

2005-2009 REDEVELOPMENT IMPLEMENTATION PLAN HOUSING RELATED GOALS AND OBJECTIVES

At the time of the Redevelopment Plan's adoption the Agency adopted its *Purposes and Objectives* as outlined in the Implementation Plan. Specific to housing needs of the community, the Agency is adopting the following *Purposes and Objectives*:

- ◆ Promote home ownership opportunities.
- ◆ Provide financial assistance towards major and minor rehabilitation of residential dwelling units.
- ◆ Increase the community's supply of affordable housing.
 - Partner with a developer to construct new infill housing.
 - Partner with a developer to construct a new large multi-family housing complex taking good design, safety, and density into consideration.
 - Provide first time homebuyer assistance to a small portion of newly constructed homes.
- ◆ Provide relocation assistance where Agency activities result in displacement.

In compliance with Section 33490 of the CCRL, the Agency has developed, and included in the Implementation Plan, a series of goals and objectives specific to the Lemoore Redevelopment Project Area. The following housing specific goals and related objectives:

Goal No. 3 **Promote Safe and Affordable Housing and Related Amenities for All Segments of the City's Population Base**

Objectives

- a. Provide that at least 15% of all new and substantially rehabilitated dwelling units developed within the Project Area by public or private entities or persons other than the Agency shall be at affordable housing cost to persons and families of low or moderate income.
- b. Support an on-going Homebuyers Assistance Program, Citywide.
- c. Continue to support sweat equity programs, where appropriate.
 - a. Continue to provide economic assistance for the rehabilitation and conservation of the City's existing housing stock.
 - b. Promote and support the construction of multi-family housing.
 - c. Promote and support the construction of infill housing.
 - d. Initiate programs to facilitate safe housing communities

Goal No. 4 **Increase the Supply of Senior Housing Units**

Objectives

- a. Provide direct and/or indirect Agency assistance for senior citizen housing programs, as necessary.
- b. Initiate an infill program to encourage senior housing within the City's Central Core area.

Chapter 6

HOUSING PLAN

The earlier chapters of the Housing Element establish the housing needs, constraints, and opportunities to address housing needs in Kings County. This five-year Housing Plan sets forth a comprehensive strategy to address housing needs identified within the cities of Avenal, Corcoran, Hanford, Lemoore, and the unincorporated areas of Kings County.

A. Goals and Policies

This section highlights the major housing issues identified in Kings County, and corresponding goals and policies to address those needs. Following this section are the specific programs to be implemented by the cities of Avenal, Corcoran, Hanford, Lemoore, and unincorporated Kings County to effectively address their housing needs.

1. Housing and Neighborhood Conservation

Improving the condition of housing is a primary housing goal for many communities. As part of the 2003-2008 Housing Element update, each jurisdiction in Kings County conducted a comprehensive housing survey. These surveys revealed that the majority of homes in each community are in sound condition. However, there is still a need for repair, improvement, and rehabilitation of homes, particularly older "Farmers Home" units and mobile homes as well as older multi-family complexes. Thus a primary goal of the Housing Element is to set a framework for improving housing as a vehicle for also improving residential neighborhoods.

GOAL 1. Improve and maintain the quality of housing and residential neighborhoods.

Policy 1.1. *Promote and improve the quality of residential properties by ensuring compliance with housing and property maintenance standards.*

Policy 1.2. *Assist in the repair, rehabilitation, and improvement of residential structures; demolish structures which are dilapidated and beyond repair.*

Policy 1.3. *Invest in infrastructure and public facilities to ensure that adequate water, sewer, roads, parks, and other needed services are in place to serve future and present residential developments.*

Policy 1.4. *Preserve assisted rental housing for long-term occupancy by low and moderate income households.*

2. Housing Production

As the seventh fastest-growing county in California, Kings County has maintained a steady growth rate over the past twenty-years. Population increase will continue to be a function of new employment growth as well as changing demographics. The Housing Element sets forth policies to encourage the production of high quality housing that meets identified housing needs, further stimulates economic development, and improves residential neighborhoods.

GOAL 2. Facilitate and encourage the provision of a range of housing types and prices to meet the diverse needs of residents.

