



**CITY OF LEMOORE
COMPREHENSIVE ZONING ORDINANCE
AND DEVELOPMENT CODE UPDATE**

REQUEST FOR PROPOSALS

Proposals Due:

4:30pm, February 19, 2010

Attention: City of Lemoore Planning Department
c/o Comprehensive Zoning Update Proposal - Holly Smyth
210 Fox Street, Lemoore, California 93245
(559) 924-6740
City webpage at www.lemoore.com

I. INTRODUCTION

Notice is hereby given that the Planning Department of the City of Lemoore is seeking proposals from qualified consulting firms to prepare a Comprehensive Zoning Ordinance and Development Code Update including related sections of the City's Municipal Code to be consistent with the 2030 General Plan. Under the direction of the Planning Director, the consulting firm is expected to perform responsible, professional work in the research, compilation of data, analysis, public participation, documentation, and preparation of work products as described in the Request for Proposals (RFP).

Request for Proposals may be obtained at the City of Lemoore, Planning Department at 210 Fox Street, Lemoore California, 93245 or may be downloaded from the City's website at www.lemoore.com.

Five copy sets of the proposal must be submitted with one set of three different sample documents prepared by the firm (which will be returned) and clearly marked on the outside "Comprehensive Zoning Ordinance and Development Code Update Proposal". Proposals will be accepted until February 19, 2010 at 4:30 p.m. Late deliveries and postmarked copies will not be accepted.

In order to ensure that all interested firms have access to the same information, all questions should be discussed during the pre-bid conference call scheduled for Monday, February 1, 2010 at 1:00 p.m. at the call-in number listed below. Questions received after this date must be in writing to hsmyth@lemoore.com with carbon copy to rbridges@lemoore.com in the Planning Department so that responses may be posted to the website.

RFP submittals should be to the attention of:

City of Lemoore Planning Department
c/o Comprehensive Zoning Update Proposal– Holly Smyth
210 Fox Street
Lemoore, CA 93245

The City reserves the right to take all proposals received under advisement for a period not to exceed ninety (90) days after the date upon which such proposals are opened and declared, and all proposals submitted shall remain valid and subject to enforcement during that period of time.

II. BACKGROUND

The City of Lemoore was incorporated in 1900 and is located within California's Central Valley in Kings County approximately 28 miles west of Visalia on Highway 198 and 30 miles south of Fresno on Highway 41. The County is bordered on the south by Kern County, on the west by Fresno and Monterey Counties, on the north by Fresno County, and on the east by Tulare County. Lemoore, positioned at the crossroads of Highway 198 and 41, gives quick access to interstate travel on Interstate 5 and Highway 99, both just 25 miles away. Freight rail service is provided along an east-westerly short line railroad run by the San Joaquin Valley Railroad with current connections to the Union Pacific Railroad mainline near Highway 99 (which provides connections throughout the State of California) and may have a potential future connection to high speed rail.

The existing City Limits encompass approximately 5,430 acres (8.5 square miles) of incorporated land and currently accommodates a population of approximately 25,000 persons with 8,300 dwelling units, and approximately 7,200 individual parcels. Major employers in the area include Lemoore Naval Air Station (located 4 miles west of City limits), Leprino Foods and Olam Mills food processing plants, and the Techi Palace Casino (located 2 miles south of City limits). Lemoore is also home to a community college campus, West Hills College at Lemoore. More information about Lemoore can be obtained online on the City's web page at www.lemoore.com.

The City's 2030 General Plan was adopted in May 2008 to prepare for the future while preserving the best of its past with land use designations accommodating 50,000 persons by 2030. **The nine (9) key themes and initiatives within the General Plan are to:**

- A) Promote compact development and strong urban edges that protect adjacent agricultural lands and enhance the visual character of the City's edge
- B) Integrate neighborhoods and neighborhood centers that create walkable neighborhoods and help build small town character
- C) Enhance Lemoore's visual character through the adoption of a new Community Design Element which establishes design policies at both a citywide scale and individual areas for Downtown, industrial, or neighborhood areas and incorporating the Downtown Revitalization Plan by reference
- D) Create a safe, efficient, and attractive circulation system with an emphasis on connectivity
- E) Provide a range of sites for small businesses as well as large employers
- F) Provide new parks
- G) Protect natural and environmental assets such as open space, prime farmland, wetlands, special species, water resources, air quality and other elements of value to Lemoore residents and reduce greenhouse gases
- H) Provide ample retail shopping opportunities
- I) Plan for environmental justice by planning for the equitable distribution of community facilities and services to meet the needs of all segments of the population

