



LAND USE ELEMENT

2.1 INTRODUCTION

The Land Use Element for the City of Delano establishes the framework for the principal development within the Study Area. The city is experiencing significant growth opportunities in terms of new development and redevelopment. It is the city's intent to guide new development and redevelopment by a set of coherent development policies in order to achieve the implementation of projects that contribute positively to all sectors of the community.

The Land Use Element describes existing land use characteristics and development patterns in the Study Area. The Land Use Element contains general development standards and guidelines for future development. The Land Use Element also contains a description of the Land Use Plan which defines the general location and development intensity for a variety of land uses in the Study Area. The Land Use Plan is intended to be consistent with the overall community goals as well as reflective of the physical and environmental constraints affecting land use.

2.2 PURPOSE

The Land Use Element is intended to reflect the values of the community with respect to development, redevelopment, and preservation of public and private properties within the Study Area through the year 2020. The element encourages future urbanization while preserving the environmental characteristics which contribute to a quality of life that attracts residents to the community. The element sets forth policies and defines land uses to achieve a balanced community, which offers a wide range of housing types, full-service business and commercial centers, and a sufficient employment base to reduce the commute for residents. While it can be expected that some existing development may not be consistent with the development policies promoted by the Land Use Element and other general plan elements, new and future development is required by law to be consistent with the general plan.

The Land Use Element encompasses the goals, objectives, policies and programs of the other elements of the general plan. The Land Use Element provides city officials with a comprehensive basis for decision-making and provides citizens with an understanding of the long-range intentions of the city concerning future growth and development.

2.3 AUTHORIZATION

California planning law requires every city to adopt a Land Use Element that provides for the long-term physical development of the community. Government Code Section 65302(a) requires the General Plan to include:

“A Land Use Element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The Land Use Element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The Land Use Element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas.”

ENVIRONMENTAL SETTING

2.4 EXISTING LAND USE

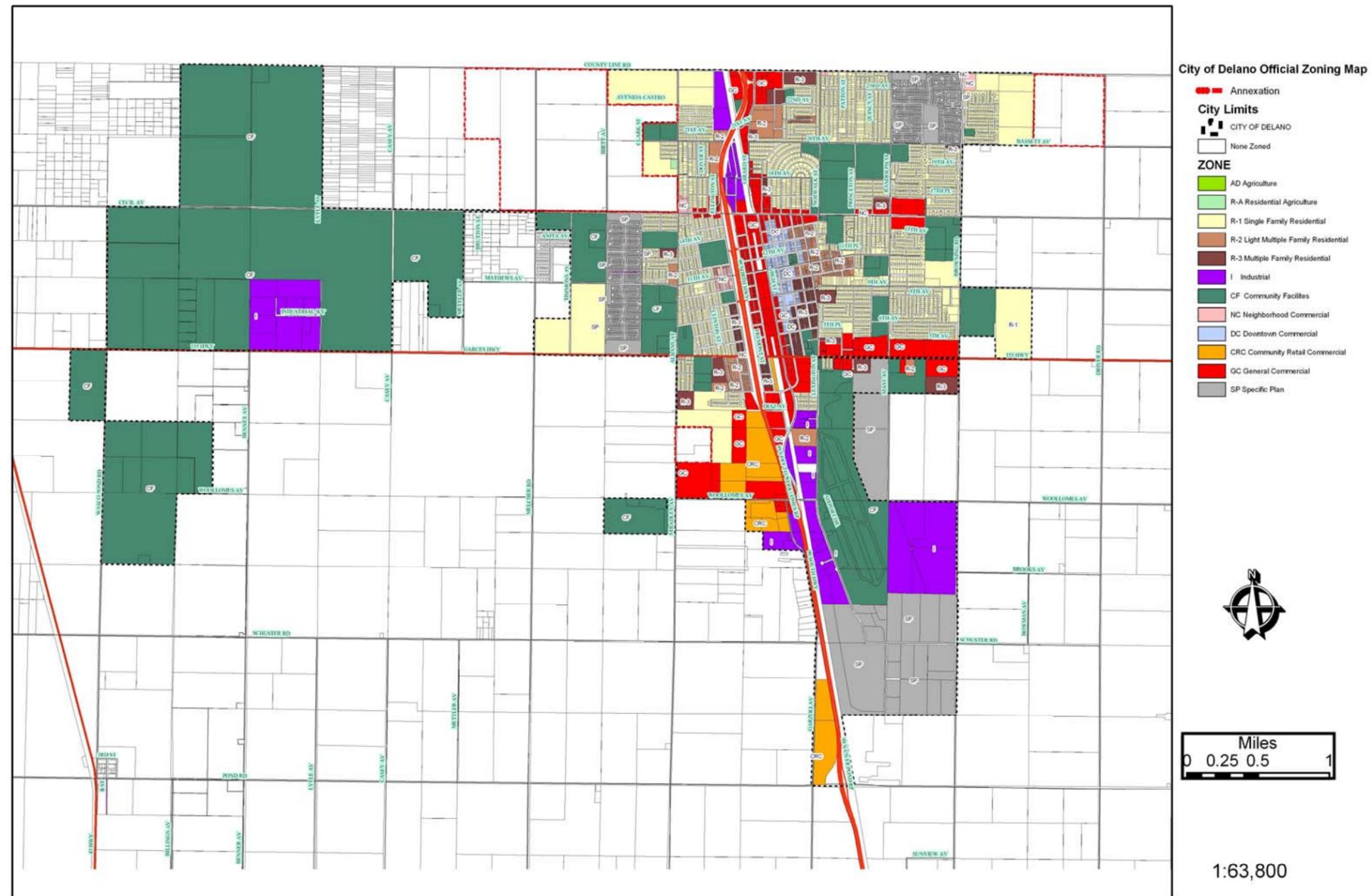
As with most cities in California, the detached single-family home is the predominant residential unit in Delano. Figure 2-1 is a zoning map of Delano showing concentrations of residential, commercial, industrial, and agricultural land as prescribed by the current City Zoning ordinance. Figure 2-2 shows the location of vacant land in the community.