Policy 2.1. *Provide adequate sites for housing through appropriate land use, zoning and development standards to accommodate the regional housing needs goals for 2003-2008.*

Policy 2.2. *Work collaboratively with nonprofit and for-profit developers to seek state and federal grants to support the production of affordable housing.*

Policy 2.3. *Ensure the adequate provision of water, sewer, roads, public facilities, and other infrastructure necessary to serve new housing.*

Policy 2.4. *Support the construction of high quality single- and multi-family housing which is well designed and energy efficient.*

3. Housing Constraints

Market factors and government regulations can have a significant impact on the cost of new housing construction. Although market factors are largely beyond the influence of one jurisdiction, Kings County jurisdictions can continue to implement responsive programs to mitigate the impact of market conditions and governmental regulations.

GOAL 3. Remove or mitigate, to the extent feasible and appropriate, potential governmental constraints to the production, maintenance, improvement and affordability of housing.

Policy 3.1. *Offer regulatory and/or financial incentives, as available and appropriate, to encourage the construction of quality housing.*

Policy 3.2. *Periodically review local ordinances and building regulations to ensure that they do not unduly impede housing investment.*

Policy 3.3. *Utilize planned developments and other creative mechanisms to facilitate the construction of more creative, well-designed, housing projects.*

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Policy 3.4. *Ensure that developments are processed efficiently to minimize holding costs and comply with the Permit Streamlining Act.*

4. Housing Assistance

Certain groups may have greater difficulty in finding decent, affordable housing due to unique circumstances. Persons with special needs include low and moderate income households, military personnel, seniors, disabled persons, large families, people who are homeless, single-parent households, and farmworkers. Kings County jurisdictions remain committed to assisting people of all walks of life in securing adequate housing.

GOAL 4. **Provide housing assistance to very low, low, and moderate income households and those with special housing needs.**

Policy 4.1. *Support the provision of rental assistance to provide affordable housing options for very low and low income households.*

Policy 4.2. *Participate in efforts to expand homeownership opportunities to lower and moderate income households through downpayment assistance and other homeownership programs.*

Policy 4.3. *Support the provision of housing suitable for special needs groups, including seniors, people with disabilities, homeless people, military personnel, large household, single-parent families, and farmworkers.*

Policy 4.4. *Develop and maintain collaborative efforts among nonprofits, for-profit developers, and public agencies to encourage the development, maintenance, and improvement of housing.*

5. Fair and Equal Housing Opportunities

Ensuring fair and equal housing opportunity is a continuing need in Kings County to ensure that all persons, regardless of their status, have the opportunity to find a suitable home. Mediating tenant/landlord disputes, investigating complaints of discrimination, providing education services, and improving public awareness are all part of a comprehensive program.

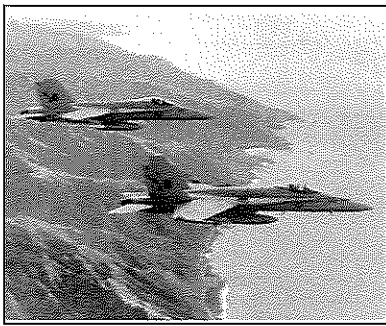
GOAL 5. **Further equal housing opportunities for persons, regardless of status.**

Policy 5.1. *Support enforcement of fair housing laws prohibiting arbitrary discrimination in the development, financing, rental, or sale of housing.*

Policy 5.2. *Periodically review City ordinances and development regulations and modify, as necessary, to accommodate housing for disabled persons.*

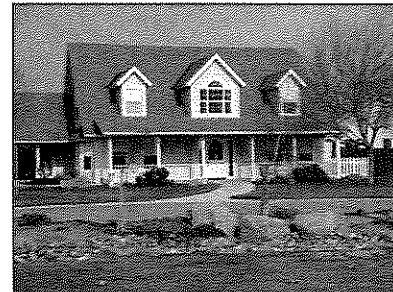
E. Lemoore Housing Plan

Lemoore is a city preparing for the future while preserving the best of its history past. Incorporated in 1900, Lemoore has undergone significant changes over its 100 year history. Although the City's major employers are still rooted in its agriculture past, economic development has paved the way for transition evidenced by booming housing construction. Yet despite change, Lemoore retains the charm and beauty of a small rural town with its turn-of-the-century buildings, residences and causal environment.



