can communicate it to the Council.

Zoning Districts Established – These changes clean up some minor changes that should have accompanied the changes made last fall 2023. Consistency between the General Plan and the Zoning Ordinance is required by law. Staff has proposed changes to lot sizes described in Table 9-3-2 “Zoning Districts” to ensure development matches the densities outlined in the General Plan. Edits also add “personal services” to the list of uses expected in the Downtown mixed use, core district. See Exhibit A to Resolution No. 2024-03, pages 18 through 21.

Environmental Assessment:

Pursuant to CEQA (California Environmental Quality Act) Guidelines, it has been determined that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15061(b)(3) (common sense exemption) and Section 15305 (minor alterations to land use limitations exemption) of the CEQA Guidelines.

Attachments:

Resolution No. 2024-03 with Exhibit A specifically describing the proposed text changes.

RESOLUTION NO. 2024-03

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
RECOMMENDING APPROVAL OF ZONE TEXT AMENDMENT NO. 2024-01
INITIATED BY THE CITY OF LEMOORE TO MODIFY SECTIONS 9-5B-5 “FENCES AND WALLS”, 9-
5E-5 “DESIGN AND DEVELOPMENT STANDARDS FOR OFF STREET PARKING AREAS”, 9-5D1-4
“TREE PRESERVATION”, 9-4B-2 “ALLOWED USES AND REQUIRED ENTITLEMENTS FOR BASE
ZONING DISTRICTS”, 9-5F-5 “STANDARDS FOR PERMANENT ON SITE SIGNS”, AND TABLE 9-3-2
“ZONING DISTRICTS” AND TO ADD SECTIONS 9-4D-21 “TATTOO PARLORS” AND 9-4D-22
“PERSONAL STORAGE FACILITIES” IN THE CITY OF LEMOORE ZONING ORDINANCE**

At a Regular Meeting of the Planning Commission of the City of Lemoore (the “City”) duly called and held on May 13, 2024, at 5:30 p.m. on said day, it was moved by Commissioner _____, seconded by Commissioner _____ and carried that the following Resolution be adopted:

WHEREAS, the zone text changes were initiated by the City to encourage quality development in the City; and

WHEREAS, the City Council held study sessions related to the proposed zone text amendments on January 16, February 6, and March 05, 2024; and

WHEREAS, Exhibit A (attached) describes the specific text amendments proposed in underline/strikeout format; and

WHEREAS, the project has been determined to be Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15061(b)(3) (common sense exemption) and Section 15305 (minor alterations to land use limitations exemption) of the CEQA Guidelines; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its May 13, 2024, meeting.

NOW BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed Zone Text Amendment No. 2024-01, based on facts detailed in the May 13, 2024, staff report, which is hereby incorporated by reference, as well as the evidence and testimony presented during the Public Hearing:

1. Zone Text Amendment No. 2024-01 is consistent with the general plan goals, policies, and implementation programs.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore recommends that the City Council approve and adopt Zone Text Amendment No. 2024-01, as described in Exhibit A to the Lemoore City Council based on the evidence presented.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on May 13, 2024, by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Mitchell Couch, Chairperson

ATTEST:

Kristie Baley, Commission Secretary

Exhibit A

ZONE TEXT CHANGE NO. 2024-01

Modifying Sections:

- 9-5B-5 “Fences and Walls”
- 9-5E-5 “Design and Development Standards For Off Street Parking Areas”
- 9-5D1-4 “Tree Preservation”
- 9-4B-2 “Allowed Uses and Required Entitlements For Base Zoning Districts”
- 9-4D-21 “Tattoo Parlors”
- 9-4D-22 “Personal Storage Facilities”
- 9-5F-5 “Standards For Permanent On Site Signs”
- 9-3-2 “Zoning Districts”

New text to be added is underlined format.

Text to be removed is in ~~strikeout~~ format.

9-5B-5: FENCES AND WALLS:

A. Purpose: The purpose of this section is to establish development standards and regulations for fences and walls. The intent of these regulations is to provide for adequate air and light permeability onto lots, for adequate buffering between and screening of uses and activities, and for the mitigation of noise.

B. Applicability And Exemptions: Except as provided below, the requirements of this chapter apply to all fences and walls.

1. Fences that are required by federal or state law or regulation, or which are required by the city for public safety (e.g., temporary construction site fencing) are exempt from this section.