The newest policies stemming from the General Plan that have the largest impact on Zoning include a new Design Element, the addition of Downtown and citywide Mixed-Use and Low-Medium Density Residential land use designations, the changing of residential density definitions to match industry standards, and the incorporation of many greenhouse gas reduction overall strategies. Additionally, the General Plan proposes all new zoning designations, thereby causing the zoning for almost every single parcel within the City limits to be changed. A copy of the existing General Plan and related Draft and Final Environmental Impact Report is available online at http://www.lemoore.com/planning/general_plan.htm.

The City is currently in the final phases of jointly updating its Housing Element with all the other jurisdictions within Kings County. The State Housing Community Development Department's has reviewed the draft document once and it is anticipated that the document will be adopted by Spring 2010. The policies from this new document will need to be incorporated into the Zoning Ordinance and Development Codes. A draft of the document is available for review at [http://www.conexusplanning.com/download/Kings_County_Housing_Element_2009-08-31_HCD_draft\[1\].pdf](http://www.conexusplanning.com/download/Kings_County_Housing_Element_2009-08-31_HCD_draft[1].pdf)

Generally speaking, most of the Zoning and Development code is over 25 years old with few amendments made over the years. Some amendments to the Zoning Ordinance have been made over the last year to start creating consistency with the General Plan and allow staff to implement some of the new policies prior to the entire ordinance update in the following areas:

- Residential section of the Zoning Code (Title 9, Chapter 7)
- Sign regulations of the Zoning Code (Title 9, Chapter 14)
- Mobile Food Vending at semi-permanent locations (Title 9, Chapter 3-12)
- Noise Ordinance (draft ordinance started to address Navy noise mitigation measures)

Further modifications will still be needed to these sections as part of the update.

III. COMPREHESIVE ZONING UPDATE OBJECTIVES

The primary objective of this Zoning Ordinance and Development Code Update is to gain consistency with the newly updated 2030 General Plan and 2010 Housing Element policies in conformity with current State and Federal laws and provide specific standards to implement the goals, objectives, and policies contained therein (avoiding any legal inconsistencies) to retain Lemoore’s small town character. At a minimum the Update will need to:

- 1) Propose new language for and add sections to the Zoning Ordinance and Development Codes to replace the existing Zoning Code in its entirety (which is Title 9 of the City’s Municipal Code available for viewing at http://www.sterlingcodifiers.com/codebook/index.php?book_id=544) to be consistent with the 2030 General Plan and state and federal laws.
- 2) Update the colored Zoning Map to be consistent with the General Plan (map available at http://www.lemoore.com/planning/pdf/lemoore_gp_lu_diagram_8_14_08.pdf), using the City’s GIS system and reproducible from PDF and GIS formats. It is anticipated that up to 7,200 parcels will be involved in zone changes.
- 3) Add new General Mixed-Use, Downtown Mixed-Use and Small lot residential districts to the Code as well as revamp the existing zoning designations per Table 9.1 of General Plan
- 4) Add a detailed Citywide Design Guideline/Standard component to the Zoning Ordinance and Development Code including high quality pictorial and/or sketch examples (this may be accomplished by providing Form Based Codes for the Downtown area and/or mixed-use areas citywide based on the existing Downtown Revitalization Plan, Design Guidelines (viewable at http://www.lemoore.com/downtown_architectural_design_review_committee.htm) based on input from interested parties and consider utilizing some other form of zoning code Citywide
- 5) Provide updates to the Subdivision Ordinance (in Title 8)
- 6) Add a Tree Preservation Ordinance (amending Title 7, Chapter 5)
- 7) Incorporate appropriate sections of the Water Conservation and Water Efficient Landscape of choice and water conservation language into Zoning Ordinance and Development Code (from Section 7-7A-8)
- 8) Provide landscape standards that will address general streetscape, onsite landscape, and parking lot landscape and percentage coverage to be efficient in its maintenance, watering, cooling effect, etc. with above standards while maintaining a pleasing aesthetic environment that encourages walkability, bicycling, and the use of transit and future rail
- 9) Update parking standards and programs to conform to new General Plan, allow shared parking, and best practices
- 10) Update appropriate portions of the Flood Damage Prevention Section of the Code to incorporate the June 2009 FEMA map as well as State and Federal regulations as applicable (in Title 8, Chapter 8)
- 11) Update the Housing Incentives section (Title 8, Chapter 9)
- 12) Add Outdoor Lighting Standards to comply with Dark Sky objectives
- 13) Address energy conservation/efficiency (by incorporating passive heating and natural lighting strategies into design, incorporating green building standards into the Zoning Ordinance and Development Code, and other traditional methods) and greenhouse gas reduction policies and laws (i.e. SB 375)