Lemoore is committed to advancing its economy to improve quality of life. Lemoore Naval Air Station projects increases in base personnel through 2010. West Hills College, Chapman University, College of the Sequoias, and Kings County Job Training Office provide workforce training. The City's Enterprise Zone, Foreign Trade Zone, and Industrial Park offer incentives for new business. Upcoming projects include a WalMart Super Center. Finally, completion of the SR-41 widening project will allow Fresno commuters a 30 minute drive to Lemoore.

To accommodate economic growth, more than 700 homes have been built in Lemoore since 2000. At the same time, Lemoore pursues innovative strategies to provide housing for those with special needs. The City's downtown revitalization efforts focus on mixed use opportunities and converting historic structures for senior housing. The City actively works with Self-Help to rehabilitate single-family residences for lower income families. The City also uses public/private partnerships to rehabilitate housing for other special needs groups.



The 2003-2008 Housing Plan represents Lemoore efforts to continue to build upon past successes by providing additional housing to accommodate employment growth, providing housing assistance to residents in need, and maintaining the charm of Lemoore's past.

Housing Plan

1. Code Enforcement

The City will continue to provide code enforcement services and refer property owners to City rehabilitation programs. Code enforcement is an important means to ensure that the character and quality of neighborhoods and housing is maintained. The City's Code Enforcement staff will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff will provide information to homeowners regarding Lemoore's Paint-Up/Fix-Up Program and Housing Rehabilitation Program.

Objective: Continue to work with the community on code violations. Refer property owners to City programs for rehabilitation assistance.

Responsible Agency: Code Enforcement Staff and Police Department

Funding: RDA and grant funds

Timeline: Ongoing

2. Paint-Up/Fix-Up Program

The City offers the Paint-Up/Fix-Up Program that provides rehabilitation assistance for minor repairs for very low, low and moderate income households. The Program provides grants of up to \$5,000 to make exterior home repairs such as painting, minor roof work, carpentry, porch steps repair, concrete work for driveways, and front sidewalks.

Objective: Assist 14 households annually. Increase grant amount to \$8,000.

Responsible Agency: Planning and Community Development Department and RDA

Funding Source: RDA

Timeline: Ongoing

3. Housing Rehabilitation Program

In partnership with a housing partner, the City's Housing Rehabilitation Program assists owner-occupied low income households make substantial home repairs or reconstruction. This program will be funded by a recently awarded \$600,000 HOME grant. Loans of up to \$50,000 for rehabilitation and \$60,000 for home reconstruction will be provided to qualified applicants. All loans are deferred for 50 years with a zero percent interest rate as long as the resident remains the owner's primary home.

Objective: Initiate program and assist nine households during the grant cycle.

Responsible Agency: Planning and Community Development, Self-Help Enterprises

Funding Source: HOME funds

Timeline: 2003-2006

4. Community Rehabilitation Project

The City will actively coordinate with the Chamber of Commerce, educational institutions, and service organization to create an annual Community Rehabilitation Project. This community-based project could include service group members or high school students working with instructors to provide repairs on a non code-compliant single-family home. Homes would typically be vacant for sale to a very low or low income household that cannot afford a home of their own. The City will assist with acquisition and provide materials with high school students providing the labor and learning valuable skills.

Objective: Rehabilitate one home per year.

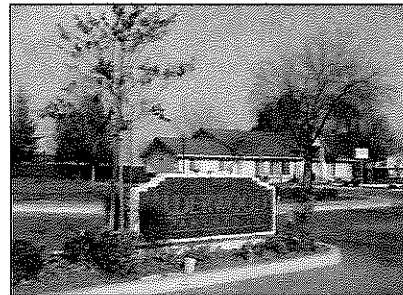
Responsible Agency: Planning and Community Development Department, RDA, and interested community groups

Funding Source: RDA

Timeline: Initiate program by 2004

5. Preservation of At-Risk Affordable Housing

The City will continue to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Lemoore has approximately 580 units of affordable housing for very low, low, and moderate income households created through various City, state, and federal programs. No affordable units in Lemoore are at risk of converting to market rents.



Objective: Continue to monitor the status of publicly-assisted affordable units. The City will contact the property owners to determine their intentions, contact qualified nonprofits regarding potential opt-out projects, ensure that property owners comply with noticing requirements, support the acquisition of at-risk properties by nonprofits, and pursue grants to support the preservation of affordable at-risk housing.