2. Walls that are required by mitigation measure and designed and approved through a tentative subdivision map, tentative parcel map, or site plan and architecture review for noise attenuation are exempt from this section. (Ord. 2013-05, 2-6-2014)

C. Permit Requirements: Except as provided below, no special planning permit or entitlement shall be required for fences or walls, except that zoning plan check shall be conducted in the event that a building permit is required.

1. Building Permit Required: A building permit is required for all fences that exceed seven feet (7') in height. (Ord. 2016-04, 4-19-2016)

2. Encroachment Permit Required: An encroachment permit is required for all fences located within a city maintained public utility easement as provided in title 7, chapter 12, "Encroachments", of the municipal code.

3. Retaining Walls: Retaining walls, as defined in this title, may only be constructed as part of an approved grading permit for the site at the time of initial development, as part of a roadway improvement project, or as part of the necessary stabilization of soil for the primary intended use of the property as determined by the public works director.

D. Measurement Of Fence And Wall Height: Fence and wall height shall be measured as the vertical distance between the lowest finished grade at the base of the fence and the top edge of the fence material. When a fence or wall is placed atop a "landscape wall" (as defined in this title), the height of the landscape wall shall be considered as part of the fence or wall for purposes of determining the height of the fence or wall.

E. Fence And Wall Height Limits In Required Yard Areas:

1. General Standards: All fences and walls built within required yard areas or within a clear visibility area shall comply with the height limits shown in table 9-5B-5-E1, "Development Standards For Fences And Walls", of this section. Minimum permeability refers to the amount of surface area of the fence or wall that shall be open to the passage of light and air. (Ord. 2013-05, 2-6-2014)

**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 4 feet	50%
Within required street side yard setback:		
Less than 3 feet from back of sidewalk	3.5 4 feet	50%
3 feet or greater from back of sidewalk and in front of the front face of the main building	3.5 4 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 7 feet require a building permit. (Ord. 2015-08, 1-5-2016)

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

D. Standards For Off Street Parking For Private Residences: Off street parking and driveways for detached dwellings, manufactured homes, single-family attached dwellings, and two-unit attached dwellings shall meet the following requirements:

1. In single-family and two-family dwellings, one (1) space of the required parking per unit must be covered (e.g., garage, carport). (Ord. 2013-05, 2-6-2014)
2. All semipermanent mobile food vehicles and all motor vehicles which are inoperable and/or without current registration shall not be parked or stored in any required front yard within a residential zoning district or neighborhood. (Ord. 2015-08, 1-5-2016)
3. Each parking space shall be at least eight and one-half feet wide by eighteen feet deep (8¹/₂x18').
4. The minimum driveway width shall be ten feet (10').
5. Tandem (end to end) parking is allowed to meet the minimum off street parking requirements. (Ord. 2013-05, 2-6-2014)
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. Unpaved areas between paved drive lanes (California-style driveways) shall not be used for parking.
 - b. Permanent paved surfaces in the front yard area shall be limited to a maximum five foot (5') wide walkway to the front door of the residence, a driveway that is no wider than the width of the garage or carport, and an area between the driveway and closest interior lot line that is no wider than twelve feet (12') wide. Sites without a garage or carport are limited to a driveway-type parking area in the front yard area that is a maximum twenty feet (20') wide.
 - c. If an interior side yard area is more than ten feet (10') wide from property line to residence, a driveway no more than twelve feet (12') wide may be added for the purpose of accessing the side yard but shall not be used for parking in the required front yard area. Zoning clearance shall be required to ensure compliance.

9-5D1-4: TREE PRESERVATION

A. Purpose And Applicability: This section implements the general plan policy protecting and preserving heritage trees within the community. This section includes provisions that preserve existing heritage trees on private property through the development review process and subsequent activities such as work within the canopy or within the critical root zone of trees and provide a process for replacement in instances where preservation is not reasonably possible.

The requirements of this section, and corresponding permit requirements as described in section 9-2B-5, "Tree Permit For Trees On Private Property", of this title shall only apply to protected trees that are located on private property. It shall not apply to trees on public property or within the public right of way, which are covered in title 7, chapter 5, "Street Trees", of the municipal code.

B. Protected Trees: The following trees shall not be removed without city approval:

1. Heritage Tree: ~~The following species of trees~~ A Valley oak (Quercus lobata) tree with a diameter at breast height of twelve inches (12") or greater, or multitrunked trees with a combined diameter at breast height of twelve inches (12") or greater, are considered heritage trees:.

