

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
APPROVING THE OVERALL PLOT PLAN, ELEVATIONS, AND FLOOR PLANS FOR
37 LOTS OF TRACT 821 – PHASE II
(REVERSING THE PLANNING COMMISSION DECISION TO DENY SUCH PLANS)**

At a Regular Meeting of the City Council of the City of Lemoore duly called and held on December 20, 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, Lennar Fresno, Inc. has submitted an application for Planned Unit Development (PUD) with a revised Overall Plot Plan with five revised floor plans to be utilized on the remaining 37 lots in Phase II of Tract 821 as they are purchasing the lots from the original developer Davante Villas; and

WHEREAS, this subdivision is located north of Cinnamon Drive, south of Fallenleaf Drive east of 19th Avenue and west of Liberty Drive; and

WHEREAS, staff initially determined that the application is categorically exempt under the California Environmental Quality Act (CEQA) Section 15305-Minor Alterations in Land Use Limitations; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at their November 28, 2011 meeting, and discussed the proposed Revised Overall Plot Plan, elevation, and floor plans with developer and took testimony.

WHEREAS, based on the testimony and information provided at the public hearing the Lemoore Planning Commission denied the proposed revised overall plot plan, elevations and floor plans for Tract 821 Phase II; and

WHEREAS, an appeal has been filed by the applicant to re-consider Planning Commission's denial of the project and property owners within 300' of the 37 lots have been notified and notice in the newspaper has published for an Appeal Hearing at the December 20, 2011 City Council meeting; and

WHEREAS, at its December 20, 2011 meeting the City Council reviewed the revised overall plot plan, floor plans, and elevations for the project (attached hereto) and listened to additional testimony on the proposed project; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lemoore does hereby determine that the above described "project" is categorically exempt under CEQA Section 15305-Minor Alterations in Land Use Limitations; and determines that the design meets the intent of the PUD and the quality of the original subdivision as shown in the attached overall plot plan, elevations, and floor plans and reverses the Planning Commission decision to deny; and approves the attached overall plot plan, elevations, and floor plans with the following conditions:

1. The project shall be developed as per attached Overall Plot Plan Revisions, elevations and floor plans and any substantial deviation from the approved plans will require a re-submittal, payment of appropriate fees, and a new approval by the Planning Department, unless otherwise covered in the conditions below.
2. Garage walls shall not extend more than 5' from the front of the main dwelling.

3. Garage doors will be “carriage house” style and will have windows in the top of the panels to match the existing subdivision. Carriage lights will be installed on each side of the garage openings.
4. Wrap-around architecture will be incorporated 3’ onto the side on the exterior house on side of only corner lots throughout the project in front of the fence line.
5. Setbacks shall coincide with the approved Overall Plot plan (10’ garage sideyard and front yard setbacks vary from 18’ to 25’).
6. All homes on the 37 lots in Phase II of Tract 821 of the project, will be constructed with flat and barrel tile roofs similar to existing neighborhood to better blend with the existing homes already constructed under the previous developer.
7. Plan _____ shall include courtyard with ½ wall to reduce the distance from the garage face and to help blend with the existing subdivision.
8. Different color paint palettes and different stone types must be utilized so that they do not repeat within each “six-pak” section and are compatible with the existing homes.
9. Front doors and window shutter accents will be Mediterranean style. The window shutters should mimic existing window shutters in the subdivision.
10. Decorative transom windows with iron bar accents to be added to some models and mimic the existing homes built in the subdivision.
11. Fencing on corner lots shall be setback 5’ in back of sidewalk and be landscaped to improve the visual appearance of long fence lines and meet current City standards.

Passed and adopted at a Regular Meeting of the City Council of the City of Lemoore held on December 20, 2011 by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Willard J. Rodarmel, Mayor

ATTEST:

Nanci C.O. Lima, MMC
City Clerk

CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss.
CITY OF LEMOORE)

I, Nanci C.O. LIMA, City Clerk of the City of Lemoore, do hereby certify the foregoing Resolution of the City Council of the City of Lemoore was duly passed and adopted at a Regular Meeting of the City Council held on December 20, 2011.

DATED: _____, 2011

Nanci C.O. Lima, MMC
City Clerk