Responsible Agency: Planning and Community Development Department

Funding: General Fund

Timeline: Ongoing

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6. Adequate Sites

The City will facilitate the construction of new housing to accommodate projected employment and population growth and to meet the needs of residents. To that end, the Housing Element identifies "adequate" sites to accommodate the City's share of the regional housing needs allocation identified as 3,010 units (723 very low, 602 low, 481 moderate, and 1,204 above moderate) from 2001-2008. Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure.

Objective: Provide adequate sites to meet the housing needs allocation of 3,010 units.

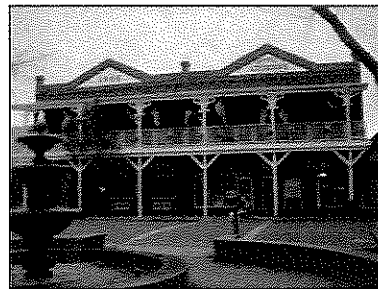
Responsible Agency: Planning and Community Development Department

Funding: General Fund

Timeline: Meet housing needs by 2008

7. Downtown Revitalization

As part of the City's 1992 Downtown Revitalization Plan, the City has been encouraging and facilitating the development and redevelopment of its downtown core. An important component of these efforts has been mixed residential-commercial uses in the C-C district. The City has converted two historic hotels in the downtown to provide low income and senior housing above commercial uses. Such projects have assisted the City in meeting revitalization objectives, historic preservation, and the need for low-income housing.



Lucerne Hotel

Objective: Provide additional mixed use projects in the downtown.

Responsible Agency: Planning and Community Development Department

Funding: CDBG, RDA, and grants

Timeline: Ongoing

8. Density Bonus Program

In accordance with State density bonus law, Lemoore adopted a local ordinance in 1992 that provided incentives to encourage the development of affordable housing. Under this program, if a developer allocates at least 20 percent of the units in a housing project for lower income households, 10 percent for very low-income households, 50 percent for qualifying residents such as senior citizens, or at least 20 percent of condominium units for moderate income households, the City must grant incentives to the developer. The incentives can either be a density bonus of 25 percent, along with one additional regulatory concession, or providing other incentives of equivalent financial value based on the land cost per unit.

Objective: Continue to offer a density bonus for qualified projects.

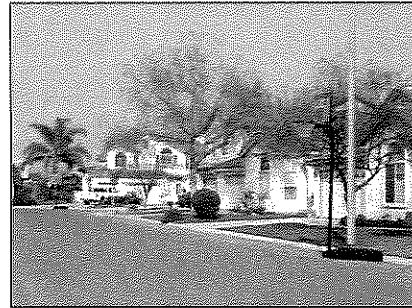
Responsible Agency: Planning and Community Development Department

Funding: General Fund

Timeline: Ongoing

9. Planned Unit Development

The City implements a PUD overlay zoned to provide flexibility in setback requirements and other regulations, increase residential densities in certain areas such as clustering, provide flexible site requirements and stimulate creative, flexible and more affordable development.



Objective: Continue to promote the benefits and advantages to developing PUD at the public counter.

Responsible Agency: Planning and Community Development Department

Funding Source: General Fund

Timeline: Ongoing

10. Homebuyer Assistance Program

The City offers first-time home ownership assistance to very low, low and moderate homebuyers through the *Homebuyer Assistance Program*. Assistance is offered as a deferred second mortgage loan of up to \$20,000 providing down payment and closing cost assistance. Buyers must provide a \$1,000 down payment, qualify with a primary lender and comply with their requirements.

Objective: Assist 5-10 households annually. Increase loan amount to \$30,000.

Responsible Agency: Planning and Community Development Department and Redevelopment Agency

Funding: RDA and HOME funds

Timeline: Ongoing

11. Section 8 Rental Assistance

Administered by the Kings County Housing Authority, Lemoore will continue to participate in the Section 8 rental assistance program. The Section 8 rental assistance program extends rental subsidies to very low income households that spend more than 30 percent of their income on rent. The rent subsidy is the difference between 30 percent of monthly income

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and allowable rent determined by HUD. As of May 2003, 171 households in Lemoore receive Section 8 assistance.

Objective: Assist the Housing Authority in promoting the Section 8 program.