- 14) Review and make adequate recommendations to discretionary and ministerial project processes including appeal procedures, and specifying relevant reviewing bodies and processes needed to accurately process applications
- 15) Provide supplemental CEQA work if needed (the City believes that the EIR for the General Plan is adequate but would like consultant input on this point)
- 16) Assist staff in preparing and responding to required public hearings.

The Zoning Ordinance and Development Code Update needs to be clear, precise, and user friendly, incorporating high quality summary tables, figures and diagrams as appropriate (some sample formats in the Attachment section). The Update shall replace any antiquated language no longer pertinent to the City due to changing trends and State law changes and provide adequate language specific to the needs of the City. The development standards must not be in direct conflict with other standards and regulations and avoid repetitiveness. Where applicable, smart growth, green building standards, best practices, and Blueprint strategies need to be folded into the Code.

The selected consultant will have flexibility in organizational format in coordination with City staff, and is expected to provide recommendations as to the appropriateness of what is needed to conform to the 2030 General Plan and 2010 Housing Element and other City, State and Federal laws and policies.

IV. SCOPE OF SERVICES

The tasks listed below serve as a minimum guide of what the City anticipates will be needed to reach the above described objectives, but may need to be further modified based on consultant's expert opinion. The Zoning Code update is considered a City priority and a 12 month project schedule is desired. However, the City will rely on the consultant's ability to fine tune the tasks and determine the appropriate timing needed given the project objectives.

Consultants are expected to submit a detailed work plan, including phasing, timelines, and work tasks, with anticipated hours to be spent by project team members delineated by Task. Project costs need to be broken down by Task, and include a percentage breakout. Those tasks that might be able to be carried out by the City should be noted as a possible price reduction if negotiations are needed to fit the City's internal budget.

The table below outlines the minimum work tasks that must be addressed. Should consultant believe additional tasks are needed to adequately address the City's above stated objectives, they must be identified separately. It is also anticipated that the consultant team will prepare, present, and distribute all notices, memos, staff reports, articles, advertisements in newspapers, and announcements and updates for the City website (to be posted by our webmaster) as well as provide copies of all documents to the City.

The consultant need not include in its proposal funds for legal review of the document, as the City's legal counsel will provide all necessary legal advise and reviews during the process.