2.4.1 Resources: Natural Features and Environmental Resources to Conserve

Water - Although Delano historically had drainage sloughs in the community, there are no current surface water features in Delano, except for open irrigation channels. Groundwater resources provide the City’s water supply, with distribution via eight municipal water wells. The wells provide water for all uses including residential, commercial, and emergency service needs

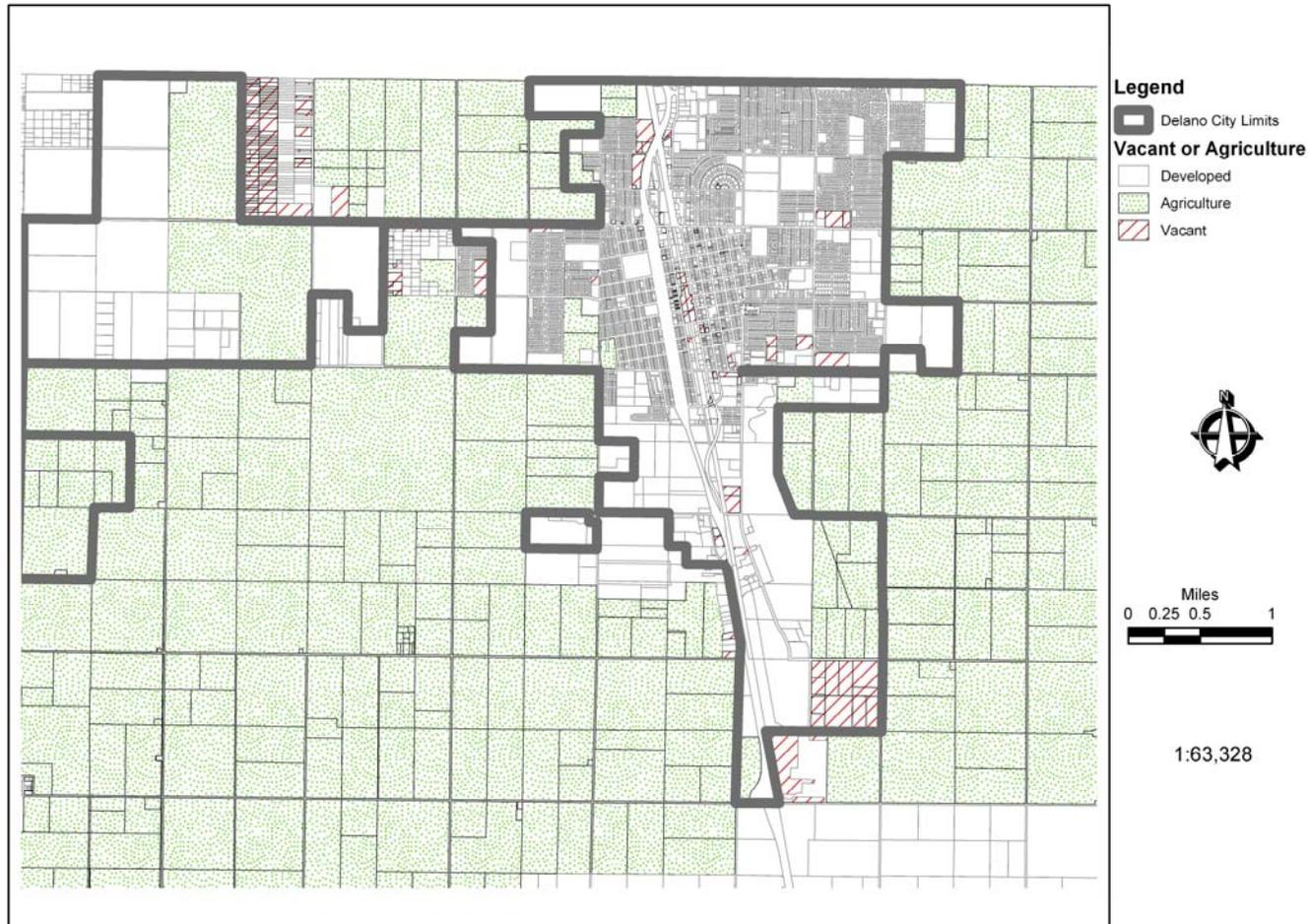
Agricultural Land Use Soils - Delano is surrounded by farmland. Farms near Delano primarily grow orchard fruits, grapes, almonds, cotton and corn. There are several locations within the City where agricultural uses are being conducted on land that has been designated for residential, commercial, or industrial uses. Most farmland is irrigated.

The soils in and near Delano are part of an extensive area of the San Joaquin Valley with “prime” agricultural (Class I and II) soils. Delano has approximately 5,000 acres of prime agricultural soil within the existing Urban Area Boundary. Approximately 1,500 acres of these prime soils within the Urban Area Boundary are under Williamson Act preserve contracts.



Zoning City of Delano

Fig. 2-1



Vacant and Agricultural Land
City of Delano

Fig. 2-2

2.4.2 Visual Resources

Natural Visual Resources - The topography of the City and surrounding area is generally level to gently rolling. However, on clear days Delano has beautiful views of the mountains and hills to the east.

Developed Visual Resources - Delano has few older neighborhoods with streets lined with lush, mature trees. The trees provide shade and help reduce summer temperatures. The older homes are generally well maintained and add charm and elegance to the visual character of the community. Poor visual quality, lack of landscaping and a deficiency of trees have been identified as significant deficiencies existing in the community, based on citizen input.

The surrounding orchards and crop lands also provide visual relief from the built environment by providing a backdrop of mature fruit trees and crops. During spring, the orchards provide additional visual benefits when the trees are in full bloom. The orchards also give a sense of rural character to the community.

The downtown central business district area includes the main street commercial core which currently has landscape planters and street trees installed. The visual appearance of the downtown will be improved in the near future when the recently prepared downtown master plan improvements are implemented. The Redevelopment Agency is implementing a façade improvement program which is enhancing the visual appearance of many downtown buildings.

2.5 POPULATION

Annual population estimates prepared by the State Department of Finance show that Delano is currently growing at an average annual rate of approximately 5.2 percent since the 1990 U.S. Census. As of January 1, 1998, the population was estimated to be 34,143, approximately 5,455 of which were in group quarters at the State prison. Population projections presently acknowledged by the City indicate the average annual growth rate is expected to be five percent through the year 2020 when the City's population is anticipated to be over 62,000 residents. Additional prison development will potentially increase the City population by 5,000 more persons. Table 2-1 shows these projections.

**Table 2-1
City of Delano Population**

Population Projections Based Upon Existing Trends					
Year	1990	1998	2000	2010	2020
Population	22,762	34,143	37,430	49,352	62,845

* Delano will add 5,000

2.6 SOCIAL AND ECONOMIC FACTORS

A recent analysis of the industrial and economic trends in California and the Delano area described the components of the regional agriculture business cluster and identified which business sectors have grown well in recent years and which have not. The material below evaluates growth opportunities in the region and outlines the types of development schemes that could form the basis for the City's industrial development strategy.

