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**Planning
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Item # 3E

To: Lemoore City Council
From: Holly Smyth, Planning Director and Gloria Hobbs, Assistant Planner
Date: July 19, 2011
Subject: Planned Unit Development Application by FB Holdings, LLC on behalf of Wathen-Castanos Hybrid Homes, Inc. to Remove the Recorded Reciprocal Easement, Allow a Variance on Lot Coverage, and Modify Floor Plans and Elevations for Tract 791 (aka Eastgate Village)

BACKGROUND:

In April 2003, a planned unit development (PUD) for Tract 791 was originally approved by City Council Resolution #2003-12 with conditions to Jim Clark to subdivide and develop 21.96 acres into single family, multi-family and duplex lots through Subdivision Map #2003-01/ PUD #2003-01/ Conditional Use Permit #2003-01/ Site Plan #2003-03 for the Tract 791. The subdivision is located on the northeast corner of Smith and D Streets. This original resolution approved an overall plot plan, floor plans, and elevations for the subdivision in conformity with the PUD Design Guidelines and set the impact fees to City Council Resolution #2000-21 (which were the most current at that time). On May 17, 2005, City Council approved Resolution #2005-21 that modified several of the original conditions of approval. In January 2006, Vigen Associates, representing Del Valle Capital Corporation, submitted revised floor plans, elevations and overall plot plans for the subdivision which were approved by Planning Commission and City Council based on some modifications to the overall plot plan.

FB Holdings Inc., current owner of the property, is in the process of selling the entire single family portion of Tract 791 to Wathen-Castanos Hybrid Homes, Inc. Wathen-Castanos Hybrid Homes, Inc., has submitted a new Planned Unit Development (PUD) application to a) get a "10% variance to be applied to the 40% lot coverage ratio to allow for homes up to 44% lot coverage, as long as the average lot coverage for the project in its entirety is equal to or less than 40%", b) revoke the recorded Reciprocal Use Easement, and c) revise the floor plans and elevations with plot plans being submitted individually as permits are pulled using the individual plot plan process.

On July 18, 2011 the Planning Commission held a public hearing and passed Resolution 2011-15 approving the revised PUD with modifications. A copy of the staff report, elevation, floor plans, overall plot plan and resolution are available on the City website at <http://www.lemoore.com/planning/agendas/2011/july18.htm>.

Pursuant to Lemoore Municipal Code, the Council should review and pass a resolution affirming, modifying or reversing the Planning Commission's decision on the PUD.

Budget Impact:

None.

Recommendation:

Staff recommends that the Council pass Resolution #2011-30 affirming the Planning Commission decision to approve the revised overall plot plan, elevations and floor plans, remove the reciprocal easement for use of and obligation to construct recreational facilities/play area/clubhouse facility, and allow a variance on lot coverage for 81 lots within Tract 791.