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City of

**LEMOORE**  
CALIFORNIA

**Planning  
Department**

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**STAFF REPORT**

Item # 14

**To: Lemoore City Council**  
**From: Holly Smyth, Planning Director**  
**Date: August 2, 2007**  
**Subject: Initiating Citywide Zone Changes related to the General Plan Update**

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**Discussion:**

As directed by City Council at the July 17, 2007 Regular meeting, attached is a draft resolution which would begin the process of initiating zone changes citywide that are related to the land use changes proposed in the Lemoore 2030 General Plan update. The purpose for this resolution is to ensure that the proposed and land use changes will be applicable to any new projects submitted between the time the resolution is passed and when the new general plan is in place.

As you may recall from our last discussion, the draft General Plan proposes to redefine the residential land use density allowances, add two new land use designations (mixed-use and very-low density residential), change several land use category titles (regional commercial instead of highway commercial and neighborhood commercial instead of central commercial), create three overlay districts in and around downtown, change some of the allowed uses within some of the land use designations, and change many existing land uses which will affect the zoning designations. The attached Exhibit A identifies those areas proposed for land use change in undeveloped areas of the City.

California Government Code §66474.2 allows a City to be able to apply new policies not yet in effect caused by land use changes so long as it has done both of the following on or before the date an application is accepted as "complete": a) initiate proceedings by way of ordinance, resolution or motion; and b) publish notice pursuant to §65090(a) describing the nature of the proposed change(s) in the applicable general or specific plan of zoning or subdivision ordinance. In order to insure no project is submitted using the existing zoning policies before the General Plan is adopted, this section allow the City Council to adopt a Resolution initiating a rezoning of the specific parcels identified in the draft General Plan because they will be inconsistent with the General Plan once it is adopted.

The Lemoore Municipal Code Section 9-15G-2 gives the Council the ability to initiate zone district amendments which may be needed and useful within the City of Lemoore and identifies the process for doing so. The attached resolution would initiate the changes.

Multiple letters and comments of opposition to various sections of the general plan have been received throughout the update process and multiple parties have asked for specific zone changes as it relates to their properties. The General Plan Steering Committee has received copies of all the letters during the update process and some changes were taken into account while others were not as it was not deemed inappropriate given surrounding uses and traffic patterns.

**Budget Impact:**

None.

**Recommendation:**

That the Council, by motion, adopt resolution 2007-31.

**RESOLUTION NO. 2007-31**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE INITIATING ZONING AMENDMENTS ON CERTAIN PROPERTIES IN THE CITY OF LEMOORE TO CONFORM TO PENDING CHANGES IN THE LEMOORE GENERAL PLAN**

**WHEREAS**, the Lemoore Municipal Code Section 9-15G-2 confers upon the Council the ability to initiate zone district amendments which may be needed and useful within the City of Lemoore; and

**WHEREAS**, the City of Lemoore General Plan is undergoing a comprehensive update; and

**WHEREAS**, an administrative draft of the new General Plan is now under review by City staff and the public hearing process for the public review and approval of the new General Plan will occur within 90 days; and

**WHEREAS**, the proposed new General Plan contains new land use designations, new and different uses for existing land use designations and, in some instances, changes in the boundaries of land use designations in many areas of the City as shown on the attached Exhibit A; and

**WHEREAS**, following the adoption of the General Plan, it will be necessary to amend the zone districts for those properties shown on Exhibit A to conform to the designations, land use policies and other policies found in the new General Plan;

**WHEREAS**, by adoption of this Resolution, City Council announces its intention, pursuant to Government Code Section 66474.2 to initiate such conforming zone district amendments; and

**WHEREAS**, the City Council desires to request that that Planning Commission consider all potential or necessary zone district amendments for those properties shown on Exhibit A which may be needed to conform to new General Plan land use and other policies, and to begin its consideration of such potential changes as soon as feasible.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Lemoore as follows:

The Council hereby initiates zone district amendments for those properties shown on Exhibit A and requests that the Planning Commission begin work, at the earliest feasible time, to consider such zone district amendments as may be needed in light of the new land use and other policies in the updated General Plan.

Passed and adopted at a regular meeting of the City Council of the City of Lemoore held on \_\_\_\_ day of \_\_\_\_\_, 2007, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

APPROVED:

\_\_\_\_\_  
John Murray, Mayor

ATTEST:

\_\_\_\_\_  
Nanci C.O. Lima, City Clerk

**CERTIFICATE**

**STATE OF CALIFORNIA )**  
**COUNTY OF KINGS       ) ss.**  
**CITY OF LEMOORE       )**

I, Nanci O. Lima, City Clerk of the City of Lemoore, do hereby certify the foregoing Ordinance was duly introduced at a Regular Meeting of the City Council of the City of Lemoore held on the \_\_\_\_\_ day of \_\_\_\_\_, 2007 and passed and adopted at a Regular Meeting of the City Council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

DATED: \_\_\_\_\_, 2007

\_\_\_\_\_  
Nanci O. Lima, City Clerk