2.6.1 Growth Potential in Regional Economic Base Industries

As a part of the General Plan update process, Applied Development Economics (ADE) prepared an analysis of the economic base for the region to be used as a guide for assessing the impact of changes in the economic base expected to occur over the coming decade.

In conducting its analysis, ADE assumed that the agricultural cluster would continue to dominate the local economy. However, it was also assumed that there would be a continuing shift in the mix of businesses in the agricultural cluster toward the production of more high value added goods and services, and that employment in farming and ranching would continue to decline with the addition of labor saving technologies and processes.

The primary objective of this study was to identify those business sectors that are the most likely to produce net new jobs and increasing levels of income for Delano residents. In conducting this analysis, ADE used a methodology, which is based on detailed, industry specific data available from the Labor Market Information Division of the California Economic Development Department. This data permits employment and income trends to be analyzed over the past few years and project future trends by location, type of business, number of employees and total payroll. For this analysis, Kern, Tulare and Kings Counties were selected as the area in which most buyer/supplier relationships take place, or could take place. Statistical techniques were used to estimate the gaps in supply in the area that could be targets of opportunity for business attraction. Similarly, the analysis identifies industries represented in the economic base that offer prospects for business expansion. The following sections present the key findings and recommendations resulting from this analysis.

The Regional Context

Growth in basic jobs in California is best seen as a regional phenomenon. While individual jurisdictions are naturally primarily interested in those businesses located in their city or county, they are increasingly aware of the importance of regional economic growth for achieving their own economic growth objectives. For example, the expansion of an existing business in Delano will draw employees from the three county region. Likewise, the attraction of a new business to Delano will create the demand for goods and services from throughout the area.

Agriculture was the primary employer in all three counties, with Kern County accounting for more than ten percent fewer workers in agriculture than the other two counties. Conversely, Kern County exceeds the average for all counties and has the largest component of Services

employment of the three, reflecting the significance of Bakersfield in the region's economic base.

Kern County has a significant mining industry, which employs 6.9 percent of the labor force compared to less than one percent for the State and the other counties in the economic region. The three county economic region is lower than the State in manufacturing employment with only 8.6 percent of the labor force employed in this sector compared to almost 17 percent for the State. Kern County has the least number of workers employed in manufacturing of the three counties with six percent employed in this category compared to 12.3 percent for Tulare and 10.7 percent for Kings.

High growth rates for industrial sectors with high concentration factors signals good prospects for expansion, while those with high growth and low concentration offers potential for business attraction. Conversely, industrial sectors with high concentration and low growth may indicate the need for business retention efforts. The industries in Figure 8 of Appendix C represent the fifteen largest non-agricultural industries in each growth category.

The Agricultural Cluster

Professionals in the field of local economic development have recently come to understand that cluster analysis provides a better picture of how an economy functions than simply looking at individual business categories. Business clusters are the mix of businesses necessary to produce a final product to be purchased by a consumer. Analysis of specific clusters, such as agriculture, provides consumers with a variety of food and fiber products.

This level of detail provides an improved picture of the dynamic growth and decline in employment that is not evident at a higher level of aggregation. For example, goods and services necessary for the production of food and fiber products are hardly ever in perfect balance. There are always shortages or overages in some of the elements of the cluster. Knowing this allows public and private sector decision makers to fine tune their activities to maximize the return on their investment.

This is particularly true with respect to the availability of a labor force equal to the requirements of growing elements of business clusters, such as the agricultural business cluster, that is providing, and will continue to provide, most of the net new basic jobs in the Delano economic region. There are a number of manufacturing sectors that would be interested in expanding or locating in Delano. For example, the general industry machinery and miscellaneous food and kindred products industries are increasing net employment and could be candidates for expansion of established firms, while paperboard containers and boxes and metal cans and shipping containers, which are not well established in the area could be candidates for attraction of firms from other areas.

Conclusions and Recommendations

The City of Delano could benefit from the adoption of specific targets for business attraction and expansion. Selecting these targets would permit the assessment of the assets and liabilities of the

City based on the specific requirements of the selected targets. For example, the availability of land and facilities for business expansion and attraction can be matched against the specific requirements of the businesses targeted. Similarly, the labor force requirements of the targeted businesses can be ascertained and incorporated into the educational and training programs provided by community institutions.

The recommended targets for Delano based on the agricultural cluster analysis and existing industries in the Community include:

1. Motion Freight Transport, Warehousing and Logistics
2. Agricultural chemicals
3. Farm labor, management and services
4. Health care practitioners and services

2.7 OTHER PLANS AND POLICIES

2.7.1 Present City Land Use Controls

Development within the incorporated City limits is governed by the City zoning ordinance and building codes. The Planning Commission and City Council cannot approve development projects that are not in conformance with the General Plan and zoning regulations.

2.7.2 San Joaquin Valley Air Quality Attainment Plan

Delano is located within the San Joaquin Valley Air Basin (SJVAB) which consists of a basin shaped like an elongated bowl approximately 250 miles in length and 120 miles in width. It extends from the crest of the Sierra Nevada west to the crest of the Coast Range and includes the San Joaquin Valley floor.

2.7.3 Kern County Policy Plan

Kern County's *Urban Boundaries Policies* define the ultimate Urban Area Boundary (UAB) around incorporated cities. The Delano UAB defines the area under county jurisdiction within which Delano's concerns are to be given serious consideration as part of the County's land use review process.

Development policy north of County Line Road is controlled by Tulare County. The *Comprehensive Policy Plan of the County of Tulare* contains policies which guide growth in unincorporated areas, includes the adopted land use plans for each incorporated city in the County, and sets forth the framework for city/county cooperation in land use matters.

Tulare County and the City of Delano have entered into an agreement that a portion of the urbanized area in Tulare County along the north side of County Line Road is to be planned jointly by the City of Delano and Tulare County. In addition to a "County Line Service Area," the agreement also establishes a "Madonna Water Service Area." Pursuant to the agreement between Delano and Tulare County, Tulare County has authorized the City of Delano to provide

water, sewer, and local drainage services within the County Line Service Area, and to provide water services within the Madonna Water Service Area. The City and County have also agreed to maintain mutually agreeable General Plan policies within the joint planning area.

