

RESOLUTION #2011-30

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LEMOORE AFFIRMING PLANNING COMMISSION RESOLUTION #2011-15
APPROVING REMOVAL OF RECIPROCAL EASEMENT, ALLOWING A VARIANCE ON
LOT COVERAGE AND REVISING THE ELEVATIONS AND FLOOR PLANS
FOR TRACT 791 (EASTGATE VILLAGE SUBDIVISION)**

At a Regular Meeting of the City Council of the City of Lemoore duly called and held on August 2, 2011 at 7:30 p.m. on said day, it was moved by Council Member _____, seconded by Council Member _____ and carried that the following Resolution be adopted:

WHEREAS, 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.; and

WHEREAS, Wathen-Castanos is requesting to revoke the recorded reciprocal easement since no plans for the multi-family component of the original project still intact; and

WHEREAS, Wathen-Castanos is requesting a 10% variance be applied to the 40% lot coverage ratio to allow for homes up to 44% lot coverages, so long as the average lot coverage for the project is equal to or less than 40%; and

WHEREAS, Wathen-Castanos Hybrid Homes, Inc. has submitted revised elevations and floor plans; and

WHEREAS, the Planning Commission of the City of Lemoore at a special meeting on July 18, 2011 held a public hearing and passed Resolution #2011-15 approving a categorical exemption for the project pursuant to California Environmental Quality Act and approving Planned Unit Development #2011-02 with the 36 conditions of approval therein to protect the public health, safety and the general welfare; and

WHEREAS, at its August 2, 2011 meeting, City Council reviewed the request to revoke the recorded reciprocal easement, reviewed the request for a 10% variance to be applied to the 40% lot coverage ratio to allow for homes up to 44% lot coverages, as long as the average lot coverage for the project is equal to or less than 40%, and reviewed the revised floor plans, and elevations for the project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lemoore does hereby affirm the attached Planning Commission's Resolution #2011-15, adopted July 18, 2011, approving the categorical exemption under California Environmental Quality Act, approving the request to revoke the recorded reciprocal easement, approving the request for a 10% variance, and approving the attached floor plans and elevations for Tract 791 with the conditions stated therein.

Passed and adopted at a Regular Meeting of the City Council of the City of Lemoore held on August 2, 2011, by the following votes:

AYES: _____
NOES: _____
ABSTAINING: _____
ABSENT: _____

APPROVED: _____
Willard J. Rodarmel, Mayor

ATTEST: _____
Nanci C.O. Lima, MMC
City Clerk

"In God We Trust"