LEMOORE COMPREHENSIVE ZONING & DEVELOPMENT CODE TASKS

Task 1:	<ul style="list-style-type: none"> -Execute Contract -Analyze 2030 General Plan, Draft Housing Element, existing Zoning Ordinance and Development Codes, City policies, and other related documents to orient towards required work tasks prior to having a kickoff meeting with the City of Lemoore. -Kickoff meeting with City of Lemoore staff to refine project scheduling, format direction, community outreach, and anticipated department head review needed along the way.
Task 2:	<ul style="list-style-type: none"> -Prepare one-page two-sided public insert for City to print and distribute with City water bills for community outreach and posting at various locations for input opportunities -Send pdf of all documents to City webmaster for posting to the web -Invite special interest groups and stakeholders to attend meetings. -Public Workshop I kickoff meeting with City Council, Planning Commission, Downtown groups, City staff and the General Public to explain the context of the zoning update as it relates to other City/state/federal policies, what this specific project entails, and the scope of work over the course of the update. -Produce written summary of meeting
Task 3:	<ul style="list-style-type: none"> -Public Workshop II to discuss Downtown and Mixed-Use (DMX1, DMX2, DMX3, and MU district's) design concepts and zoning limitations -Produce written summary of meeting and send pdf to City webmaster for posting
Task 4:	<ul style="list-style-type: none"> -Coordinate screen check with City staff prior to releasing document -Provide Public Draft Ordinance on Downtown and Mixed Use (fatal flaw analysis) -Public Workshop III to refine and evaluate Downtown and Mixed Use design and zoning alternatives -Produce written summary of meeting and send pdf to City webmaster for posting
Task 5:	<ul style="list-style-type: none"> -Coordinate screen check with City staff prior to releasing document -Release draft ordinance of remaining zoning and development codes -Public Workshop IV to review proposed Zoning Map and other ordinance issues (2 large colorized mounted display maps need to be made for presentation purposes) -Produce written summary of meeting and send pdf to City webmaster for posting
Task 7:	<ul style="list-style-type: none"> -Release screen check copy of entire work product to City staff for review and two back checks of modifications. -Release Public Review Draft of entire Ordinance at least 30 days prior to 1st public hearing -Send pdf of all documents to City webmaster for posting to the web
Task 8	<ul style="list-style-type: none"> -Prepare one page, two-sided public insert (with proposed colorized Zone Map on one side) for City to print and distribute with City water bills, mail to vacant land owners and interested parties, and post at various locations prior to public hearing schedule.
Task 9:	<ul style="list-style-type: none"> -Hold up to four (4) meetings with Planning Commission and City Council on the draft Ordinance to amend the various applicable sections of the Lemoore Municipal Code over a two month period and adopt new ordinance. (Provide a price per additional meeting costs that can be added later on) -Produce written summary of all meetings and send pdf to City webmaster and Word document to City staff. -Consultant will not be needed to oversee City Council's 2nd reading of Ordinance.
Task 10:	<ul style="list-style-type: none"> -Print one original document once Ordinance is in effect. Provide a per copy cost estimate for City to procure if desired later on. -Provide City with all reproducible documents in digital formats on two sets of cd-roms of Microsoft Word and Excel, Arc GIS, and Adobe Acrobat Reader formats so that they may be edited in the future and available for posting to the City website once Ordinance is effective -Provide City with six large scale 34"x42" and six 11"x17" Zoning Maps and pdf files -Coordinate and send applicable information to Sterling codiers

V. AVAILABLE REFERENCE INFORMATION

Over the last several years the City has conducted or updated many plans that may be useful during the Update process as follows:

- 2030 Lemoore General Plan, draft and final EIR, and Landuse Diagram (link listed above)
- 2009-2014 Kings County Housing Element Update (link listed above)
- Lemoore Zoning Ordinance within the Lemoore Municipal Code (link listed above)
- City of Lemoore Housing Survey/Study (2009)
- Arc View GIS layers as needed (online at <http://gis.quadknopf.com/lemoorepublic>)
- Lemoore Downtown Revitalization Plan and Architectural Design Guidelines (http://www.lemoore.com/graphics/pdf/downtown_revitalization_plan.pdf and http://www.lemoore.com/graphics/pdf/architectural_design_guidelines.pdf respectively)
- Kings County Regional Bicycle Plan (http://www.countyofkings.com/kcag/Plans_Programs/Other%20Plans/2005%20Bike%20Plan.pdf)

VI. PRE-BID CONFERENCE CALL

It is highly recommended that your firm participate in a pre-bid conference call scheduled for Monday, February 1, 2010 at 1:00 p.m.. The call in number is 1-866-910-4857 with the pass code of 638894. A written supplement document, which may include modifications to the RFP if needed, will be released to all firms requesting it and posted to the City website with the questions and answers from the conference call within 3 days of the call.