The joint planning of lands along the north side of County Line Road includes the principle of an equitable allocation of development benefits and impacts resulting from development on both sides of County Line Road. A guiding tenet of the joint planning effort between the Delano and Tulare County is that both the benefits and impacts of land development must balance such that neither jurisdiction is asked to bear the brunt of a development proposed by the other without appropriate mitigation and commensurate benefit. The following text sets forth the City of Delano's policy direction toward development along both sides of County Line Road. The provisions outlined below addressing requirements for development within the City of Delano along the south side of County Line shall be effective upon their adoption by the Delano City County and the adoption of equivalent provisions by the Tulare County Board of Supervisors affecting development north of County Line Road.

2.7.5 Redevelopment Planning

The City has established a Redevelopment Agency and has adopted a Redevelopment Plan and a Project Area. Within the project area, the Agency, in conjunction with the City, is removing blighted buildings and is encouraging new development in the project area, both retail and service oriented. The Agency has cleared a two block blighted area formerly know as the "Chinatown" area, and is actively marketing this approximately 12 acre area for new commercial development. The Redevelopment Agency has implemented a façade improvement program to assist downtown businesses with improving the visual appearance of downtown buildings. The Redevelopment Agency will continue to work closely with the City and Chamber of Commerce to encourage and promote economic development and the creation of new jobs. The Agency and City will implement a downtown improvement program which will include new street landscaping, street lighting, and the installation of new street furniture to enhance the visual appearance of the downtown.

LAND USE ELEMENT POLICIES

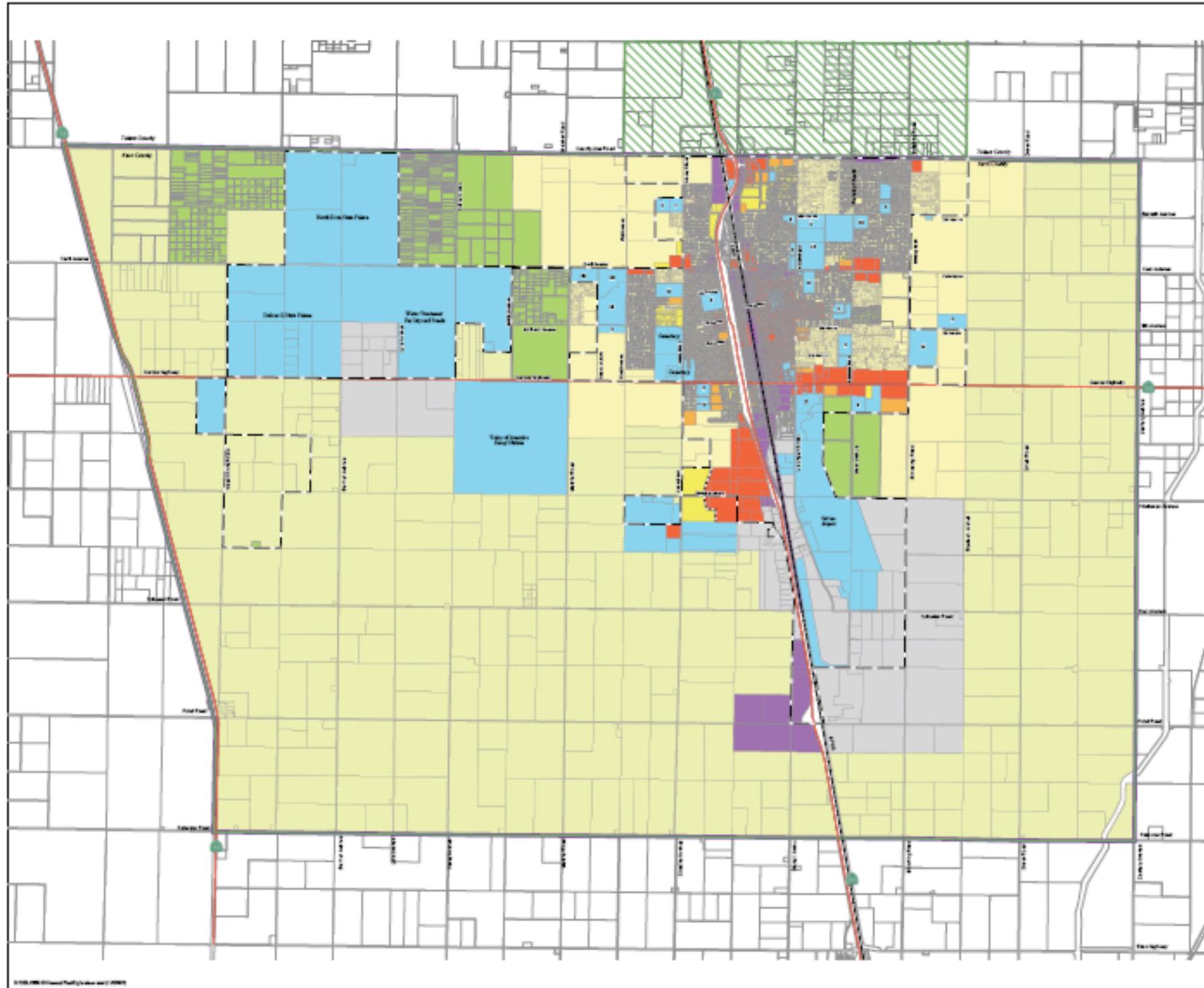
2.8 GENERAL PLAN, ZONING CONSISTENCY AND PLAN ADMINISTRATION

Objectives

- A. Establish a well-balanced mix of residential, commercial, industrial, and open space/public land uses which will create and maintain a high quality environment and a fiscally sound community.