Responsible Agency: Planning and Community Development Department and Kings County Housing Authority

Funding: HUD

Timeline: Ongoing

12. Affordable Housing Assistance

The City's affordable housing program consists of homeownership assistance, rehabilitation loans, and the provision of regulatory and financial assistance. Since 1998 alone, the City has secured more than \$10 million in grants, of which \$2.5 million has been used for housing. In 1999/2000 Lemoore worked with Self-Help to create 36 affordable single-family units by providing land and home ownership assistance. The City offers an online database to assist developers in selecting housing sites. The City also supported the conversion of the Antlers Hotel to senior housing. To further support affordable housing, the city will do the following.

Objective: Seek applicable grants under Proposition 46 and federal sources, continue providing an inventory of housing sites to interested developers, modify a local density bonus ordinance, and pursue housing production and rehabilitation with nonprofits.

Responsible Agency: Planning and Community Development Department

Funding: Local, state, and federal funds

Timeline: Ongoing

13. Senior/Disabled Housing

The City supports development of affordable housing for special needs households, including elderly and disabled. The City has been supportive of special needs housing including affordable senior housing development, housing rehabilitation programs, and development of second units. The City also supported the conversion of the Antlers Hotel into senior housing. The City will continue to follow recommendations proposed in the 2001 Senior Housing Study and will pursue the development of senior housing in the Lemoore Market Area.



Antlers Hotel

Objective: Support the development of senior/disabled housing.

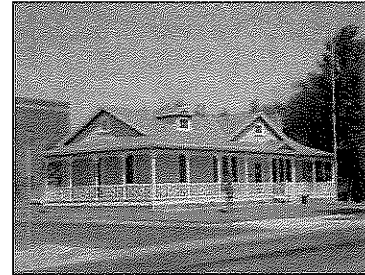
Responsible Agency: Planning and Community Development Department

Funding: RDA, CDBG, state and federal funds

Timeline: Ongoing

14. Emergency and Transitional Shelters

State law requires jurisdictions to provide adequate sites for a variety of housing types including emergency shelters and transitional housing. HCD's interpretation of Housing Element law requires that a jurisdiction must identify specific zones within the Zoning Ordinance where emergency and transitional shelters are permitted. The Lemoore Zoning Ordinance does not directly address transitional housing and emergency shelters, although a Foster Youth Transitional home for 6 or fewer aged-out foster youth was recently built. To address State law requirements, Lemoore will conditionally permit emergency shelters and transitional housing in an appropriate zone.



Objective: Amend Zoning Code to permit emergency shelters in the RSC zone and transitional shelters in the RM zone pursuant to a conditional use permit. The conditional use permit will facilitate and encourage the development of such facilities.

Responsible Agency: Planning and Community Development Department

Funding: General Fund

Timeline: Amend Zoning Code by 2005

15. Employee (Farmworker) Housing

As the second most urbanized city in Kings County, Lemoore has few resident farmworkers. Currently, the City does not allow farmworker housing in compliance with the Health and Safety Code. However, in 1999/2000, Lemoore worked with Self-Help to create 36 affordable single-family units by providing land and home ownership assistance. Occupants were primarily very low income farmworker families. To further support farmworker housing needs, the City will:

Objective:

- 1) Amend the Zoning Code to incorporate Section 17021 of the Health and Safety Code
- 2) Develop an inventory of suitable sites for farmworker housing
- 3) Assist interested developers by identifying sites and supporting funding applications
- 4) Provide, to the extent feasible, regulatory incentives; and
- 5) Ensure that zoning and development standards facilitate farmworker housing

Responsible Agency: Planning and Community Development Department

Funding: General Fund

Timeline: Provide land inventory by 2004 and revise Zoning Code by end of 2005 following update of the City's General Plan.

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16. Housing for Disabled Persons

SB520, effective 2002, requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. The City conducted an analysis of its zoning and land use processes, permitting processing procedures, and building codes to identify impediments. Several impediments with respect to permitted residential uses were found.

Objective: Amend the Zoning Ordinance to codify the allowance of community care facilities for six or fewer person and employee housing by right in all residential zones, conditionally permit emergency shelters and transitional housing in appropriate zones and revise the definition of a family. Continue to review City ordinances, policies, and practices and remove impediments to housing for persons with disabilities.

