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**Planning
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STAFF REPORT

**Study
 Session
 Item # 3**

To: Lemoore City Council
From: Holly Smyth, Planning Director
Date: September 15, 2011
Subject: Existing and New Site Plan Expirations

Background:

Last year City Council passed Resolution #2010-33 automatically extending all “active” Site Plan Review approvals for 1-year and allowing new Site Plans submitted during a one year period to have a 2-year life before their expiration. After October 20, 2011, newly submitted Site Plans will only be able to be approved for a one-year period of time and some of the previous automatic extensions will start to expire unless a filing fee and application for extension is submitted. Anytime an application for extension is applied for, staff must impose any new conditions of approval to account for changes adopted by City Council since their last approval (i.e. updated impact fees, State water efficient landscape of choice, etc.).

Given the continuing condition of the economic recovery, it is taking much longer for construction projects to move forward. In order to provide some relief to existing Site Plan approvals as well as new submittals, staff suggests the Council consider automatically extending all existing Site Plan Reviews twelve months and allow new Site Plan Review applications a two-year approval period.

Active Site Plans that have not pulled a permit yet (with expiration date)

Veronica Ramos Hair Salon	-10/12/2011	Full Circle Renewables Solar Farm at Wastewater Plant	-10/24/2012
Coker Ellsworth Industrial Warehouses	-11/17-2011	Full Circle Renewables Solar Farm at City Wellfield site	-10/24/2012
Oleander Terrace Apartments	12/18/2011	Jeffrey Garcia Professional Office	-10/25/2012
New Rooms/Candlewood Suites Hotel and Retail	-3/2012	Roland Ulrich storage shed	-7/21/2013
Wills/Davco - Village at Acacia Apartments	-3/17/2012	Castadio & Burrow, Inc. fuel storage/expansion	-9/6/2012
Pacific West -Cinnamon Villas Apartments	-8/4/2012	Lemoore High School CNG project	-7/11/2013
		St. Peters church modular building and building enclosure	8/8/2013

Budget Impact:

When we estimated budget impact last year, the maximum potential impact fees and extension fee loss was approximately \$70,000 for the 8 projects which had not yet pulled permits and were valid at the time (see http://www.lemoore.com/agendas/2010/oct19/data/10_19_10_item_8_1.pdf). Should Council desire, new estimates can be tabulated to include new approvals over the last year and then remove projects that will be going forward before their expiration; although it is anticipated that the original estimate would not be exceeded. Given the current deliberations on Eastside traffic impact fee increases, staff will not be able to account for any increases to these fees.

Recommendation:

None, for discussion only. Should Council wish to proceed, staff can bring back a Resolution to its next meeting.