Policies, Standards

1. New development shall be consistent with the adopted land use map and policies of the General Plan.



LEGEND

- AGRICULTURAL
- COMMERCIAL
- SERVICE COMMERCIAL
- RESIDENTIAL
- LOW RESIDENTIAL
- MEDIUM RESIDENTIAL
- RURAL RESIDENTIAL
- COMMUNITY FACILITIES
- E ELEMENTARY SCHOOL
- M MIDDLE SCHOOL
- HS HIGH SCHOOL
- CC COMMUNITY COLLEGE
- P PARK
- DELANOTULARE (CITY PLANNED) AREA
- CITY LIMITS
- SPHERE OF INFLUENCE
- GENERAL PLAN STUDY AREA
- PROPOSED ROADWAY



 LSA
 City of Delano
 Proposed General Plan Land Use Map
 November 29, 2005

2. All development shall conform to the land use density and intensity standards depicted in the General Plan
3. Changes to zoning shall be consistent with the General Plan. A zone district shall be deemed consistent with a land use designation when such zone district is specified as consistent in the Plan Consistency Table. In no case, however, shall the overall maximum density of the plan designation be exceeded.
 - a. Residential densities on a portion of a development site may exceed the maximum densities, if the density for the entire site conforms to the Plan Consistency Table. Variable residential uses and density incentives may be provided if adequate open space can be provided on the project site. Site area shall be a minimum of two acres and a Conditional Use Permit will be required.
4. The City will maintain an updated Zoning Ordinance as appropriate to implement the General Plan.
5. Development standards shall be adopted for the State Route 99 frontage and gateway streets to improve the practical function and aesthetic quality of those areas.
6. Lands outside of the existing urban area that are designated for urban use may be developed if adequate infrastructure (water, sewer, etc.) is available, and the proposed uses will not be incompatible or detrimental to surrounding land uses.
7. The City should undertake a review of the General Plan's demographic, financial, land use demand and supply, and infrastructure assumptions no less frequently than once every five years to provide an opportunity for necessary modifications to the General Plan.
8. Exterior area lighting for non-residential land uses shall be shielded to prevent line of sight visibility of the light source from abutting property planned for residential uses, or other sensitive uses.

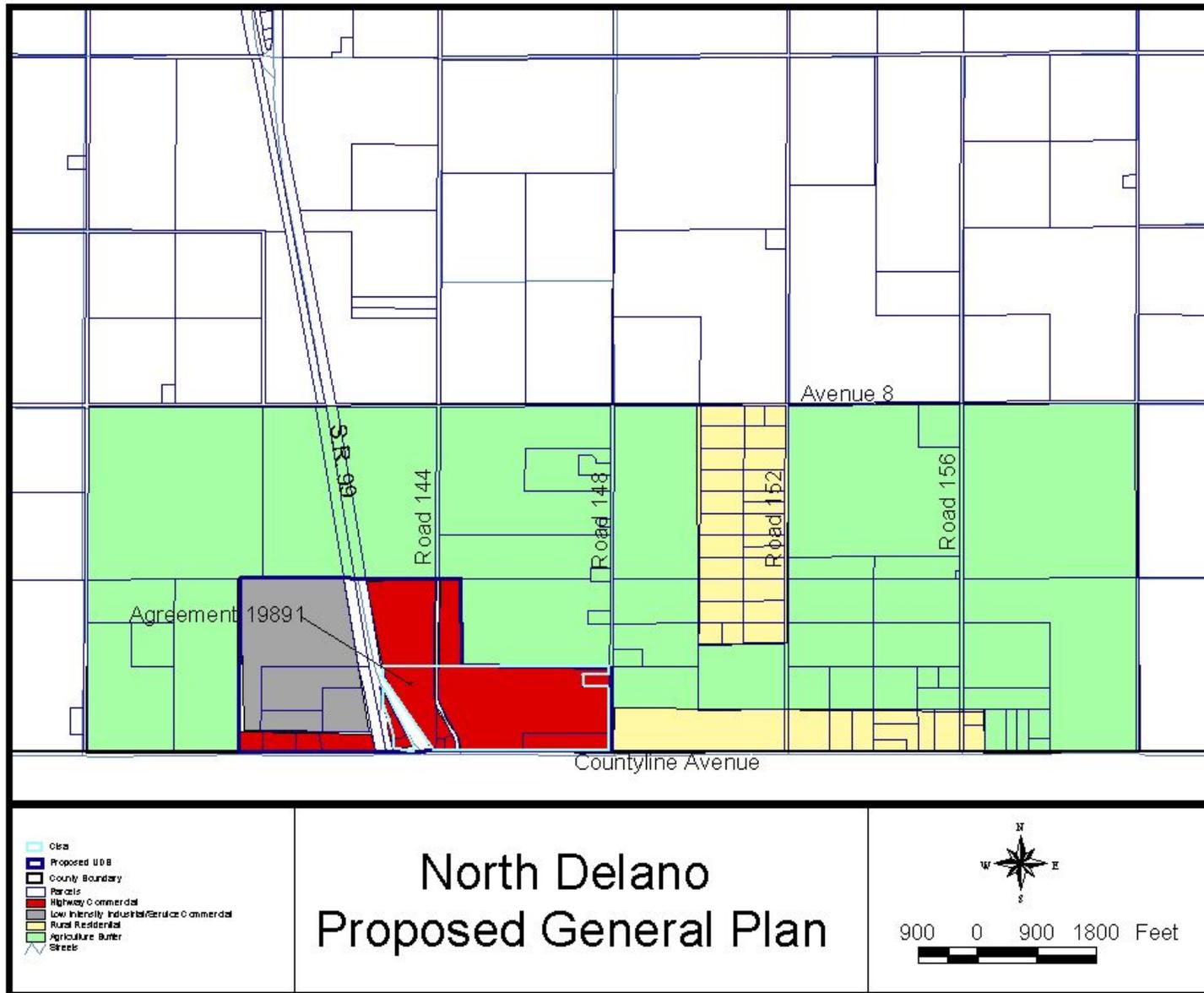
Objectives

- B. Manage land uses along County Line Road to the mutual benefit of the City of Delano and Tulare County.

Policies, Standards

1. Within the Delano-Tulare County joint planning area, establish a clearly defined Urban Improvement Area north of County Line Road within which urban development and the provision of urban services is to be confined. The Urban Improvement Area shall, at a minimum, include the County Line Service area established in the original joint planning area agreement between the City and Tulare County.