Responsible Agency: Planning and Community Development Department

Funding: General Fund

Timeline: Amend Zoning Code by 2005

17. Promote Equal Housing Opportunities

The City provides information on fair housing laws, landlord/tenant rights and responsibilities and refers complaints of housing discrimination to the U.S. Department of Housing and Urban Development (HUD). Information on housing discrimination is available at the planning office and flyers on fair housing are distributed to participants in the City's Homebuyer Assistance Program. HUD's address and toll-free number are provided on the flyer. However, since the closest HUD representative is located in San Francisco, it is an inconvenient distance for residents for Lemoore residents to receive fair housing counseling. A fair housing service organization in the Central Valley would provide more direct services.

Objective: Lemoore will coordinate with Kings County to select a local fair housing agency to provide landlord/tenant mediation, fair housing investigations, and testing. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate fair housing information, the City will distribute the brochure at City Hall, library, post office, and appropriate shopping areas.

Responsible Agency: Planning and Community Development Department

Funding: General Fund

Timeline: Select a local provider by 2004

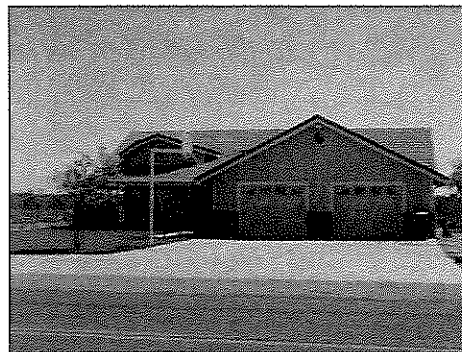
F. Kings County Housing Plan

Kings County, formed in 1893, from the separation of the western portion of Tulare County and from an additional 100 square miles added from Fresno County in 1908. Located along the fertile agricultural valley floor along the Kings River, Kings County quickly began to establish itself as a prominent agricultural region with farming along the Kings River. With the construction of the Southern Pacific Railroad – Alcade branch in 1877, the community of Armona soon began to flourish as a central fruit packing and shipping point. Growth of the smaller rural communities diminished as Hanford grew rapidly and later developments in Lemoore prospered.



More than 150 years later, Kings County continues to remain strongly based in its agriculture roots. Today, Kings County is ranked as the 12th leading agricultural county in California (25th in the nation), and has quickly risen to the top fifteen milk producing counties in the nation. With the County's prominent agricultural resources and vast distribution network to move agricultural goods to national and international markets, the County has remained dedicated towards supporting agriculture while directing urban type developments to Cities and Community areas where services can be more efficiently provided.

The 2003-2008 Housing Plan is reflective of the County's historical population trends and policies that direct urban development to existing cities or community service districts, while also providing avenues that allow for available and affordable housing development. The Housing Plan sets forth policies to encourage the production of housing where adequate infrastructure and services are available, preserve and rehabilitate residential structures, and provide housing assistance to low and moderate income households to meet their housing needs.



2030 GENERAL PLAN POLICIES RELATED TO LEMOORE HOUSING POLICIES

- LU-G-5 *Provide for a full range of housing types and prices within each neighborhood, including minimum and maximum requirements for traditional and small-lot single family homes, townhouses, duplexes, triplexes, and multi-family housing to ensure that the economic needs of all segments of the community are met and a jobs-housing balance is provided.*
- LU-G-6 *Provide for a transition between higher density and lower density residential areas, or require buffers of varying size between residential uses and non-residential uses without restricting pedestrian and bicycle access.*
- LU-I-10 Ensure new neighborhoods include a mix of housing types and community facilities oriented to a neighborhood center, in a land use mix consistent with the following table and with **Table 2.2:**

Table 2.4 Potential Land Use Allocations for New Residential Neighborhoods

Land Use	Allowable Gross Acreage (Percent of Total)	
	Minimum	Maximum
Housing		
- Single family (detached or attached/zero-lot line)	35	60
- Townhouse	10	25
- Multi-family (minimum 12 units/gross residential acre)	10	25
Neighborhood Center	4	10
Civic/Institutional – Neighborhood-serving Facilities (e.g. elementary school, public safety facilities and community centers; the latter may be incorporated into Neighborhood Centers)	4	10
Neighborhood Parks and Recreation ¹	(5.0 acres/1,000 residents)	--

¹ An additional contribution to citywide and specialized recreational facilities at a ratio of 1 acre per 1,000 residents also will be required. See policy PSCF-I-1.
 Source: Dyett & Bhatia, 2007.