- ~~a. Valley oak (*Quercus lobata*);~~
- ~~b. Magnolia ash (*Magnolia macrophylla* subsp. *ashei*)~~
- ~~c. California sycamore (*Platanus racemosa*);~~
- ~~d. Modesto ash (*Fraxinus velutina*);~~
- ~~e. Italian stone pine (*Pinus pinea*); and~~
- ~~f. California fan palm (*Washingtonia filifera*).~~

2. Habitat for Special Status Species: Trees that a biological study identifies as habitat for special status species (e.g., Swainson's hawk).

3. Mitigation Trees: Trees that were planted during the development process as required mitigation for the removal of protected or special status trees

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

P	=	Permitted by right	N	=	Not permitted
A	=	Administrative use permit required	C	=	Conditional use permit required

Land Use/Zoning District	Residential Zoning Districts							Special Purpose Zoning Districts				Mixed Use Zoning Districts				Office, Commercial, And Industrial Zoning Districts				
	AR	RVLD	RLD	RN	RLMD	RMD	RHD	W	AG	PR	CF	DMX-1	DMX-2	DMX-3	MU	NC	RC	PO	ML	MH
Tattoo parlor	N	N	N	N	N	N	N	N	N	N	N	N <u>P²⁹</u>	C <u>P²⁹</u>	N	N <u>P²⁹</u>	C <u>P²⁹</u>	C <u>P²⁹</u>	N <u>P²⁹</u>	N	N
Storage, personal storage facility	N	N	N <u>C³⁰</u>	N	N <u>C³⁰</u>	N <u>C³⁰</u>	N	N	N	N	N	N	N	N	N	N	N	N	<u>P³⁰</u>	<u>P³⁰</u>

Notes:

29. See additional regulations for tattoo parlors in section 9-4D-21 of this chapter.

30. See additional regulations for personal storage facilities in section 9-4D-22 of this chapter.

9-4D-21: TATTOO PARLORS:

A. Purpose: The purpose of this Section is to regulate the establishment and operation of tattoo parlors.

B. Applicability: The regulations contained in this section shall apply to tattoo parlors as defined in section 9-4A-5, "Description Of Land Uses", of this chapter. The establishment of new tattoo parlors shall be consistent with the allowed use provisions of article B, "Allowed Uses And Required Entitlements", of this chapter and the standards contained within this section, as well as other development standards as required by this code.

C. Development And Design Standards for tattoo parlors:

1. Tattoo parlors shall operate only between the hours of seven (7:00) a.m. and eleven (11:00) p.m.
2. Service of alcohol, marijuana based substances, or other controlled substance shall not be permitted in conjunction with a tattoo parlor use.
3. No new tattoo parlor use shall be located within five hundred feet (500') of another tattoo parlor, except that no separation is required in the DMX-1 and DMX-2 zones.
4. The entrance door and storefront window glazing shall be 100 percent (100%) clear and free of obstructions such as signs, window tinting, shelving, or racks.
5. "Specified anatomical areas" as defined in 9-4D-14 shall not be exposed in the publicly accessible areas of the business or viewable from the public right-of-way.
6. The operator of the approved use shall prevent loitering and loud noises around the subject site during and after the hours of business operation.
7. A sign stating, "No tattoo service will be provided for anyone under the age of 18," shall be visible at all times on the door of the front entrance.
8. The applicant shall comply with all applicable State, County and City Health and Human Services regulations including, but not limited to the State Safe Body Art Act regarding the establishment and operation of businesses engaged in tattooing, body piercing, and permanent cosmetic application.

9-4D-22: PERSONAL STORAGE FACILITIES

A. Purpose: The purpose of this section is to regulate the establishment and operation of personal storage facilities, also known as mini-storages or self-storage facilities.

B. Applicability: Development standards in this section shall apply to all personal storage facilities. New personal storage facilities will be reviewed in conjunction with the required conditional use permit and/or site plan and architectural review application.

C. Maximum size: The maximum site area for personal storage facilities in the Low Density Residential Zone and the Low Medium Density Residential Zone shall be ten (10) acres. The maximum site area for personal storage facilities in the Medium Density Residential Zone shall be three (3) acres.