2. Development of the properties north of County Line Road within the Joint Planning Area shall be in accordance with the provisions of the Delano General Plan.
 - a. Areas identified for Industrial use shall be compatible with the City's Industrial land use classification.
 - b. Areas identified as Commercial shall be compatible with the City's Commercial land use classification. Commercial land uses north of County Line Road should be oriented to the freeway traveler, be served primarily by "pass-by" trips, and should not detract from the sales tax generation within the City of Delano.
 - c. Areas identified for Agricultural use shall be compatible with the City's Agricultural land use classification.
3. Provision of services by the City of Delano to development within the Urban Improvement Area and the Madonna Service Area as shown in Figure 2-3 shall be contingent upon such development being consistent with the provisions of the Delano General Plan and the Joint Powers Agreement between the City of Delano and Tulare County. .
 - a. Impacts of development within the joint planning area shall mitigate impacts that will result within the City of Delano pursuant to the City's standards.
 - b. In cases where a development within the joint planning area would have significant unavoidable impacts within the City of Delano, ensure that there are overriding considerations that provide benefits to the City of Delano in excess of the impacts it will experience.
 - c. Development shall pay its own way in terms of its capital and ongoing service needs from the City of Delano. Development within the joint planning area shall be at least revenue neutral to Delano.
4. Work with Tulare County to expand the existing joint planning agreement to provide for development on either side of County Line Road to mitigate impacts occurring in the other jurisdiction and to pay its own way in terms of capital costs and ongoing services that would be provided by the other jurisdiction. This would mean that new development subject to this policy would:
 - a. construct and/or pay their fair share for the new capital improvements that are required to meet applicable standards, regardless of the jurisdiction that such improvements are needed in;
 - b. be phased so as to ensure that the capital facilities used by the new development meet applicable standards;
 - c. be at least revenue neutral across jurisdictional boundaries; and



- d. ensure that projects approved by one jurisdiction will not increase the cost of public services provided to existing development within the other jurisdiction.
5. In addition to coordination of land use planning and development review processes, Delano remains committed to working cooperatively with Tulare County for the upgrade and improvement of infrastructure, including and not limited to freeway offramps, to serve the area along County Line Road, including the establishment of funding mechanisms that ensure development on both sides of County Line Road pays its fair share for improvements needed in both the City of Delano and Tulare County. .

2.9 RESIDENTIAL LAND USE

Objectives

- A. Designate and allow for the development of a wide range of residential housing types in the City including housing for lower, middle, and upper income families to meet the needs of all Delano residents.

Policies, Standards

1. The following residential density designations shall be used:
 - a. Agricultural/Urban Reserve and Agriculture Preservation Area. In order to maintain the integrity of farm activities, an Agriculture Preservation Area is designated along the interior of the Delano Sphere of Influence as depicted on the General Plan map. Activities within this area are limited to those uses permitted by the exclusive agricultural zone districts of Kern County.
 - b. Estate Residential (.4 – 2.75 dwelling units/gross acre). The Estate Residential land use category provides for a land use pattern characterized by single-family residential development with lot sizes larger than those in the low or medium density categories. The usual development pattern found in such areas is standard subdivision development. All residential development herein shall be served by City sewer and water services and shall have full urban improvements. This designation also includes former Rural Residential, which is intended for estate residential characterized by larger single-family residential lots one-half acre in size or larger.

This land use is also appropriately used when “Estate Residential” developments are desired to promote larger lot homes and where the overall density of an area should be limited because of public facility, safety or aesthetic concerns. The estate residential area in Southeast Delano shall be developed in conformity with the community design element.

- c. Low Density Residential (up to 5.0 dwelling units/gross acre). The low density residential category provides for a land use pattern of predominantly single-family development as permitted in the R-1 district. This designation also provides for innovative designs, which utilize clustering, duplexes or half-plexes on corner lots, zero lot line, or planned development features. Developments in excess of 7.0 units per acre are encouraged for infill parcels, in specific plan, master plan areas or with a PUD.
 - d. Medium Density Residential (up to 14.0 dwelling units/gross acre). This land use category provides for a land use pattern characterized predominantly by small scale multiple family residential developments. The typical residential pattern includes duplexes and larger scale, high-amenity apartments. Areas designated medium-high density residential are to be integrated throughout the community adjacent to transportation, community services and commercial developments. To avoid inappropriate concentration of these facilities, such developments shall be limited to 25 contiguous units when integrated into a single family neighborhood and to 50 contiguous units when developed as a free standing development. New development shall conform to the Community Design Element of the General Plan.
 - e. High Density Residential (up to 24.0 dwelling units/gross acre). The high density residential land use category provides for the highest residential densities permitted in the City. It is intended that this category utilize innovative site planning, provide on-site recreational amenities, and be located near major community facilities, business centers, and streets of at least collector capacity. Such developments shall use high quality architectural design features, intensified landscaping, adequate open space, adequate parking, and adequate on-site recreational facilities.
2. The City may use the planned unit development and Planned Community District to provide density increases of up to 30%. Granting of all or part of the bonus will depend upon the developer's demonstration of the quality of design in such areas as access, circulation, building placement, parking, provision of adjacent open space, and architectural compatibility with the surrounding area.
 3. Manufactured and modular housing developments shall be permitted in accordance with state law subject to design regulations and existing ordinances.
 4. Housing may be permitted by Conditional Use Permit in the Central Commercial designation as part of a mixed-use concept. However, housing uses shall be discouraged on the ground floor of commercially designated properties.

Objectives

- B. Promote stable, high quality residential neighborhoods.

Policies, Standards

1. Multi-family residential developments with more than 25 units shall have direct access to a collector or arterial street.
2. Where new residential development is proposed that adjoins existing commercial or industrial development, development along both sides of the land use boundary shall be required to provide appropriate buffers of architectural transitions through the use of building setbacks, landscaping and masonry walls.
3. Site development techniques should be encouraged which ensure a mix of housing types throughout the community.
4. In order to encourage infill development, flexible design standards should be developed which are tailored to the needs of the individual site, while meeting the intent of the General Plan.
5. Where feasible, multi-family developments should be located near commercial and community services.
6. Multi-family developments shall provide extensive landscaping. Block walls adjacent to the public right of way shall be discouraged unless they are found to be necessary for public health and safety.

2.10 COMMERCIAL LAND USE

Objectives

- A. Ensure the provision of adequate commercial shopping opportunities and office space locations to meet anticipated needs.

Policies, Standards

1. Establish the following commercial land use designations:
 - a. Commercial. The Commercial land use designation provides for the development of neighborhood commercial uses within 5-10 acre clusters to serve the everyday convenience goods and personal service needs of a defined neighborhood. The service radius of a neighborhood commercial use is generally 1/2 mile. The Commercial land use designation also provide for the development of 10-acre or larger cluster of commercial establishments serving needs similar to the neighborhood commercial centers, but serving larger areas. These community commercial areas are intended to be clustered along State Route 99 and along arterial roadways within the community. The community commercial center generally serves a market area as large as ten miles, depending upon the its

specific uses. Such facilities should be located along State Route 99, with center providing supermarkets within in each residential quadrant of the community to minimize cross-town traffic. The Commercial land use designation also provides for mixed use activity in the downtown area and within Block H between the downtown and State Route 99. It is intended to provide for a wide range of uses and to promote feasibility in the reuse of downtown buildings. Mixed use development, including residential development may be permitted within the downtown area and Block H, subject to approval of a specific plan by the City Council. The maximum allowable development intensity shall be a floor area ratio of 1.0 within the downtown and Block H area, 0.50 in other portions of the City.