VII. PROPOSAL SUBMITTAL AND FORMAT

Proposals should clearly show your firm's project team experience on hybrid zoning and development code updates in small jurisdictions, design capabilities, and ability to produce a user friendly zoning document that best fit Lemoore's small town character in a clear, concise manner. The total number of pages should not exceed 15, exclusive of the title page, resumes, and sample work products. Five (5) hard copy sets of the Proposal and one set of three different sample products of similar work products (which will be returned after process is complete) will need to be **submitted by 4:30 p.m. on Friday, February 19, 2010 to City of Lemoore Planning Department, c/o Comprehensive Zoning Update Proposal, 210 Fox Street, Lemoore, CA 93245, (reference phone number 559-924-6740).** Postmarks, emails, and faxes will not be accepted. The proposals received need to be relatively comparable and, therefore, the following outline should be followed to enable the City to provide consistent review:

1. **Cover letter.** Submit a cover letter providing basic Consultant information including proposed Project Manager contact information, introduction and brief description of how the consultant's expertise will meet the objectives the City of Lemoore. Also include a commitment that the consultant team, especially the project manager(s) or those assigned the predominate time on the project, shall remain in place for the duration of the update (as any changes at a later time will need to be approved by the City of Lemoore).
2. **Qualifications.** Information on the firms' qualifications and experience, especially as it relates to those being assigned to work on the project. The information should be brief and include the following:

- a. General firm information including the firm size, years in business, organizational chart, and identification of all team members being assigned to the project by name and title with a description of the areas of responsibility they will have in the project and percentage of time that will be dedicated to the project.
 - b. Copies of all resumes of each of the team member being assigned to the project, including subconsultants if applicable, placed as exhibits to the proposal so that these pages will not be counted toward the 15 page limit.
 - c. List of the three recent and related project references that the proposed project team has completed, detailing specific tasks worked on, implementation, outcome (met timeline, etc.) and any innovative and unique concepts incorporated into the projects.
3. **Work Plan.** A refined work plan showing how the consultant will complete the Comprehensive Update, including community outreach, various work products to be produced along the way, project milestones, and project schedule which at a minimum include what is described herein. The work plan also needs to include a detail listing of anticipated hours to be spent by each project team member delineated by task. Tasks not listed above that the consultant believes are needed to meet project objectives should be listed separately from the minimum tasks.
- Additionally, consultant needs to show how it is envisioned that the end work product will be organized/outlined, formatted, and presented to create a user friendly document that allows the development community and planning staff to easily implement.
4. **Cost.** Detailed budget provided in a table format broken down by Task showing number of hours spent by each individual team member by Task. Possible tasks that might be able to be carried out by the City should be noted as possible price reduction areas if negotiations are needed to fit the City's internal budget. The 2009/10 City Operating and Maintenance budget earmarked up to \$230,000 for the overall project when it was originally contemplated that a citywide form-based code would be sought. However, now that the City is considering form-based code only for the Downtown Area (which has a plan and design guidelines already) and mixed use districts, it is anticipated that the project budget can be lowered considerably.
 5. **Sample Work Products.** Provide one copy set of three (3) sample work products that would best reflect how the consultant approached similar projects to Lemoore's Comprehensive Zoning and Development codes given the above listed objectives.
 6. **Insurance.** Identify all available insurance coverage the firm may have (e.g., Errors and Omissions, Workers Compensation, Automotive, Commercial General, Professional Liability).
 7. **Sample Contract.** A sample contract that would serve as a model the consultant would seek. This contract will serve, subject to modification through negotiation, as a draft agreement in the event the firm is selected to conduct the Comprehensive Zoning and Development Code Update. The City anticipates that invoicing and payment schedule would not be more than once per month at the completion of each project listed Task. No cost overruns will be authorized without an executed contract amendment.

VIII. EVALUATION CRITERIA AND SELECTION PROCEDURE.

An Proposal Evaluation Committee comprised of City staff and decision makers is expected to be assembled to review, rate, and rank all proposals received. The Committee will consider such factors as:

- **Qualifications of Project Team.** The qualifications of consultant firm and each assigned team member, as well as those of any subconsultants.
- **Experience.** The relevant and current experience of team detailing related experience, particularly with preparing Zoning Ordinance updates for small and medium sized communities in the San Joaquin Valley, similar in size to the City of Lemoore with heavy focus on codifying design and mixed use elements in a clear concise manner.
- **Quality of Work Plan and Products.** The approach to be taken by the Consultant including the scope of services and deliverables proposed and previously produced that will allow the City to implement the 2030 General Plan and newly required State and Federal regulations related to greenhouse gases. Heavy focus will be on user friendliness of the end product with high quality drawings, pictures, tables, etc.
- **Cost.** Provide a detailed “not-to-exceed” cost quotation in relation to the services and products to be provided including any contingency amount. Line items should also pull out costs for tasks that might be able to be carried out by City of Lemoore staff as a possible budget option and separately list those items whose tasks were not initially identified in this RFP or supplemental.

