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**Planning  
Department**

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**STAFF REPORT**

**Item #** 6

**To:** Lemoore Planning Commission  
**From:** Gloria Hobbs, Assistant Planner, Holly Smyth Planning Director  
**Review Date:** August 8, 2011  
**Subject:** Site Plan Review #2011-06 Application by Diocese of Fresno Education Corporation

**A. General Information:**

1. Planning Commission Review: August 8, 2011
2. Owner/Applicant: Diocese of Fresno Education Corporation  
1550 N. Fresno Street  
Fresno, California 93703  
(559) 493-2872 Ext 108  
(559) 493-2875  
ddurivage@dioceseoffresnoorg
3. Designer: Giuliano DiCicco  
10481 N. Doheny Drive  
Fresno, California 93730  
(559) 351-8100
4. Location: 884 N. Lemoore Avenue  
Lemoore, Ca. 93245
5. Property Description: Assessor Parcel #021-320-002
5. Site Area: A portion of 9.85 acres
6. General Plan Designation: Community Facilities
7. Current Zone Classification: RSC (Recreation, School, Conservation)
8. Existing Use: MIQ school Campus

**B. Project Location & Description:**

Diocese of Fresno Education Corporation is proposing to place three (3) 24' x 40' temporary modular units on the property located at 884 N. Lemoore Avenue and described as Assessor Parcel #021-320-002 which is part of the MIQ campus. The application also includes a proposal to enclose the 27'-4" x 31'-10" canopy space located on the south side of the MIQ office building, with stucco sides to match the attached building incorporating existing masonry columns, under existing roof structure.

The modular units will be used as a temporary office for the church and will contain an adoration chapel, conference, room, supply room, restrooms and several offices.

The newly enclosed space at the MIQ school will be used as an office or waiting room. The application does not propose any other canopy for the children to wait under before and after school.

The ingress/egress to both the temporary modular units and the newly enclosed building at the MIQ school will be from the two existing drive approaches one located in front of the Church and the drive approach to the north near the MIQ school buildings.

The subject property is zoned RSC (Recreation, School and Conservation) and school use and accessory structures are permitted uses in this zone district. St. Peter's Church and the school will have a cross-access and parking easement recorded per Condition #2 of the initial approval for the Church.

**C. Site Plan Review:**

The Site Plan Review application is being reviewed to determine its compliance with the City of Lemoore's, policies, standards, codes and environmental impacts. The Site Plan Review procedure requires that when approving a project, the conditions shall include items necessary to protect the public health, safety and general welfare in various categories outlined in Section 9-15C-4 of the Zoning Ordinance. Additionally, in approving a proposed site plan the Planning Commission must make all of the following findings:

1. Compliance with Zoning / General Plan (Use, Setbacks, FAR):

The subject school property is zoned RSC (Recreation, School and Conservation District). Multi-family apartments are located to the north, single family residential and multi-family residential to the west, commercial to the south, and single family to the east of the school site.

The site is designated Community Facility in the 2030 Lemoore General Plan which is intended for various community facilities including schools. The proposed modular units and enclosed canopy area meet the intent of the General Plan useage.

The location of the three (3) modular units are proposed between the future parking spaces on the MIQ school site located north of the church. The units will be located approximately 12 feet from the property line of Parcel #2 which is the school property. The minimum distance between the Church structure and the temporary modular units and the modular units to the school office buildings is more than 10 feet as required.

The proposed 27'-4" x 31'-10" canopy enclosure is located adjacent at the south end of the MIQ office building. This area is currently used for children when waiting for the locked gates to open in the morning and to stay out of the weather in the afternoon while waiting to

be picked up. The enclosure will be used as a meeting area for the school as needed, and let the children use when not occupied.

The RSC district does not have any requirements for lot coverage, setbacks, or distances between structures other than building code requirements.

## 2. Ingress/Egress/Parking/Traffic:

Ingress/egress to the MIQ school site will continue from two drive ways onto Lemoore Avenue; one adjacent to Devon Drive in front of the Church and one adjacent to the existing social hall and one on Club Drive as shown on the site plan.

