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**PLANNING
DEPARTMENT**

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Staff Report

Item # _____

To: Lemoore City Council
From: Holly Smyth, Planning Director & Gloria Hobbs, Assistant Planner
Date: January 24, 2012
Subject: Final Parcel Map for Carol Rocovits

Discussion:

On October 24, 2011, the Planning Commission approved Tentative Parcel Map No. 2011-02 for Carol Rocovits to subdivide an 8,711 square foot parcel in to two parcels; Parcel A containing 2,976 square feet and Parcel B with 5,736 square feet. The site is located on the east side of Lemoore Avenue, approximately 140 feet south of the Lemoore Avenue/"D" Street intersection. Parcel A currently accommodates a 660 square foot building that will continue to have two units with a beauty shop and barbershop and Parcel B contains the current Rocky's Donut House building. The applicant is proposing to sell both parcels.

Several easements currently exist on the property and will remain for ingress/egress, PG&E, and the City of Lemoore. A new 5' PUE (public utility easement) is being offered for dedication along the southerly property line of both parcels for access to water lines. A new 5' PUE is also being offered between the buildings to access sewer lines. A Driveway Easement Agreement is proposed to record concurrently with the map to share in the repair and maintenance of the shared driveway. Additionally, a Reciprocal Easement Agreement is proposed to record concurrently with the map to grant cross parking easement, trash enclosure easement, and repair and maintenance obligations between the two properties. All these easements were necessary so that each of the parcels would have adequate access to utilities, services, and shared costs over time and meet the conditions of approval.

After review by the Planning Department, Public Works Department, and City Engineer, it has been determined that the Final Parcel Map is in compliance with the approved Tentative Map and meets the conditions of approval and is ready for acceptance and recordation. Therefore, as required by Section 8-7B-19 of the Municipal Code, the Final Parcel Map is being recommended for Council's approval and acceptance of the Final map with the two new public utility easements as shown on the map.

Budget Impact:

None.

Recommendation:

By motion, approve Final Parcel Map No. 2011-02, accepting Final Map and the new public utility easements as shown therein and authorize the City Clerk to certify such approval(s) on map and direct staff to forward signed map to the Kings County Recorder's Office for recordation concurrently with the Reciprocal Easement Agreement and Driveway Easement Agreement.

"In God We Trust"