The City may elect to hold consultant interviews with the top scoring teams on Wednesday, March 3, 2010. Please pencil this date on your calendar so that your team can be available should your firm be selected for an interview, as it is anticipated that consultants will be notified approximately 5 days prior and a time slot set. Should additional information or clarifications be needed by the Committee from the top consultants, a request will be made via phone and/or by email.

Once the Review Committee has rated, ranked, and interviewed consultants, they are scheduled to make an award recommendation to be discussed by the City Council at their Regularly Scheduled 7:30 Council Meeting on Tuesday, March 16, 2010 in Council Chambers located at 429 “C” Street, Lemoore CA 93245. The City reserves the right to select the consultant whom the City deems is most responsive to meeting the project’s objective regardless of price. Once approved by City Council, a contract will be finalized and executed by the City Manager and work commence.

IX. PROPOSAL SCHEDULE

The following is a proposed schedule of events for this solicitation:

<u>Timeline</u>	<u>Task</u>
January 19, 2010	RFP issued to consultants
February 1, 2010 @ 1:00 p.m.	Pre-Bid Conference Call
February 19, 2010	Proposals due by 4:30 p.m. to: City of Lemoore Planning Department c/o Comprehensive Zoning Update Proposal– Holly Smyth 210 Fox Street Lemoore, CA 93245 (559) 924-6740
February 20, 2010	City begins evaluations
February 25 or 26 th , 2010	Review Committee meets to discuss need for interviews and notifies top consultants
March 3, 2010	Top consultant interviews

X. GENERAL CONDITIONS

- **Limitations.** This RFP does not commit the City to award a contract, to pay any costs incurred in the preparation of the contract in response to this request, or to procure or contract for services or supplies. The City of Lemoore reserves the right to reject any or all submittals, request clarification of any submitted information, waive any informalities or irregularities in any qualification statement, cancel or amend this process at any time, issue similar RFP's in the future, or request additional information during the interview.
- **Notification of Withdrawal of Proposals.** Proposals may be modified or withdrawn prior to the time and date specified for proposal submission by formal written notice from an authorized representative of the consultant. Proposals submitted will become the property of the City of Lemoore after the proposal submission deadline and may be released as a public document after that time.
- **Option of City to Terminate Agreement.** The term of the agreement between the selected consultant and the City shall continue until completed, or until terminated by either party as provided herein. The City seeks a provision in the contract that allows either party to terminate the agreement at any time upon giving of thirty (30) days written notice to its intention to do so.
- **Cost of Preparation.** The City of Lemoore will not pay any costs incurred in the preparation, printing, interview, or negotiation process. All costs associated with preparing and presenting proposals shall be borne by the proposing consultants.
- **RFP is Not a Commitment.** This Request for Proposal is not a contract or commitment of any kind by the City of Lemoore and does not commit the City to award a contract or to pay any costs incurred in the submission of a proposal. All proposals will become the property of the City of Lemoore and will only be released as a public records request with the consultant being notified of release of such document.

ATTACHMENT
Excerpt from 2030 General Plan page 9-4

2030 Lemoore General Plan

OTHER COMMISSIONS, COMMITTEES AND BOARDS

- Parks and Recreation Commission
- Economic Development Commission
- Street Tree Committee
- Downtown Architectural Design Review Committee
- Downtown Merchants Advisory Committee

The General Plan does not envision any substantive change in the responsibilities assigned to these Boards and Commissions. They will be administering new or amended regulations adopted pursuant to Plan policies, and their actions will need to be consistent with the General Plan.

9.2 THE PLAN AND THE REGULATORY SYSTEM

The City will use a variety of regulatory mechanisms and administrative procedures to implement the General Plan. Overall responsibility for plan implementation is vested in the Planning Agency, consisting of the City Council, Planning Commission, and the Planning Director. Establishing and maintaining consistency between the General Plan and Zoning Ordinance and other planning documents is good planning policy and is called for in this General Plan. In fact, the consistency requirement is the keystone of Plan implementation. Without a consistency requirement, there is no assurance that Plan policies will be implemented and that environmental resources earmarked for protection in the Plan will be preserved. Other regulatory mechanisms, including subdivision approvals, building and housing codes, capital improvement programs, and environmental review procedures also will be used to implement Plan policies. All project approvals should be found consistent with the General Plan.