A neighborhood will be defined by the local street system and typically include 100-160 acres. New zoning regulations for residential neighborhoods will include specific standards for housing types, including spacing criteria, to ensure that a full range of housing is provided and that large projects with only a single type of housing are not built. The City also hopes that this housing mix can be achieved within the existing residential areas as well, through infill development. This policy would not apply to neighborhoods with approved area plans or subject to development agreements or to infill development on sites less than 100 acres in size.

- LU-I-11 Require a centrally located neighborhood square or “commons” within each new residential neighborhood that will serve as a focal point for the surrounding community.

Centers are concentrations of activity and uses that serve a neighborhood function. They are located within close proximity and easy walking distance to adjacent residences, generally no more than ½ mile away. Squares should be at least 25,000 square feet in size and include outdoor seating and other pedestrian amenities.

LU-I-13 Require new residential development adjacent to established neighborhoods to provide a transition zone where the scale, architectural character, pedestrian circulation and vehicular access routes of both new and old neighborhoods are well integrated.

LU-I-14 Require multi-family developments be planned near existing or projected neighborhood centers and open space, and be located within ¼ mile of a collector or arterial street.

LU-I-15 Ensure developments for senior housing provide special consideration for accessibility options.

Senior housing projects will be distributed throughout the City within walking distance of neighborhood centers and shopping areas. If they are located on the periphery of the City, developers will be required to provide evidence that adequate and affordable special transportation, such as shuttles, are part of the project development.

LU-I-16 Establish zoning regulations for:

- Appropriate density bonuses for developers meeting State criteria for affordable housing; and
- An additional density bonus for projects undertaking elective off-site improvements (such as park improvements, public art, beautification, and streetscape improvements) that further the City's community design and/or open space objectives. This latter bonus cannot be combined with the affordable housing bonus. Off-site improvements directly resulting from a project's impacts, as specified in the Zoning Ordinance, may still be required; the bonus is intended for improvements that go beyond the required minimum.

LU-I-18 Integrate design standards for varying scales of commercial development, including large-format regional shopping centers, neighborhood-serving retail centers, general mixed-use areas, and Downtown Mixed Use, into the Zoning Ordinance.

These standards will include height and scale requirements, setback provisions and standards for screening, lighting, landscaping and location of parking, loading, refuse collection, and recycling facilities. These standards will be in conformity with the Downtown Revitalization Plan and the Architectural Design Guidelines for each zone.

LU-I-29 Allow a balanced and diverse mix of compatible uses to create a vibrant, 24-hour Downtown, such as:

- *Mixed Use:* Encourage a mix of uses in Downtown.
- *Housing:* Promote the development of a variety of housing options within Downtown and in adjacent areas, including higher density near the Depot.

CD-I-25 Amend the Zoning Ordinance to require all new Downtown buildings to have a minimum 20-foot street elevation, and allow three story buildings with residential uses above the ground level.

Existing standards limit building height to two-story or 25 feet and below. This restricts the amount of mixed-uses that can occur.

Neighborhood Policies

CD-I-44 Ensure that new residential development enhances Lemoore's neighborhood character and connectivity by establishing the following standards in the subdivision ordinance:

- *Maximum block length:* 500 feet, except for blocks with single-family residential uses that may be up to 600 feet long (750 feet with a mid-block pedestrian connection);
- *Required connectivity:* All new streets and alleys must connect to other streets and alleys to form a continuous vehicular and pedestrian network. Local, internal streets should be narrow and designed with traffic calming features to control speed.
- *Cul-de-sacs:* Limit use of cul-de-sacs to no more than ten percent of the length of all streets in a subdivision map, where constrained by surrounding land attributes.
- *Loop-outs:* Encourage use of loop-out streets rather than cul-de-sacs.

Long blocks are functionally more suitable for automobile use than pedestrians. If block lengths are too small, cars will need to pause every few seconds of travel. On the other hand, if block lengths are too large, they limit pedestrian connectivity. For optimum walkability, block sizes stated above are ideal.

Where cul-de-sacs are used, require pedestrian and bicycle connections through the end to adjacent streets, if a connection is needed to a school, park, retail, or connector street.