D. The following Development And Design Standards shall apply to all personal storage facilities:

1. Residential quarters for a manager or caretaker may be provided.
2. No business activity shall be conducted other than the rental of storage spaces.
 - a. No public sale of any item from a rental space or within a self-service storage facility.
 - b. The personal storage operator may conduct incidental retail sales of storage-related items, including, but not limited to, boxes, locks, and packing tape.
 - c. No construction, repair, servicing, renovating, painting or resurfacing of any motor vehicle, boat, trailer or other machine or implement including, but not limited to, furniture, toys, carpets, or similar equipment, objects, or materials.
 - d. No on-site commercial, business, professional, industrial, or recreational use or activity.
 - e. No use of rental units for human habitation.
3. All storage shall be located within fully enclosed structure(s) except as provided for in this section.
4. The site shall be completely enclosed by building walls or a solid masonry wall with landscaping, except for points of ingress and egress (including emergency fire access) which shall be gated. The gate(s) shall be maintained in good working order at all times and shall remain closed except when in use.
5. Buildings may be placed with zero setback from interior lot lines if the Planning Commission finds that the placement will not be detrimental to adjacent properties.
6. All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way in accordance with section 9-5B-4 Outdoor Lighting.
7. The site shall be paved, except for structures and landscaping.
8. Personal storage facilities may provide space for the outdoor storage of operable vehicles, boats, RV's, and trailers, provided the following standards are met:
 - a. The storage of vehicles shall occur only within a designated area. The designated area shall be clearly delineated on the site.
 - b. The storage of vehicles shall not occur within building setbacks.
9. New personal storage facilities shall be landscaped in accordance with section 9-5D1-2 and maintained in accordance with section 9-5D1-3.
10. The storage of inoperative vehicles is prohibited.
11. The storage of flammable or otherwise hazardous materials is prohibited.

E. In addition to subsection D, the following Development And Design Standards shall apply to personal storage facilities in residential zones:

1. New personal storage facilities in residential zones shall not be located within one-half mile of an existing personal storage facility.
2. Storage facilities located within or adjacent to residential zones shall locate outdoor vehicle, boat, RV, and trailer storage areas at least thirty feet (30') from all property lines and shall be separated from all property lines by enclosed storage structures.
3. Exterior walls within or adjacent to residential zones that are visible from public rights of way shall be of a decorative design consistent with the following:
 - a. Walls shall have vertical elements (e.g., pilasters, indentations) of differing colors and/or materials at least every one-hundred feet (100').
 - b. Walls shall include capstones (with limited overhang) of a coordinating color, material, and style as the rest of the wall.
 - c. Walls shall be of neutral color and shall be textured with stone, brick, stucco, or other similar surface finish.
 - d. Walls shall not be located inside of the required clear visibility area at the intersections of streets.
4. Building walls that are visible from public rights of way shall be articulated with one of the techniques illustrated in figure 9-5C-4-B2, "Techniques To Break Up Long Building Walls", of section 9-5C-4 a minimum of every thirty feet (30').
5. New personal storage facilities proposed adjacent to existing residential uses shall be limited to a maximum seven-foot-high solid masonry wall or structure when constructed on property line.
6. Use of barbed wire for or on fencing is prohibited.
7. Personal storage facilities located within residential zones or adjacent to residential zones shall maintain a landscaped 20-foot front yard and a 15-foot street side yard in addition to areas described in section 9-5D1-2.
8. Personal storage facilities located within or adjacent to residential zones shall have hours of operation limited to 7:00 a.m. to 9:00 p.m., Monday through Saturday, and 9:00 a.m. to 9:00 p.m. on Sundays.

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

The standards of this section provide the regulations for on site signs on private property, including height, size, placement, and illumination. Regulations are listed based upon zoning district and sign type.

A. Format And Organization Of Standards: The signage standards listed below are summarized, where applicable, in table format for ease of use and organization. Concepts described in these tables are as follows:

1. Collective Sign Area: The total sign area allowed herein for each sign type may be distributed among the maximum number of signs permitted for that sign type.
2. Cumulative Sign Area Allowance: Allowable sign area is either a set square footage per establishment or is based on a ratio of allowable sign area to primary building frontage (i.e., 1 square foot of sign per 1 linear foot of primary building frontage, or 1 sf/1 lf). Where a ratio is described, it applies to the maximum sign area listed in table 9-5F-5-B1, "Signage Standards For Permanent On Site Signs By Zoning District", of this section. The sign area allowed for permanent on site signs shall be independent of the area allowed for temporary signs as provided in section 9-5F-6, "Standards For Temporary On Site Signs", of this article.