ZONING REGULATIONS

The City's Zoning Ordinance will translate plan policies into specific use regulations, development standards and performance criteria that will govern development on individual properties. The General Plan establishes the policy framework, while the Zoning Ordinance prescribes standards, rules and procedures for development. The Zoning Map will provide more detail than the General Plan Diagram.

The General Plan calls for several new zoning districts. Regulations for these districts will be established as part of the comprehensive zoning update being undertaken concurrently with the General Plan update. The use regulations and development standards for existing zoning districts will need to be amended to conform to Plan policies. Density and intensity limits, consistent with the Plan's land use classifications, also should be established. For purposes of evaluating General Plan consistency, the density of proposed projects will be rounded up or down to the nearest whole number, as appropriate.

The City will bring both the Zoning Ordinance and the Zoning Map into conformance with the General Plan. When the General Plan is subsequently amended, the Zoning Ordinance and Zoning Map also may need to be amended to maintain consistency between the Plan and zoning.

ATTACHMENT
Excerpt from 2030 General Plan page 9-5

Chapter 9: Implementation and Monitoring

SUBDIVISION REGULATIONS

No subdivision of land may be approved under California law and the City's subdivision regulations unless its design and proposed improvements are found to be consistent with the General Plan. Dedication of land for park facilities is required for subdivisions above a certain size, consistent with the policies and standards prescribed by the General Plan. The precise threshold will be established on a case-by-case basis and depends on whether there are neighborhood parks in the vicinity which can serve new residents. The subdivision regulations also can require dedication of land for riparian habitat and reservation of land for fire stations, libraries, bike paths, transit facilities, and other public facilities.

After adoption of the General Plan, the City's subdivision regulations will need to be amended to conform to Plan policies and explicitly require findings of consistency with the General Plan as a condition of approving major and minor subdivisions. Reservation requirements for bus turnout facilities and bike and pedestrian facilities also will need to be added to carry out Plan policies. The subdivision ordinance should require connection between new streets and existing streets, wherever possible, and allow for reduced, right-of-way dimensions to maintain neighborhood character. Consideration of passive solar energy techniques in street and lot layout and landscaping will also be required and the ordinance may require access easements in new subdivisions.

BUILDING AND HOUSING CODES

No building permit may be issued under California law (Gov. Code Section 65567) unless the proposed development is consistent with the City's open space plan and conforms to the policies of the Conservation and Open Space Element. To provide an administrative mechanism to ensure consistency, it may be appropriate to require applicants for building permits and grading permits to secure a "zoning certificate" or other form of zoning clearance before these permits can be issued.

ATTACHMENT

Consistency Table from 2030 General Plan

2030 Lemoore General Plan

CONSISTENCY BETWEEN THE GENERAL PLAN AND THE ZONING ORDINANCE

Lemoore will implement many General Plan policies through the City's Zoning Ordinance. Zoning must be consistent with the General Plan if the City's land use, housing, and open space policies are to be realized. A fundamental link between the General Plan and zoning is land use/zoning consistency. Table 9.1 shows how zoning districts in Lemoore are consistent with the land use designations of this General Plan. In some areas, new zoning districts are needed. In others, the existing zoning will need to be amended, as prescribed by the implementing policies in this Plan.

Table 9.1 Consistency Between the General Plan and Zoning

<i>General Plan Land Use Designations</i>	<i>Existing Zoning District¹</i>	<i>Proposed New Zoning</i>
Residential		
Very Low Density Residential	RA-20, RA-40	RVLD
Low Density Residential	R-1-7, R-1-10	RLD, RN
Low-Medium Density Residential	R-1-5, R-1-7 PUD	RLMD, RN
Medium Density Residential	RM-2.5, RM-3	RMD
High Density Residential	RM-2	RHD
Mixed Use		
Downtown Mixed Use	CC, CS, RM-2, RM-3, PO	DMX-1, DMX-2, DMX-3
Mixed Use	CC, CH, RM-3, PO	MU
Office, Commercial, Industrial		
Neighborhood Commercial	CC, CH	NC
Regional Commercial	CC, CH	RC
Office/Professional	PO	PO
Light Industrial	ML, SC	ML
Heavy Industrial	MH	MH
Business, Technology and Industrial Reserve	-	BTR
Other		
Wetlands	RSC	W
Agriculture/Rural	RSC	AR
Parks/Recreation/Ponding Basin	RSC	PR
Community Facilities	RSC	PS

¹ These districts may be used while the Zoning Ordinance is being updated.

