

**City of Lemoore**


**Zoning and Development Code Update  
Workshop #1**

May 18, 2010

---

OUR WORLD REVOLVES AROUND YOURS


PMC<sup>®</sup>



**Tonight's Agenda**



- Purpose and Background
- Discussion topics
- Next steps

PMC<sup>®</sup>




## Meeting Purpose

- Outreach to residents – opportunity to contribute views and input on process
- Discuss key initial topics



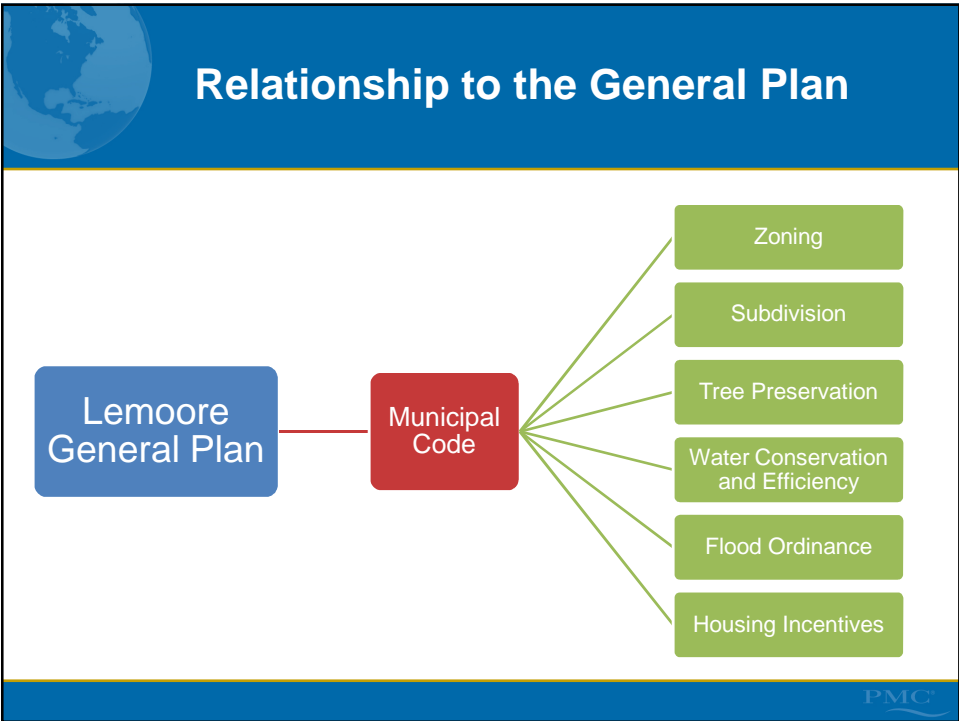

## Background


- Development regulations in various chapters of City's Municipal Code
- History of piece-meal changes to the development regulations
  - Last comprehensively updated in 1979



## What is Zoning?



- Zoning is the division of a city into districts and the application of different regulations in each district (uses and structures)
- The organization of rules and regulations that control what is built on the ground, and the corresponding uses that occupy buildings and sites






## Why update the Zoning and Development Codes?


- General Plan implementation
- Compliance with State and Federal laws
- Incorporate energy conservation and efficiency provisions
- Improve organization and usability
- Ensure regulations reflect community desires and development trends



## Process



- Direction from General Plan
- Public Input
  - Stakeholder outreach
  - Public meetings – PC/CC Study Sessions
  - Adoption – Planning Commission and City Council






## (Some of the) Direction from the General Plan

- Set land use densities and floor area ratios
- Update density bonus provisions
- Establish Mixed Use Centers
- Allow a balanced and diverse mix of compatible uses in the Downtown
- Establish setback, landscaping, and screening requirements
- Update parking standards
- Update signage regulations



## Identification of Issues



## 1. Permits and Planning Administration

- More hearings and reviews means more time to get a project built
- Smaller projects could be reviewed by staff “over the counter” on a fast-track basis
- Pre-application process can identify project-level issues before a project is formally reviewed


PMC

## 1. Permits and Planning Administration

- Public involvement
  - Often doesn't happen before a hearing is scheduled
  - Opportunity for certain projects to conduct outreach before hearing is scheduled (?)





PMC




## 1. Permits and Planning Administration

- a. Should the City look at opportunities to streamline the development review process?
- b. Level of Public Review in Development Projects
  - More staff-level review (faster/less public review)
  - Current process (about the same)
  - More public review (slower)



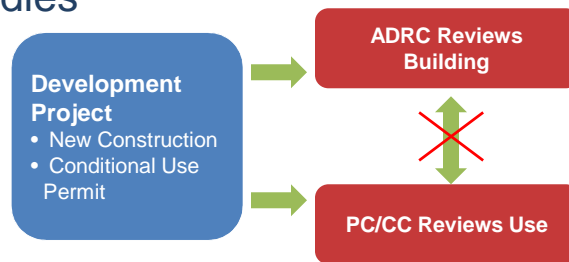
## 1C & D. – Uses and Activities

- Are there uses/activities that have been problematic?
- Are there uses/activities that need more regulation?
- Are there uses/activities that have been overly regulated that might not need to be?



## 2. Design Review

- Current Design Review process only applies to Downtown (ADRC)
- Permits get bifurcated between approving bodies



PMC

## 2. Design Review

- General Plan calls for review of design of new development outside of Downtown
- Should the City eliminate ADRC and give the Planning Commission ability to review design?

PMC

### 3. Landscaping

- a. How would you rate the quality of landscaping in new development?
- b. Should the City be doing more to green development?
- c. Are parking lots being effectively landscaped and shaded?



PMC

### 4. Property Development

- a. Are you happy with the way commercial and apartment development currently looks?
- b. Are commercial centers over parked?
- c. Do existing regulations limit site or building design creativity?

PMC

## 4. Property Development

- What should be required to make projects function or look more attractive?
  - Landscaping
  - Lighting
  - Architecture
  - Types of uses
  - Parking (design and access)
  - Other?


PMC

## 5A & B. Residential Neighborhoods

- a. What are problems within residential neighborhoods that need to be addressed?
- b. Should additional regulations be considered?
  - Parking
  - Landscaping
  - Garage conversions
  - Trash can storage
  - Other?
- c. Are new subdivisions too uniform in design?





PMC




## 6. Tree Preservation

- General Plan policy direction (CD-I-11)
  - Tree Protection Ordinance
  - Require development to preserve protected trees
  - Require development to replace protected trees removed as part of development
  - Identification of heritage trees
    - Valley Oak, Magnolia Ash, Cal. Sycamore, Cottonwood, Modesto Ash, Italian Stone Pine, Cal. Fan Palm, Eucalyptus



## 6. Tree Preservation

- a. Who should have to comply with tree protection regulations?
- b. What types of “work” should trigger tree protection regulations?
  - Tree removal
  - Tree trimming
  - Work within the dripline (trenching, paving)



## Signs

- a. Are businesses and services in the community easy to identify ?
- b. Signs in the City are adequately sized to the scale of the community?



PMC

## What else should we know about?

- Are there other issues/problems that should be addressed as part of the Zoning and Development Code update?

PMC



## Next Steps

- June 28 – Workshop #2
  - Downtown and Mixed Use Development
- Look for more information at <http://www.lemoore.com/zoning>