B. General Standards: Except as provided in subsections C, "Menu/Order Board Signs For Drive-In And Drive-Through Uses", and D, "Highway Oriented Signs", of this section, permanent on site signs shall be consistent with the standards listed in table 9-5F-5-B1 of this section as listed by base zoning district. The types of signs permitted in each district are specified in table 9-5F-5-B2, "Allowed Types Of Permanent On Site Signs By Zoning District", of this section. Only those signs specified in the tables shall be permitted.

**TABLE 9-5F-5-B1
SIGNAGE STANDARDS FOR PERMANENT ON SITE SIGNS BY ZONING DISTRICT**

Sign Type	Development Standards		
	Maximum Number Permitted	Maximum Area	Maximum Height
Residential and Special Purpose Districts (AR, RVLD, RLD, RN, RLMD, RMD, RHD, W, AG, PR, CF):			
Home occupations:			
Building-attached sign	1 sign per residence	2 square feet	Roofline
Permanent subdivision identification signs:			
Freestanding sign (monument or attached to a masonry wall)	1 per subdivision entrance	30 square feet each, 60 square feet total	10 feet
Other nonresidential uses:			
Building-attached sign	1 per establishment	40 square feet	Roofline
Freestanding sign	1 per site	40 square feet	4 <u>6</u> feet
Downtown Mixed Use Districts (DMX-1, DMX-2, DMX-3):			
Building attached signs	No maximum	2 square feet/1 linear foot on primary frontage and 1.5 square feet/1 linear foot on secondary frontage; maximum 100	Roofline

		square feet per sign and 200 cumulative square feet per establishment	
Freestanding signs	Non-residential uses only: 1 per site	20 square feet	4 feet
Mixed Use District (MU):			
Building-attached signs	No maximum	1.5 square feet/1 linear foot collectively, maximum 150 square feet	Roofline
Freestanding signs:			
A-frame sign	1 per establishment	8 square feet maximum	5 feet
Freestanding sign	1 per project entrance	50 square feet per sign	4 feet <u>12 feet</u>
Neighborhood Commercial District (NC):			
Building-attached signs	No maximum	2 square feet/1 linear foot collectively, maximum 200 square feet	Roofline
Freestanding signs	1 per site	50 square feet per sign	4 feet <u>12 feet</u>
Regional Commercial District (RC):			
Building-attached signs	No maximum	2.5 square feet/1 linear foot collectively, maximum 400 square feet	Roofline
Freestanding signs	1 per street frontage	100 square feet per sign	See standards by sign type in table 9-5F-5-B2 of this section

Professional Office District (PO):			
Building-attached signs	1 per establishment	40 square feet per sign	Roofline
Freestanding signs	1 per street frontage	40 square feet per sign	10 feet
Industrial Districts (ML, MH):			
Building-attached signs	1 per street frontage per establishment	1.5 square feet/1 linear foot collectively, maximum 400 square feet	Roofline
Freestanding signs	1 per site	100 square feet per sign	See standards by sign type in table 9-5F-5-B2 of this section

(Ord. 2013-05, 2-6-2014; amd. Ord. 2017-06, 5-16-2016)

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, RVLD, RLD, RN, RLMD, RMD, RHD, W, AG, PR, CF	DMX-1	DMX-2	DMX-3	MU	NC	RC	PO	ML MH	
Building-attached:										
Awning	A	A	A	A	A	A	A	N	N	Roofline
Can	N	N	N	N	A	A	A	A	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	A	A	A	A	A	A	A	Roofline
Vinyl	A	N	N	N	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	4' <u>see next row</u>
<u>Max. height (feet)</u>	<u>6'</u>	<u>4'</u>	<u>4'</u>	<u>4'</u>	<u>12'</u>	<u>12'</u>	<u>16'</u>	<u>6'</u>	<u>12'</u>	
Pole	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.

(Ord. 2015-08, 1-5-2016)

C. Menu/Order Board Signs For Drive-In And Drive-Through Uses: Each drive-in or drive-through use is permitted a maximum of sixty (60) square feet of menu/order board signage. The sign(s) shall not count as a sign for purposes of table 9-5F-5-B1, "Signage Standards For Permanent On Site Signs By Zoning District", of this section, either in terms of number or cumulative area. The maximum height for a menu/order board sign shall be six feet (6').