Under Section 9-12-3-1 of the Zoning Ordinance; The existing MIQ school has approximately 20 staff during most days on site. This would require 20 fixed spaces and a loading/unload pickup zone. No indication of how many staff are anticipated to work in the Church office but because the church may not conflict with the school hours no additional parking spaces will be required for the temporary office or the addition of the office at the school site. The church requires one (1) parking space for every 60 square feet of floor area used for seating if seats are not fix, or 1 space for each 5 seats. Therefore 337 parking spaces were approved with the intial church proposal. Public and parochial elementary and junior high school require 1 space for each employee including teachers, administrators and custodians, plus sufficient spaces for safe and convenient bus loading and unloading of students.

The existing and future parking areas for the school and Church sites are adequate to meet the required parking for the modular units and newly enclosed canopy area. The additional temporary modular units and newly enclosed office building will not generate a need for additional parking spaces at this time. Currently, 11 ADA stalls over the entire site were approved for the church site and 2 additional on the school site next to the existing social hall. ADA parking and requirements for the new church office may be required by the Americans with Disabilities Act and the applicant shall meet these standards as provided by the Building Department.

The enclosure and office are anticipated to create no more than 10 trips based on 5 office employees coming and going and traffic fees should be based on such.

## 3. Landscaping:

Landscaping for the school parking area and the church site was approved with the initial approval for the church based on the site plan at that time. In order to reduce the blank look of the walls on the west, north, and easterly sides of the modular buildings, 3' tall shrubbery should be planted every 2' around these sides of the connected buildings.

Because the canopy area has lawn adjacent to the westerly side of the proposed enclosure, no additional landscape is needed in this area.

## 4. Fences and Walls:

An existing chain link fence presently exists on the north, east and a portion of the south property lines of the school site but no walls or fences exists in the parking area or church site. No other fences are proposed or required for these two projects. The proposed fencing is found adequate for the proposed use.

## 5. Infrastructure:

The site is currently served with city water, sewer, storm and refuse services which will not change based on the proposed temporary modular units and enclosed canopy projects.

The City Engineer has asked that grading and drainage plans be provided for their approval as well as plans for any utilities that will be provided to the modular units

Lighting will need to be placed in and around the proposed enclosed canopy and the modular structures, suitable enough to insure the safety of its occupants and not be a nuisance to the adjacent properties. Lighting will need to meet the city's building standards.

## 6. Design:

According to Section 9-3-1F of the Zoning Ordinance General Zoning Provisions Chapter 3 states that a use "...will not adversely affect the character of any district in which it is proposed to be permitted." In order for the modular buildings to blend more harmoniously with the surrounding neighborhood, the exterior elevation plan should be modified to a) add building details to match the church and/or school b) paint the color of the building, visible air condition units and trim work to match the existing structures (church/school) c) add landscaping around the building area to help buffer. The attached redlined drawings, should be part of the conditions of approval to ensure that the project meets the intent of the district.

The enclosed canopy area is proposed with stucco and incorporating existing masonry columns, under existing roof structure. The existing attached building structure has a block exterior which should be incorporated into the facade of the enclosure to match. Additionally the enclosure should incorporate similar trim work and windows to match the existing adjoining building.

The modular buildings will need to be placed on permanent foundations and meet the requirements of the local, state and federal standards along with the Uniform Building codes (UBC) and the Americans with Disabilities Act (ADA) and will require the inspection of the city building department. The proposed structures will need appropriate permits pulled. Improvements will need to be incorporated to insure safety.

## 7. Signs:

No signage is shown on the drawing or indicated on the application. A separate sign application, processing fee, and approval by the Planning Department will be required for any signage before any is put in place on the project in scale and harmony with the building architecture.

## 8. Dust Control:

Soil disruption during construction can cause significant fugitive dust, which is a major contributor to the current air quality problems in the region. The developer will need to comply with the San Joaquin Valley Air Pollution Control District standards and the City of Lemoore dust control requirements.

D. Public Input:

Notices were mailed to owners of properties located within 300 feet from the subject proposal. No comments either in favor or against the project have been received since the date of preparing this report.

E. Comments from Other Agencies/Departments:

Referrals were made to various agencies and City Departments who may be impacted by the project. Comments were received have been considered in the preparation of this report and recommendations.

F. Environmental Impact:

The project was determined to be categorically exempt under California Environmental Quality Act (CEQA) Article 19 Section 15303.

G. Recommendation:

Staff recommends that the staff report be given, the public hearing be opened to take testimony, and the Planning Commission adopt Resolution #2011-07 approving the Categorical Exemption and approving Site Plan Review #2011-06 with the conditions stated therein.