Source: Dyett & Bhatia, 2007.

ATTACHMENT

Sample table wanted with Zoning Update

CITY OF FORT BRAGG MUNICIPAL CODE - TITLE 18 - LAND USE AND DEVELOPMENT CODE

Residential Zoning Districts

18.21.050

18.21.050 - Residential District Site Planning and Building Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Tables 2-4 and 2-5, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Article 3.

TABLE 2-4 - RR, RS, AND RL DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District		
	RR Rural Residential	RS Suburban Residential	RL Low Density Residential
Density	<i>Maximum number of dwelling units allowed on a single parcel.</i>		
	1 dwelling unit per parcel, plus one second unit where allowed by 18.42.170.		
Setbacks	<i>Minimum setbacks required. See Section 18.30.100 for exceptions, reductions, and encroachments. See Chapter 18.42 for setback requirements applicable to a specific land use.</i>		
Front	25 ft		20 ft, but no closer than 25 ft to the street right-of-way or the edge of pavement, whichever is closer
Side - Interior (each)	20 ft	10 ft	5 ft
Side - Street side	Same as front setback		10 ft
Rear	20 ft		10 ft
Garage	5 ft back from street-facing facade of primary structure		
Accessory structures	See 18.42.030 (Agricultural Accessory Structures) and 18.42.160 (Residential Accessory Structures)		
Site coverage	<i>Maximum percentage of the total lot area that may be covered by structures and pavement.</i>		
Maximum coverage	10,000 sf	25%	40%
Additional coverage	The maximum coverage above may be increased by 10% with Minor Use Permit approval, with the review and approval of a drainage plan by the City Engineer.		
Floor area ratio (FAR)	<i>Maximum floor area ratio for non-residential structures.</i>		
Maximum FAR	N.A.		0.40
Height limit	<i>Maximum allowable height of structures. See Section 18.30.060 for height measurement requirements, and height limit exceptions.</i>		
Maximum height	28 ft		
Fencing	See Section 18.30.050 (Fences, Walls, and Screening)		
Landscaping	See Chapter 18.34 (Landscaping Standards)		
Parking	See Chapter 18.36 (Parking and Loading)		
Signs	See Chapter 18.38 (Signs)		

ATTACHMENT

Sample zoning matrix wanted with Zoning Update

STOCKTON MUNICIPAL CODE - CHAPTER 16, DEVELOPMENT CODE

Allowable Land Uses and Permit Requirements

16-220

TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS - Continued

LAND USES	PERMIT REQUIREMENT BY ZONING DISTRICT															Specific use standards:
	RE	RL	RM	RH	CO	CN	CG	CD	CL	CA	IL	IG	PT	PF	OS	
RESIDENTIAL USES																
Caretaker and employee housing					L	A	L	L	P	A	L	L	L	L	L	
Duplexes		A	P	P					A						L	
Mobile home parks		A	A	A				A	A							
Multi-family dwellings				A	A	C	C		A						L	
Organizational houses					A				A							
Residential care facilities																
Assisted living facilities				C	A				A						L	C
Care homes, 6 or fewer clients			P	P	P				P						P	
Family care homes, 7 or more clients	C				C				C						L	
Senior care facilities, 7 or more clients				A	A				A						L	
Rooming and boarding houses					A				A						L	
Senior residential projects				A	L	C	C		L						L	
Single-family dwellings	P	P	P	P					P						L	
Townhouses			A	P	P	C	C		A						L	
Triplexes				P	P				A						L	

Key: P = Use permitted L = Land Development Permit required A = Administrative Use Permit required
 C = Commission Use Permit Required E=Use not allowed, except under special circumstances.
 Empty box = Use not allowed

Note: See Section 16-220.020 for an explanation of the table and each land use permit requirement.
 See Article 8 for definitions of the listed land uses.

Home occupations require a Home Occupation Permit (Division 16-530).