D. Highway Oriented Signs: Properties in the mixed use, neighborhood commercial, regional commercial, professional office, and industrial zoning districts and within ~~one thousand five hundred feet (500'-1,000')~~ of the centerline of State Highways 41 or 198 may, upon issuance of a highway oriented sign permit, establish a highway oriented sign consistent with the following provisions, in addition to other provisions of this article:

1. Permit Requirements: All highway oriented signs require the approval of a highway oriented sign permit prior to issuance of a building permit. The procedures for application, review, and decision of a highway oriented sign permit are as provided in section 9-2B-18, "Highway Oriented Sign Permit", of this title.
2. Number: One highway oriented sign shall be permitted per either:
 - a. Integrated developments, as defined in this title, consisting of ~~six (6)~~ three (3) or more tenants; or
 - b. Sites with a single tenant ~~of fifty (50) acres or more.~~
3. Height: The maximum height of highway oriented signs shall be as follows:
 - a. For single-tenant signs, a maximum of ~~forty feet (40')~~ sixty feet (60');
 - b. For multi-tenant signs, a maximum of ~~sixty feet (60')~~ eighty (80').
 - ~~c. Additional height up to a maximum of eighty feet (80') may be part of the approval of the highway oriented sign permit, provided the designated approving authority makes the following additional findings:~~
 - ~~(1) That the additional height is necessary to ensure safe viewing from the highway.~~
 - ~~(2) That approval of the additional height will not be contrary to the specific intent of the signage regulations established in this article.~~
4. Location:
 - a. Spacing Between Signs: No highway oriented sign shall be located closer than eight hundred feet (800') from any other highway oriented sign. A lesser spacing distance may be allowed through approval of the highway oriented sign permit, provided the designated approving authority makes the following findings:
 - (1) The reduced distance between highway oriented signs will not cause a safety impact or create sign clutter contrary to a small town atmosphere.
 - b. Setbacks: All portions of signs must be set back a minimum of ten feet (10') from the highway right-of-way or other distance as determined by Caltrans. All highway oriented signs must be distanced from any residential district by a minimum of two hundred feet (200').
 - c. Visibility: Highway oriented signs shall not be located to inhibit pedestrian or vehicular visibility and more specifically shall not be located within the "clear visibility area" as defined in this title. Illuminated signs shall be directed away from any residentially designed land.

d. Additional Restrictions: See title 7, chapter 4, "Advertising Displays Adjacent To Freeways", of the Municipal Code for additional citing restrictions along landscaped freeways.

5. Area: Highway oriented signs shall comply with the following limitations on sign area:

a. Generally In neighborhood commercial and regional commercial zoning districts: The maximum allowed sign area for single tenant highway oriented signs shall be ~~one-three~~ hundred (~~400300~~) square feet per side. For multi-tenant signs, the total maximum sign area shall be ~~six-twelve~~ hundred (~~6001,200~~) square feet per side with each tenant space limited to ~~one-three~~ hundred (~~400300~~) square feet. The maximum tenant space may exceed 300 square feet for the main tenant if the sum of all square footages does not exceed 300 square feet per tenant sign. Ancillary components of the sign, such as shopping center identification, shall not exceed twenty five percent (25%) of the total sign area and shall be excluded from the calculation of the total maximum sign area.

b. In mixed use, professional office, and industrial zoning districts: The maximum allowed sign area for single tenant highway oriented signs shall be one hundred (100) square feet per side. For multi-tenant signs, the total maximum sign area shall be six hundred (600) square feet per side with each tenant space limited to one hundred (100) square feet.

~~bc.~~ Cumulative Sign Area: The area of a highway oriented sign shall not be counted toward the cumulative maximum sign area of the underlying property.

d. Accommodation for 19th Avenue Off-ramp: Due to the length of the 19th Avenue off-ramp, the maximum allowed sign area for properties within 1,000 feet of the crossing of 19th Avenue over Highway 198 may increase their maximum allowed sign areas by thirty percent (30%).

