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## Planning Department

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## STAFF REPORT

Item # 9

**To: Lemoore City Council**  
**From: Holly Smyth, Planning Director / G. Hobbs, Assistant Planner**  
**Date: March 24, 2011**  
**Subject: Request for Extension of Tentative Subdivision Map #2005-02 for Victory Village Subdivision Tract 845 by Pharris Lemoore LLC**

### Discussion:

Planning Commission on its meeting of March 14, 2011 reviewed a request by Tim Palmquist on behalf of Pharris Lemoore LLC, for a two year extension for Vesting Subdivision Map #2005-02/Planned Unit Development #2005-01/Site Plan Review #2005-01/Condition Use Permit #2005-01. Tract 845 (aka Victory Village) was approved on June 6, 2006 by the City Council containing 71.31 acres to be subdivided into 279 single family lots in two phases. The subject tract is located on the north and south sides of the Bush Street alignment, west of the Production Avenue alignment, and generally west of the West Hills College Lemoore site and east of the 21<sup>st</sup> Avenue roadway alignment.

This subdivision received three years of automatic extensions from the State with the current expiration date of June 6, 2011. Section 8-7B-10 of the Lemoore Municipal Code generally only grants one (1) year extension but allows for extensions greater than twelve (12) months if granted by the Planning Commission.

Currently the applicant has completed civil plans for 39 lots of the subdivision and had previously prepared a final map to record these lots. However, with the State providing the automatic extension, and the housing market being poor, there was no need to record the map which would have caused the developer to pull bonds at an additional cost to insure the infrastructure was built. According to the applicant, they have cooperated with the City in all aspects, but currently the residential home market still needs to improve before construction can begin.

After listening to staff report and taking comments by the applicant and comments from the public, the Planning Commission (by a 5 to 2 vote) recommended that City Council approve the attached resolution for a one year period to June 16, 2012 for Vesting Subdivision Map #2005-02/Planned Unit Development #2005-01/Site Plan Review #2005-01/Conditional Use Permit #2005-01 which reiterates the original conditions of approval and modifies those conditions that have had policy changes occurring since the initial approval as shown through underlined or strikethrough text. For your reference, the Planning Commission's staff report and a comment letter from Lemoore Naval Air Station was previously sent to the Council in the March 14, 2011 Planning Commission Agenda packet which can also be viewed on the City's website at [http://www.lemoore.com/planning/agendas/2011/mar14/data/3\\_14\\_11\\_pc\\_item\\_6a.pdf](http://www.lemoore.com/planning/agendas/2011/mar14/data/3_14_11_pc_item_6a.pdf) and [http://www.lemoore.com/planning/agendas/2011/mar14/data/3\\_14\\_11\\_pc\\_item\\_6.pdf](http://www.lemoore.com/planning/agendas/2011/mar14/data/3_14_11_pc_item_6.pdf), and a copy of the Planning Commission's draft meeting minutes are attached.

“In God We Trust”

**Budget Impact:**

None

**Recommendation:**

Staff recommends that the Council pass the attached Draft Resolution 2011-14 extending Vesting Subdivision Map #2005-02/Planned Unit Development #2005-01/Site Plan Review #2005-01/Conditional Use Permit #2005-01 with the added/modified/deleted conditions and reiterations stated therein (shown through underlined or strikethrough text).