

Departments and Divisions

[Community Development](#)

- Building Inspection Division (661) 758-7225
- Code Enforcement Division (661) 758-7213
- Planning Division (661) 758-7250

[Emergency Services](#)

- Fire Department (661) 758-6447
- Police Department (661) 758-7266

[Public Works Department](#)

- Public Works (661) 758-7270

[City Administration](#)

- Finance Department (661) 758-7230
- Economic Dev. Department (661) 758-7204
- City Treasurer (661) 758-7236
- City Manager (661) 758-7214
- City Clerk (661) 758-7215

[Online Information At](#)

<http://www.ci.wasco.ca.us>



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## Zone Modification (ZM)

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This brochure is provided by the:

Wasco Planning Division  
764 E Street  
Wasco, CA 93280  
(661) 758-7250

E-Mail:  
[planning@ci.wasco.ca.us](mailto:planning@ci.wasco.ca.us)

## What is the Zoning Ordinance?

The Zoning Ordinance is a tool that implements the General Plan. The City of Wasco Zoning Ordinance is a set of regulations that prescribes what landowners can do with their property. The Zoning Ordinance regulates uses along three dimensions: use, bulk and performance.

## What is a Zone Modification(ZM)?

A Zone Modification is designed to accommodate a particular development project or requested change in the Ordinance in a specific way. For example, a property owner may wish to develop a property as residential, but the property has a commercial designation in the Zoning Ordinance. In this case, a Zone Modification would be required. It should be noted that the change in zoning must still be consistent with the underlying General Plan land use designation and related General Plan policies.

## Who Approves A Request for ZM?

In the City of Wasco, the Planning Commission will make a recommendation to the City Council. Then the City Council will take final actions on the ZM request.

## Pre-Application Discussion with Staff

While not required, it is recommended that you meet with Planning Staff to discuss your proposed ZM. You may arrange a meeting by calling 661-758-7250 or by visiting the Community Development Department at 764 E. Street, Wasco, CA 93280.

## How do You Apply for a ZM:

In order to apply for a ZM, you will need to submit the following items:

- ✓ Complete Master Uniform Application;
- ✓ Zone Modification Application;
- ✓ Application fee (refer to fee schedule);
- ✓ Environmental Assessment form;
- ✓ 300 Foot Radius Map;
- ✓ Five Copies of a site development plan (see Zone Modification and General Plan Amendment Application for more details);
- ✓ Elevations of all building or structures related to the proposal;
- ✓ Five copies of a narrative description of the proposed use or development;
- ✓ A statement about why the change is necessary and what do you intend to achieve by the change;
- ✓ Photographs of the site and surroundings; and
- ✓ Supporting information / data that you believe substantiates changing the Zoning.

## What is the Process and How Long Does it Take?

Upon filing a complete application, Planning Staff will review the documents and refer the application to other departments and agencies for comments, as necessary, which may include completing the necessary environmental documents to satisfy the California Environmental Quality Act.

After the environmental document has been prepared and circulated, Planning Staff will then prepare a staff report for the Planning Commission with a recommendation for approval, denial, or approval with modifications.

Planning Staff will schedule a hearing before the Planning Commission, publish a Notice of Hearing, and mail the notice to surrounding properties as required by State Law. A copy of the staff report is provided to the applicant and placed on the City's website prior to the hearing before the Commission.

The Commission will hear the request at the public hearing, where the applicant or other interested parties will have an opportunity express their opinion about the ZM. After reviewing any written and oral evidence, the Planning Commission will recommend approval, denial, or approval with modified conditions to the City Council.

The City Council will schedule a hearing date after the Planning Commission's recommendation. Staff will publish a Notice of Hearing and mail the notice the surrounding property owners, as required by State Law. After the public hearing, the Council will adopt the ZM as recommended, deny the request, or modify the recommendation, or continue the application for more information.

This process typically takes 14 to 18 weeks, but may vary based upon complexity of the issues.