6. Architecture: Highway oriented signs shall be designed as pylon signs or pole signs. Pole signs ~~are not permitted~~ shall include either a structural or architectural base from which the pole extends. The base shall be a minimum 50% wider than the diameter of the pole and a minimum twelve feet (12') high as measured from the ground unless an alternate design is approved by the Director. Highway oriented signs shall be composed of materials and design that are aligned with the purpose of this chapter and the community design element of the general plan. Examples of exterior sign materials include, but are not limited to, stucco, brick, wood panels, marble, aluminum, and roof structures. The community development director may modify or waive these architectural design standards upon finding that the proposed sign provides an alternative architectural design that is aesthetically equivalent to or greater than these standards.

~~7. Pedestrian Amenities: A highway oriented sign shall provide pedestrian oriented amenities at its base as appropriate to its location (i.e., covered benches, sculptures, artwork, enhanced landscaping, and/or area beautification).~~

~~7~~8. Illumination: All highway oriented signs must be internally lit. Signs shall not have blinking, flashing, or fluttering lights or other illuminating devices that have a changing light, brightness, or color. Changeable copy LED lights are allowed to be incorporated into the structure so long as they change no more than every seven (7) seconds and shall adjust intensity between day and night so as to not be a safety hazard. Sign lighting shall meet the sign lighting standards found in the latest version of the California Energy Commission's Nonresidential Compliance Manual.

**TABLE 9-3-2
ZONING DISTRICTS**

Zoning District Symbol	Zoning District Name/Description	General Plan Land Use Designation Implemented By Zoning District
Residential zoning districts:		
AR	Agriculture and rural residential. This district is designated for single-family detached residential development in areas with rural and semirural characteristics. Parcel sizes are greater than 40,000 square feet. Residential density is typically provided at 0.05 unit per gross acre (1 unit per 20 acres), with a maximum density of 0.2 unit per gross acre (1 unit per 5 acres).	Agriculture/rural residential
RVLD	Very low density residential. This district is designated to provide transition between semirural residential and single-family detached residential areas. Lot sizes are between 15,000 10,000 and 40,000 square feet. Residential density for this designation ranges from a minimum of 1 to a maximum 3 units per gross acre.	Very low density residential
RLD	Low density residential. This district is designated for single-family residential subdivisions at a range from a minimum of 3 to a maximum of 7 units per gross acre. Lot sizes range from 7,000 5,000 to 15,000 square feet.	Low density residential
RN	Traditional neighborhood residential. This district is designated for older, historic neighborhoods in central Lemoore and new development that is designed with similar characteristics. Development features single-family residential homes at a density range from a minimum of 7 to a maximum of 12 units per gross acre with lot sizes between a minimum of 3,600 3,000 and a maximum of 7,500 square feet. The fronts of homes are typically accessed from the public street, while garages and services (e.g., trash) are accessed from the rear of the lot via a public or private alley.	Low-medium density residential
RLMD	Low-medium density residential. This district is designated for higher density single-family residential development including small lot single-family, attached single-family and duplexes, triplexes, fourplexes, and townhomes. Typical residential density for this designation ranges from a minimum of 7 to a maximum of 12 units per gross acre. The lot sizes range from 3,000 to 7,000 square feet.	Low-medium density residential

RMD	Medium density residential. This district is designated for multi- family residential development, including apartments and townhomes. Development is typically 2 and sometimes 3 stories, with balconies, common area open space, and shared amenities. Residential densities range from a minimum of 12 to a maximum of 17 units per gross acre. Lot size to unit ratio is between 2,500 <u>2,000</u> and 3,600 square feet.	Medium density residential
RHD	High density residential. This zoning district is designated for multi-family apartments and condominium development. Residential densities range from a minimum of 17 to a maximum of 25 units per gross acre. High density residential development is best suited along arterials and around the downtown. Lot size to unit ratio is between 1,700 and 2,500 square feet.	High density residential
Special purpose zoning districts:		
W	Wetlands. This district is designated for the preservation and protection of existing and recreated wetland areas; for the protection of wildlife, hydrological, and biological resources; and for the preservation of open space lands and natural protection areas.	Wetlands
AG	Agricultural. This district is designated solely for agricultural activities (e.g., crop production, animal keeping) on parcels larger than 40,000 square feet.	Agricultural
PR	Parks and recreation/ponding basin. This district is designated for improved and unimproved park facilities, including neighborhood, community, and regional parks; public golf courses; and recreational facilities that provide visual open space and serve the outdoor recreational needs of the community. Also includes ponding basins and other drainage facilities.	Parks/recreation greenway/ detention basin
CF	Public services and community facilities. This district is designated for lands owned by public entities, including schools, administrative offices, corporation yards, and public facilities, including trash collection and solid waste facilities, sewage treatment ponds, and fire stations.	Community facilities
Mixed use zoning districts:		
DMX-1	Downtown mixed use, core. This district comprises the historical center of the downtown. The district is designated for retail, commercial, professional office, <u>personal services</u> , second story residential, public, and institutional uses. Retail, and restaurant, and <u>personal service</u> uses are generally the primary use at the site. Where there is residential development, densities range between 12 and 20 units per gross acre.	Mixed use
DMX-2	Downtown mixed use, auto oriented. This district comprises the area of the downtown more oriented around the use of the automobile. The district is designated to facilitate the	Mixed use, low density residential, low-medium