- b. General Service Commercial. This designation provides for commercial areas with a wide range of retail and service activities along major traffic corridors. Properties abutting existing General Service Commercial properties may be developed to such use where they are combined with properties having frontage on Cecil Avenue. The maximum allowable development intensity shall be a floor area ratio of 0.50.
2. Neighborhood Commercial sites, generally 5-10 acres in size, should be located at or near the intersection of collector and/or arterial streets with a minimum of overlap with other existing or planned neighborhood commercial uses. Only one neighborhood commercial development may be permitted at any one intersection. Such developments should also be directly accessible from adjacent residential developments.
3. Community Commercial, in areas of 10 acres and larger, should be located along major traffic ways in consolidated centers that utilize common access and parking for commercial uses. Strip commercial uses are to be discouraged. Adequate pedestrian links to residential areas shall be required. New centers are proposed for Woollomes/State Route 99 and at Garces Highway and Browning Road. While adequate land needs to be reserved for community commercial use, care needs to be taken not to provide more commercial land than can reasonably be developed
4. The Commercial land use designation has been applied to the downtown area to assist in attracting and accommodating a mix of commercial, financial, office, governmental and limited residential uses.
 - a. Rehabilitation of existing structures to accommodate residential and office facilities in the upper floors in the CBD Commercial district are encouraged.
 - b. Conversion of existing residential units is encouraged adjacent to the downtown to provide for smaller scale office space.
5. Professional office land uses are encouraged within commercially designated areas, including new offices within unified centers, redevelopment of existing sites to office use, and the conversion of older homes to offices along major streets. Where homes are

converted to offices, such conversion should be a logical extension of existing or planned office/commercial uses, and the lot should be of adequate size to accommodate parking in the rear of the structure or outside of the front yard landscape setback. Zoning standards for conversion of existing residential structures should be developed.

6. Commercial and office site planning shall be compatible with the surrounding neighborhood, signage, and landscaping.

Objectives

- B. Provide for the compatible integration of residential and commercial uses.

Policies, Standards

1. Development along the interface between commercial or office uses and residential uses shall provide for the following:
 - a. A landscaped setback containing deciduous and evergreen trees shall be planted and maintained along the property line between commercial and office uses and residential properties that have a common property line.
 - b. A masonry wall shall be erected along the property line where commercial and office uses have a common property line with residentially designated properties.
 - c. All commercial loading and storage areas shall be screened from view of adjoining residential property by a combination of landscape planting and a masonry wall. Loading areas shall be enclosed and be located so that there are no noise impacts to adjacent residential properties. All storage shall be within an enclosed structure.
 - d. Roof-mounted and detached mechanical equipment shall be acoustically baffled to prevent noise from the equipment from exceeding 55 dB(A) measured at the nearest residential property line.
2. In order to encourage the integration of neighborhood and community commercial uses into neighborhoods, designs should de-emphasize the usage of walls as buffers where they create barriers to pedestrian access. Continuous block walls shall be discouraged; offsets, landscaping pockets and openings shall be encouraged.
3. In order to ensure continued viability of the downtown as the central business district for the community, residential development shall be directed so that the downtown remains the approximate geographic center of the community.

2.11 INDUSTRIAL LAND USE

Objectives

- A. Promote industrial sites which are functional, have adequate public services, and have access to major streets and railroads.

Policies, Standards

1. The Industrial land use designation: is intended for uses such as fabricating, assembly, research and development, electronics, warehousing and other such similar industrial uses. Light industrial development, where all work, materials, and equipment storage is generally conducted indoors, is appropriate as a buffer between heavy industrial and non-industrial uses and where the site is visible from residential areas or major streets. Special landscaping, enclosures and other site development standards should be used. Industrial park development is intended on larger parcels to create distinct districts of industrial, office, and support uses. The industrial park area shall have high quality landscaping, architectural designs, and general site development requirements. Heavy industrial uses, including manufacturing with outdoor storage equipment or work areas and wholesale distribution involving intensive truck activity should be separated from residential areas and should be located with direct access to major streets or railroads, such that truck traffic will not impact residential neighborhoods. The maximum allowable development intensity shall be a floor area ratio of 0.75.
2. Promote a mix of industrial uses that provide the City with a sound, diverse industrial base, and which is consistent with the City ' s infrastructure constraints.
3. Locate industry with access to major streets, truck routes, and rail service.
4. Industrial development should not create significant off-site circulation, noise, dust, odor, visual, and hazardous materials impacts that cannot be adequately mitigated.
 - a. Major streets, which pass through industrial areas and serve as entrances to the City, shall receive special design treatment to reduce aesthetic impacts and traffic concerns.

Objectives

- B. Provide for the compatible integration of industrial uses in the Community.

Policies, Standards

1. Industrial land shall be accessible by major and secondary arterials residential areas in the community. Truck traffic shall be routed to Hwy 99, Browning Road, Garces Highway, Woollomes, Schuster Road, or Albany St.

Objectives

- C. Provide for the use and re-use of light industrial properties in the downtown to complement adjacent commercial, office and residential land uses.

Policies, Standards

1. The City should encourage redevelopment of industrial properties which are near the downtown to provide for adequate on-site parking, loading and unloading facilities, vehicular and truck circulation.
2. Limited expansion of existing non-conforming uses in this area may be permitted subject to an analysis of site area limitations, land use compatibility with surrounding land uses, environmental impacts and economic factors. Expansion or increases in intensity may be permitted through the Conditional Use Permit process.

2.12 PUBLIC AND INSTITUTIONAL LAND USE

Objectives

- A. Provide sites for adequate public facilities to serve projected growth.

Policies, Standards

1. Establish the following public facility land uses:
 - a. Public Buildings and Grounds. This designation indicates areas owned and maintained by public or institutional agencies such as the city, schools, hospitals, and other special districts.
 - b. Parks and Open Space. This designation determines areas of permanent open spaces, parks and/or areas precluded from major development.
2. Sites depicting Public Buildings and Grounds or Parks and Open Space are conceptual and may be located anywhere in the same general vicinity.

Objectives

- B. Provide for adequate school sites and school site expansion to meet school facility needs in a timely manner as provided by law.

