

**Minutes of the Regular Meeting of the
Lemoore Planning Commission
June 28, 2010**

Chairperson Kendall called the meeting to order at 7:00 p.m.

Attendance: Meade, Ormonde, Elgin, Kendall, Clement, Norgaard, Marvin

Absent: None

Public Comments and Inquiries: There were no comments or inquiries

Approval of Minutes of Meeting of May 10, 2010:

It was moved by Commissioner Meade, seconded by Commissioner Clement, to approve the minutes of May 10, 2010 as submitted.

AYES: Meade, Clement, Ormonde, Elgin, Norgaard, Marvin, Kendall

NOES: None

ABSTAIN: None

ABSENT: None

Workshop #2 – Comprehensive Zoning Update – Downtown and Mixed Use Sites

Smyth stated that everyone involved in mixed use sites was invited to join us tonight to discuss and ask questions specific to mixed use. She stated that City staff dropped off flyers with all downtown businesses to encourage participation in tonight's workshop. She introduced Chris Jordan of PMC who is the consultant for the Zoning Ordinance update.

Chris Jordan stated that tonight they are focusing on downtown mixed use. He stated that the goal of tonight's workshop is to provide a brief overview and give the public and commissioners an opportunity to contribute views and input on process to help clarify areas that are not specified in existing City documents. He stated after tonight's discussion if you come up with comments, questions or ideas you may get in touch with PMC or go through Holly Smyth, Planning Director. Ms. Smyth also clarified that links to either contact are available on the web under the Zoning Ordinance update. He stated that tonight Mark Shroeder will talk about traditional codes and the components of form based codes. Jordan stated that over the past years a movement in planning circles has been pushing for a change in how development is regulated. He stated that new codes called "form base" codes include more design based regulations than traditional "Euclidian" codes. He stated he will present a more detailed overview of "form based" zoning and describe how this type of approach could work in Lemoore.

Jordan stated that mixed use areas are flexible for variety of activities they have a mix of tenants and are pedestrian friendly. He stated that the traditional downtowns are the hub of the community which includes retail/service and office center and offer opportunities for residential; pedestrian travel in primary, and it is a complete place. Jordan explained that "Euclidian" zoning has responded to "ills" of the time, segregated uses of homes, retail, jobs, schools has produced an auto-dependent landscape. He stated that "Euclidian" zoning basically works with a lot of text, with permitted and conditionally permitted uses which lists what you can and can't do. Development standards refer to site area, frontage, width, depth, and setbacks from property lines, as well as building heights and fences but nothing about the design of buildings. He stated that under design guidelines, the standards and guidelines for the design of the building are outside the zoning code and shoulds and may not shalls and wills. He stated that the end

result is not clear, the applicant must work with the City to get it right and it costs time and money.

Jordan stated that what is needed in a solution is to provide local context and respect the existing built environment, build upon the past, emphasize the role of the building in contributing to the place.

Mark Shroeder stated that form based codes only control what is considered important, base the code on what the end result should be, shape the public realm, the spaces between the buildings and go beyond Design Guidelines to codified flexible solutions. He stated that the components of a form based code is the regulating plan or the zoning map, building envelope standards (development standards), architectural standards (design) and streetscape standards. He stated that regulating plan classifies sites based on street, block, or district characteristics and site is part of a larger, unified design. He went on to explain that the building envelope standards regulate building height, placement, and orientation and prescriptive rather than restrictive. The Architectural standards are used to achieve the vision and programmed based on community input and existing characteristics. Streetscape standards relate the building to the street and provide a context for development and details between the buildings.

Tonight's discussion are the issues related to the zoning ordinance update process specific to downtown and other mixed use development areas. These topics and an outline were included in the staff report.

Under allowed uses the ground floor uses are active uses and create an active street, second floor uses are less intense operations and there are limits. What types of uses are appropriate on the ground floor of buildings in the downtown? What businesses should be excluded from the downtown and what uses should be promoted in mixed use centers? He stated that the allowed uses in downtown include schools and studios that may not be desired in the long term but have short term benefits because they occupy vacant spaces, businesses and offices on the second floor of buildings. Mr. Ormonde thought that service stations can be complementary to the existing development pattern when people are waiting for their cars to be worked on might browse downtown. The Downtown Revitalization Committee recommended that the consultant team review the list of uses back in 2006 memo, which includes large retail uses paying a vacation fee if they leave town which will be distributed to Planning Commissioners. It was discussed that by limiting uses in the downtown, would force some uses to located elsewhere and is this good for Lemoore. Residential in downtown can provide opportunities for live/work buildings with retail business in front on first floor with residential on second floor or in back.

Non-conforming uses were discussed and it was brought up that changes to the allowed uses could create legal nonconforming uses. Current regulations allow nonconforming uses to continue as long as owner desires, prohibits expansion of business or replacement if significantly damaged and prohibits re-establishment if suspended for more than 12 month, which the consensus was to leave nonconforming regulations as is. There should be a consideration limiting new churches in retail spaces in the downtown, but allowing freestanding churches to continue and maintain the existing policies with no changes.