CD-I-45 Establish residential design guidelines for new subdivisions to include but not be limited to:

- Require use of varied massing and roof types, floor plans, detailed planting design or color and materials. Maintain overall harmony while providing smaller-scale variety;
- Require building facades with distinctive architectural features like windows, chimneys, and other such elements. Use articulation of building massing to reveal internal organization of building elements such as stairs and atriums, internal gathering spaces and major interior spaces;
- Require corner buildings to have wrap-around façade architectural details; and
- *For single-family housing:* Ensure adjacent units are different in size, composition and/or design. Designs used in a subdivision should be substantially different from one another so that no plan/elevation should look similar to another.

The City's goal is to ensure variety, prevent "cookie-cutter" developments and allow new neighborhoods to develop their unique neighborhood identity through design.

CD-I-46 Require a mix of housing types and community-oriented facilities within multi-family zoning districts.

New multi-family residential development should meet the following design criteria:

- Minimum 20-foot landscaped yards between streets and parking areas;
- Parking frontages limited to no more than 25 percent of lot frontages;
- Carport and garage designs that match building designs;
- Carport locations restricted such that they are not highly visible from public streets; and portable carport covers be prohibited;
- Open space such that each dwelling unit has at least 400 square feet of on-site open space, which may be private open space provided by balconies or patios, or common open space;

- Common open space for all ages, including tot lots;
- At least 50 percent of open space shall be landscaped;
- Buffer landscaping, at least 10 feet deep shall be provided along the project perimeter where adjacent to sensitive uses (usually referred to as a 'buffer area');
- Architecturally interesting buildings that are not bulky and "box-like." This can be created by requiring variable roof forms in building designs and limiting the dimension of any single building to 125 feet;
- Building entries to have roofed projections or recessed entries;
- Roof-mounted mechanical equipment should be screened or incorporated into a roof design or, if this cannot be done, such equipment must be ground-mounted on the interior side or in the rear of the lot; and
- Pedestrian access provided by walkways to link residential units with other units and with recreational and other facilities within a project.

Additional development standards and design guidelines will be specified in the Zoning Ordinance.

- CD-I-47 Prohibit gated communities that restrict public access to multi-family and single family residential areas.

Developers build gated communities to appeal to buyers' desire for security and prestige. However, studies indicate that safety in gated communities is more illusion than reality. Crime rates in gated communities are not necessarily lower than non-gated communities. Gated communities are also criticized by sociologists as being exclusionary and reinforcing differences along class or racial lines. In addition, having physical barriers placed between different neighborhoods often impairs bicycle and pedestrian connectivity.

- CD-I-48 Minimize the visual dominance of garages by establishing specific standards in the Zoning Ordinance, including:

- Limiting the front width of a house that can be occupied with a garage to be no more than one-half the building width;
- Encourage garage setbacks from the front façade, permitting a range of setbacks none of which may extend more than 5 feet in front of the building;
- Requiring additional setback or off-setting of such garages if more than a two-car garage entrance is provided;
- Encouraging use of alleys in new development, with garages accessed from the rear, yet maintain backyards; and
- Incorporating design elements on the second level above the garages such as accessory dwelling units, bay windows or balconies.

Figure 3-15 shows the housing typologies envisioned for this plan, including ideas about how to address garage location. Up to 25 percent of homes may have street-facing garages that extend in front of the home, but they may not occupy more than 45 percent of the building's street frontage, and the overall project designs must include a range of home/garage designs.

- CD-I-49 Amend the Zoning Ordinance to prohibit the use of temporary car shelters or semi-permanent carports in front yards and side yards where they are visible from the street.

CD-I-50 Require all new multi-family developments submit plans for trash enclosures for design review approval.

Trash enclosure walls should be of a block or masonry material and designed to match the building where it is located. The enclosure should be accessible to residents and businesses, yet located away from main entries. Trash enclosures within developments of two-story or more should incorporate a trellis cover or a roof design to screen views from above. Landscaping around the enclosure is highly recommended. The size and number of enclosures needed should be such that the type of use of the project would adequately be served.

CD-I-51 Require residential neighborhoods to incorporate architecture and site plan considerations into the design and location of cluster mailboxes to ensure design compatibility and increase social contact in the neighborhood.

Developers are to submit architectural drawings or sketches illustrating the proposed structures as part of the design review process. Mailboxes should not be installed in the parkway strip between sidewalk and street.

CD-I-52 Amend the Zoning Ordinance to prohibit outdoor storage containers in residential areas which are in place more than 72 hours.