	natural transition of the existing structures and uses to more intensive uses at the desire of the property owner. This district allows for retail, commercial, professional office, high density residential or live/work studios, public, and institutional uses. Where there is residential development, densities range between 12 and 17 units per gross acre.	density residential, neighborhood commercial, professional office, light industrial, community facilities
DMX-3	Downtown mixed use, transitional. This district comprises a combination of light office and low to medium density residential uses. The district is designated for a continuation of the current design pattern with enhancements in the level of architectural design and detailing. The DMX-3 zone completes the transition from the downtown to the surrounding residential properties by utilizing some of the building siting qualities of the adjacent residential development. This district allows for professional office and medium density residential, with small scale support commercial uses, as well as bed and breakfast. Where there is residential development, densities range between 3 and 17 units per gross acre.	Mixed use, low density residential, low-medium density residential, professional office, community facilities
MU	Mixed use. This district is designated to provide for retail, residential, office, business and personal services, public, and institutional uses in neighborhood oriented centers in a variety of mixed use configurations, such as ground floor commercial with residential or office uses above, or collocation of buildings with different single uses on a contiguous mixed use area. Development is pedestrian oriented to enhance street life and the vibrancy of neighborhoods. Residential density ranges from 8 to 20 units per gross acre.	Mixed use
Office, commercial, and industrial zoning districts:		
NC	Neighborhood commercial. This district is designated for small scale commercial uses that primarily provide convenience, personal services, and social services such as small scale retail, eating and drinking establishments, commercial recreation, and professional office as a secondary use. It is designed to foster a pedestrian setting along public streets.	Neighborhood commercial
RC	Regional commercial. This district is designated for large scale commercial development that serves local and regional needs. Sites are easily accessible from freeways and may contain a variety of goods and services, such as large format retail, department stores, eating and drinking establishments, hotels, and motels.	Regional commercial
PO	Professional office. This district is designated for professional offices, which typically include administrative, financial, business, professional, medical, dental, and public uses. Churches and places for religious assembly and compatible multi-family housing also are allowed (density range from a minimum of 17 to a maximum of 25 units per gross acre).	Professional office

	Complementary support services, such as business support services and restaurants, also are permitted.	
ML	Light industrial. This district is designated for manufacturing, warehousing, storage, distribution, sales, and services with ancillary commercial and office space. Freestanding retail stores are not permitted.	Light industrial
MH	Heavy industrial. This district is designated for manufacturing, refining, packaging, processing, and similar activities including those with outdoor facilities. It also accommodates warehousing and distribution uses, with support commercial services and ancillary office space. No retail uses are allowed.	Heavy industrial
Specific plan zoning districts:		
SP	Specific plan zoning district. This zoning district designates areas for master planning with unique zoning and design standards through adoption of a specific plan to govern development of land within the plan area. While the city does not currently have an adopted specific plan, the framework is provided for future use consistent with state law.	All
Overlay zoning districts:		
PUD	Planned unit development overlay zoning district. This district is applied to developments that are approved through the planned unit development (PUD) permit process. Through approval of a PUD, the designated approving authority may authorize modifications in development regulations such as setbacks, height, or density, consistent with the general plan, or may establish special design requirements, such as architectural detailing for structures.	All
NASL	Naval Air Station Lemoore overlay zone. This district is applied to lands generally west of State Highway 41 and south of the city limits within the military influence area of Naval Air Station Lemoore. The intent of this overlay is to recognize the potential adverse impacts on the population from Naval Air Station Lemoore and establish special development regulations to ensure public health, safety, and welfare.	All