In regards to parking in downtown it was noted that parking is different than shopping centers, parking not in front of business promotes walking and increases "passing" traffic and requirements to develop parking for new construction is often a financial barrier. Some of the questions asked in the presentation were; should the City waive parking requirements in the downtown? If so, should it waive them all together or just for retail and restaurant uses as currently stated in the General Plan? Should the City continue the in-lieu fee program in exchange for waiving the parking requirements? The parking discussion included possible waiving of parking requirements for some uses, but give the owner an option to provide more if

they want. Many believed that business owners and employees should not park out front and they should leave spaces available for customers and provide accessible parking (ADA) within parking lots and along the street.

Some of the questions asked in the presentation were included; what types of signs are appropriate for the Downtown. By using a clicker the participants at the workshop, the audience was able to rate each of several types of signs shown by the consultants. Thereafter a discussion on signs had mixed reactions or negative reactions to certain signs. The participants voted on their preferred types of signs and chose signs suspended under a canopy or awning, signs projecting out from a building over the sidewalk, push pin signs with external lighting, building mounted signs that are mounted parallel to the street and made of wood or made to appear of wood, window signs and awning signs. There was a mix of reactions to can signs, illuminated channel letter signs, digital signs, and reverse channel letter signs.

In regards to the downtown "Ordinances" some special focus issues to consider which are unique to downtown should include outdoor dining, outdoor sales, trash collection and others. Some questions looked at were, should the consultant team move forward with this list of specific standards and regulations for the downtown? Are there other issue areas that could benefit from specific regulations? The participants thought that some specific regulations should be created for outdoor dining and outdoor sales, there was a concern that sidewalks may not be wide enough for outdoor dining or sales in some areas as they need to maintain ADA access and coverings should be required for outdoor sales tables.

The consultants presented the participants with residential density options and asked what types of housing were appropriate for the downtown and in mixed use areas? Everyone in the room except the consultants used the clicker process to rate images and housing examples and recorded the statistics. According to the consultant, the existing downtown design guidelines were developed in the mid 1990's, provided guidance on the look and feel of development, identified "landmark building" sites, alley development and building color. The participants agreed that design regulations in the Design Guidelines are a good starting point for the update. Most concurred that the idea of landmark buildings should continue and a higher level of design detailing and additional building height help to make a building more prominent and creates a sense of "landmark". The updated design language should not "pigeon-hole" project design, we need buildings to be individualistic and not looking for a monotone design pallet and need variety in buildings. Under residential density, there was a range of residential products and housing types in both the downtown and mixed use areas. Participants thought that traditional single family homes should not be allowed in either area, smaller lot single family could be allowed in the mixed use areas, stand alone apartments are good in the mixed use centers and residential over retail is good in downtown.

Under mixed use sites, the General Plan direction limited to allow a range of uses, consideration to mass and scale and establish a defined "center". Also it does not identify if these should be vertically or horizontally integrated and does not get into specificity of what level of mixing of uses should be done. It was discussed to allow both a vertical and horizontal mixing of uses at the citywide Mixed Use sites, the design and orientation of uses should respond and reflect the surrounding environment and don't put very active retail right next to single family residential.

Chris Jordan noted that the next workshop will be held on August 23, 2010 with information to be forwarded.

General Plan conformity of RDA 2010/11 Budget – Resolution 2010-10

Smyth stated that California Government code 65401 requires that a list of the proposed public works projects recommended for planning, initiation or construction during the ensuing fiscal year to be submitted to the Planning Commission for review and report to City Council as to conformity with the adopted General Plan. Smyth reviewed the list of 2030 General Plan policies as well as the new 2009-2014 Housing Element policies that relate to proposed budget line items on the portions of the RDA low/moderate housing and capital project budget line items in order to show conformity with the General Plan.

Smyth reviewed the items as listed. She stated that the recommendation is for Planning Commission to approve the Resolution 2010-11 determining the capital expenditures proposed in the RDA 2010-11 budget are generally in conformity with the 2030 General Plan and new 2009-2014 Housing Element so long as highlighted sections are implemented.

It was moved by Commissioner Norgaard, seconded by Commissioner Clement, to approve Resolution 2010-10 determining the capital expenditures proposed in the RDA 2010/2011 budget are in conformity with the 2030 General Plan and new 2009-2014 Housing Element so long as each item follows bolded General Plan determination listed.

AYES: Norgaard, Clement, Marvin, Elgin, Ormonde, Meade, Kendall
NOES: None
ABSTAIN: None
ABSENT: None

Planning Director's Report – Activity Update:

Smyth reviewed the activity report items as listed under Item #7.

Commission's Report and Request for Information:

Commissioner Ormonde announced that he would be resigning from the Planning Commission because of a move his family is making. He stated that he would submit his letter of resignation to the Planning Director.

Adjournment: The meeting adjourned at 9:30 p.m.