Policies, Standards

1. Provide information to the Delano Elementary School District and the Delano Union High School District regarding new residential development projects proposed to be constructed in the City.

2. Coordinate school location and site design with the school districts to ensure that adequate facilities are available.
3. Delano will support school site identification, reservation, and acquisition that is consistent with California Government Code Sections 66479-66482. The City will adopt a school site reservation ordinance to be applied to proposed development projects.
4. Elementary schools should be located on interior residential areas at collector/local street intersections. Additional street frontage is desirable to provide a transition area to adjacent residences. Schools should abut neighborhood parks with adjacent development backing or siding onto the school. Pedestrian and bicycle access should be provided.
5. Intermediate or Junior High Schools should be located in residential areas with a central location for surrounding area elementary schools at collector/collector or collector/local street intersections. Additional local street frontage is desired for transition to adjacent residential areas. Maximize pedestrian and bicycle access and on/off-site circulation. These schools should be located so that there are future expansion opportunities.
6. High Schools should be located at arterial-collector intersections with additional frontage on at least one other street. These sites should be located to provide for future expansion.
7. New commercial development should be discouraged within a minimum of 1/4-mile of school sites.
8. High Density Residential complexes abutting school sites should be discouraged.
9. The City and school districts shall continue to encourage joint use of school multi-purpose facilities and open space.
10. The school districts shall be encouraged to coordinate their school location, facility construction and phasing with the City's development guidelines contained in the Land Use Element and the City's Capital Improvement Plan to ensure that school facilities are located in areas where there are planned and programmed streets, sewerage, storm drainage systems and other necessary infrastructure.
11. It is the policy of the City that adequate school facilities be available to serve new development. In implementing this policy both the City and school districts recognize that State law provides that the provision of school facilities is the exclusive responsibility of the State and the respective school districts. However, since the potential may still exist that sources of financing, including statutory developer fees, state and local school bond monies and other state funds will be inadequate, and the City shall work with the school districts to identify opportunities for joint funding of recreation and community facilities at school sites.
12. The status of school impact mitigation shall be reviewed in accordance with Policy 2.7.A.9.

Objectives

- C. Ensure that land uses in the vicinity of the airport are compatible with airport operations

Policies, Standards

1. Land use intensity and use shall be in accordance with City of Delano Airport compatibility criteria indicated on Table 2-2 for the zones indicated on Figure 3-5.

**Table 2-2
Compatibility Criteria
Kern County Airport Land Use Compatibility Plan**

Zone	Location ¹	Impact Elements	Maximum Densities		Required Open Land ⁴
			Residential ² (du/ac)	Other Uses (people/ac) ³	
A	Runway Protection Zone or within Building Restriction Line	< High risk < High noise levels	0	10	All Remaining
B1	Approach/Departure Zone and Adjacent to Runway	< Substantial risk — aircraft commonly below 400 ft. AGL or within 1,000 ft. of runway < Substantial noise	0.1	60	30%
B2	Extended Approach/Departure zone	< Significant risk — aircraft commonly below 800 ft. AGL < Significant noise	0.5	60	30%
C	Common Airport Environs	< Limited risk — aircraft at or below 1,000 ft. AGL < Frequent noise intrusion	15	150	15%
D	Other Airport Environs	< Negligible risk < Potential for annoyance from overflights	No Limit	No Limit	No Requirements

Zone	Additional Criteria		Examples	
	Prohibited Uses ⁵	Other Development Conditions ⁸	Normally Acceptable Uses ⁹	Uses Not Normally Acceptable ¹⁰
A	< All structures except ones with location set by aeronautical function < Assemblages of people < Objects exceeding FAR part 77 height limits < Hazards to flight ⁶	< Dedication of aviation easement	< Aircraft tiedown apron < Pastures, field crops, vineyards < Automobile parking	< Heavy poles, signs, large trees, etc.
B1 and B2	< Schools, day care centers, libraries < Hospitals, nursing homes < Highly noise-sensitive uses (e.g. amphitheaters) < Storage of highly flammable materials ⁷ < Hazards to flight ⁶	< Locate structures maximum distance from extended runway centerline < Dedication of aviation easement	< Uses in Zone A < Any agricultural use except ones attracting bird flocks < Warehousing, truck terminals < Two-story offices < Single-family homes on an existing lot	< Residential subdivisions < Intensive retail uses < Intensive manufacturing or food processing uses < Offices with more than two stories < Hotels and motels
C	< Schools < Hospitals, nursing homes < Hazards to flight ⁶	< Dedication of over-flight easement for residential uses	< Uses in Zone B < Parks, playgrounds < Most retail uses < Duplexes and medium-density apartments < Two-story motels	< Large shopping malls < Theaters, auditoriums < Large sports stadiums < Hi-rise office buildings with more than four stories
D.	< Hazards to flight ⁶	< Deed notice required for residential development	< All except ones hazardous to flight	<

See NOTES on following page.

Source: Comprehensive Airport Land Use Plan (1996)

Table 2-2 (Continued)
Compatibility Criteria
Kern County Airport Land Use Compatibility Plan

NOTES:

1. Zones may also apply elsewhere if an airport has atypical operational procedures or specialized aircraft activities.
2. Residential parcels should not contain more than the indicated number of dwelling units per gross acre. Clustering of units is encouraged as a means of meeting the Required Open Land requirements.
3. The land use should not attract more than the indicated number of people per acre at any time. This figure should include all individuals who may be on the property (e.g., employees, customers/visitors, etc.). These densities are intended as general planning guidelines to aid in determining the acceptability of proposed land uses. Special short-term events related to aviation (e.g., air shows), as well as non-aviation special events, are exempt from the maximum density criteria.
4. Open land requirements are intended to be applied with respect to the entire zone. This is typically accomplished initially as part of the community's general plan or a specific plan.
5. May be modified by airport-specific policies or decision of local governing body with appropriate adopted findings based upon evidence in the record.
6. See Kern County Airport Land Use Compatibility Plan Policy Section 3.3, Airspace Protection.
7. Within the B1 and B2 zones, only the following flammable materials are permitted: aviation fuels, other aviation-related materials, and up to 2,000 gallons of nonaviation materials.
8. These conditions do not apply to ministerial actions.
9. These uses typically can be designed to meet the density requirements and other development conditions listed.
10. These uses typically do not meet the density and other development conditions listed. They should be allowed only if a major community objective is served by their location in this zone and no feasible alternative location exists.

Source: Comprehensive Airport Land Use Plan (1996)