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William Siegel
Mayor Pro Tem
Lois Wynne
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**Public Works/
Planning Department**

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Staff Report

ITEM NO. 3-2

To: Lemoore City Council
From: Steve Brandt, City Planner *SB*
Date: September 9, 2014 **Meeting Date:** September 16, 2014
Subject: First Reading (Recommendation to Continue) – General Plan Amendment and Zone Change for B&L Moving and Storage (Brandt)

Discussion:

B&L Moving and Storage (Jeffrey Kemper) is requesting a change of land use designation from Medium Density Residential to Light Industrial, and to change the zoning from RMD (Medium Density Residential) to ML (Light Industrial) for the site located at 847 and 849 Champion Street, on the northwest corner of Iona Avenue and Champion Street in Lemoore. The site proposed for amendment includes APNs 023-150-017, 023-150-018, and 023-150-019.

The public hearing required that public notices be mailed 10 days ahead of the public hearing. As these notices were not mailed, this public hearing must be continued to the October 7, 2014, regular meeting of the City Council. The applicant has been informed of the change in meeting date.

Budget Impact:

None

Recommendation:

Staff recommends that City Council allow public comment on the item and that the item be continued to the October 7, 2014 regular session of the City Council to allow time for the required notices to be mailed.

RESOLUTION #2014-05

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 2014-01 AND
ZONE CHANGE NO. 2014-01**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on August 25, 2014, at 7:00 p.m. on said day, it was moved by Commission member Clement, seconded by Commission member Badasci and carried that the following Resolution be adopted:

WHEREAS, B&L Moving and Storage., represented by Jeffrey Kemper, has requested a general plan amendment and zone change to: 1) change the land use designation in the General Plan from Medium Density Residential to Light Industrial, and 2) change the zoning from RMD (Medium Density Residential) to ML (Light Industrial), on the property at 847 and 849 Champion Street in Lemoore (APNs 023-150-017, 023-150-018, and 023-150-019).

WHEREAS, the site currently contains a moving and storage facility; and

WHEREAS, the land use designation and zoning on the parcel at one time was ML (Light Industrial) and then was changed to Medium Density Residential with the comprehensive General Plan Update; and

WHEREAS, the project proposes no changes to the operation of the facility; and

WHEREAS, an Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA), and found no potentially significant effects that might result from the project; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at their August 25, 2014, meeting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore recommends that the Lemoore City Council concur that no significant environmental impacts would result from the identified project, and certify that the Negative Declaration was prepared consistent with the California Environmental Quality Act (CEQA.)

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore recommends approval to the Lemoore City Council of General Plan Amendment 2014-01 and Zone Change 2014-01, based on the evidence presented and the following specific findings:

4. The general plan amendment is in the public interest and the General Plan, as amended, will remain internally consistent.
5. The zone change is consistent with the general plan goals, policies, and implementation programs.
6. Without the change to the General Plan and zoning, the existing business would be not allowed to continue operating, as it would be in violation of the City Zoning Ordinance.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on August 25, 2014, by the following votes:

AYES: Clement, Badasci, Dow, Garcia

NOES:

ABSTAINING:

ABSENT: Marvin, Monreal, Wynne

APPROVED:



Jeff Garcia, Chairperson

ATTEST:



Planning Commission Secretary