

RESOLUTION #2011-07

A RESOLUTION OF THE LEMOORE PLANNING COMMISSION FOR SITE PLAN REVIEW #2011-06 APPLICATION BY THE DIOCESE OF FRESNO EDUCATION CORPORATION

At a Regular Meeting of the Planning Commission of the City of Lemoore, duly called and held on August 8, 2011 at 7:00 p.m. on said day, it was moved by Commission member _____ seconded by Commission member _____ and carried that the following resolution be adopted:

WHEREAS, the Diocese of Fresno Education Corporation has submitted a Site Plan Review application to place three (3) 24' x 40' temporary modular units for the church office and 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.; and

WHEREAS, the subject property is located at 884 N. Lemoore Avenue and described as Assessor Parcel #021-320-002 which is part of the MIQ campus; and

WHEREAS, the zoning on the parcel is RSC (Recreation, School, Conservation) and General Plan designated Community Facilities; and

WHEREAS, staff determined that the Site Plan is "Categorical Exempt" from California Environmental Quality Act (CEQA) as per Section 15303 of the State Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the Lemoore Planning Commission does hereby determine that the project is Categorically Exempt under CEQA Section 15303 and approve Site Plan Review #2011-06 to expire on August 8, 2013 (unless building permits are pulled) with the following conditions of approval pertaining thereto:

1. The project will be developed as per approved redline plans as shown on Exhibit A, and any diviation from the approved plans will require resubmittal to the Planning Commission.
2. 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 permits and inspection of the City Building Department.
3. Lighting will need to be placed in and around the proposed enclosed canopy and the modular unit structures to insure the safety of its occupants and in such a manner as to not be a nuisance to the adjacent properties, in conformity with the city's building standards.
4. The exterior elevation plan of the modular units should be a) painted to match the color of the closest adjacent building including visible air condition units and contrasting trim color b) add shrubbery landscaping around the west, north, and east sides of the building area to help buffer. The enclosed canopy area shall incorporate block finish to match the attached building incorporating existing masonry columns, under existing roof structure. Additionally, enclosure building shall incorporate trim work and windows to match the existing adjoining building.

5. 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.
6. The developer will need to comply with the San Joaquin Valley Air Pollution Control District standards and the City of Lemoore dust control requirements.
7. In accordance with the findings of City Council Resolution 2011-10 adopted on March 15, 2011 and the Colgan Consulting Corporation City of Lemoore, CA – Development Impact Fee Study Report, the project will have an impact on the need for new public facilities and improvements in the City. The costs associated with these impacts and the connection between the need for new public facilities and the proposed project are set forth in Resolution 2011-10 and the Colgan Report. As a result, the applicant shall be subject to and shall pay the impact fees as set forth in Resolution 2011-10. Traffic impacts shall be based on ten (10) trips per day.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on August 8, 2011, by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Lisa Elgin, Chairperson

ATTEST:

Holly P. Smyth

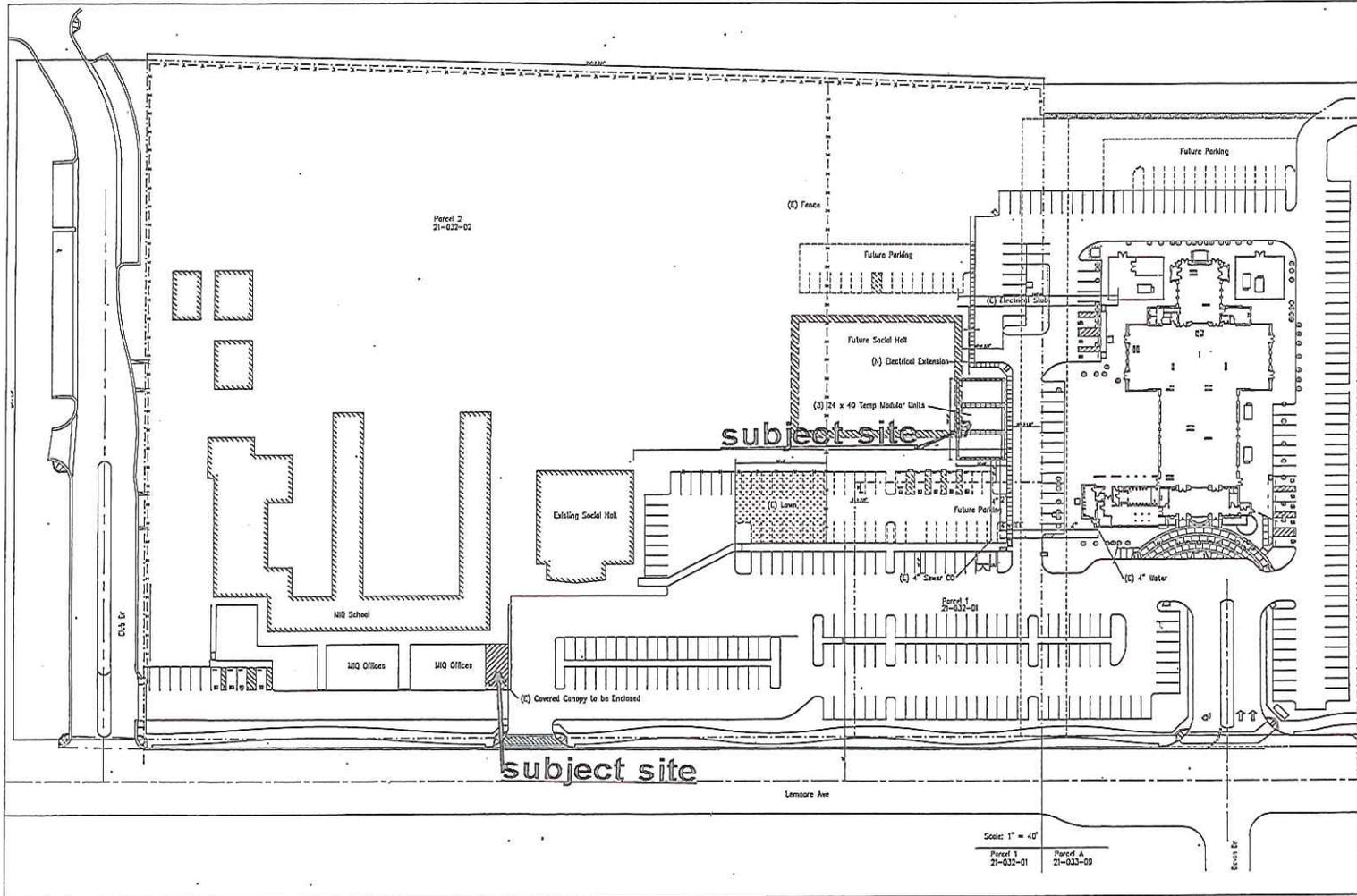
CERTIFICATE

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

I, Holly P. Smyth, Secretary of the City of Lemoore's Planning Commission, do hereby certify the foregoing Resolution of the Planning Commission of the City of Lemoore was duly passed and adopted at a Regular Meeting of the Planning Commission held on August 8, 2011.

DATED: _____, 2011

**Holly P. Smyth, Secretary
Lemoore Planning Commission**



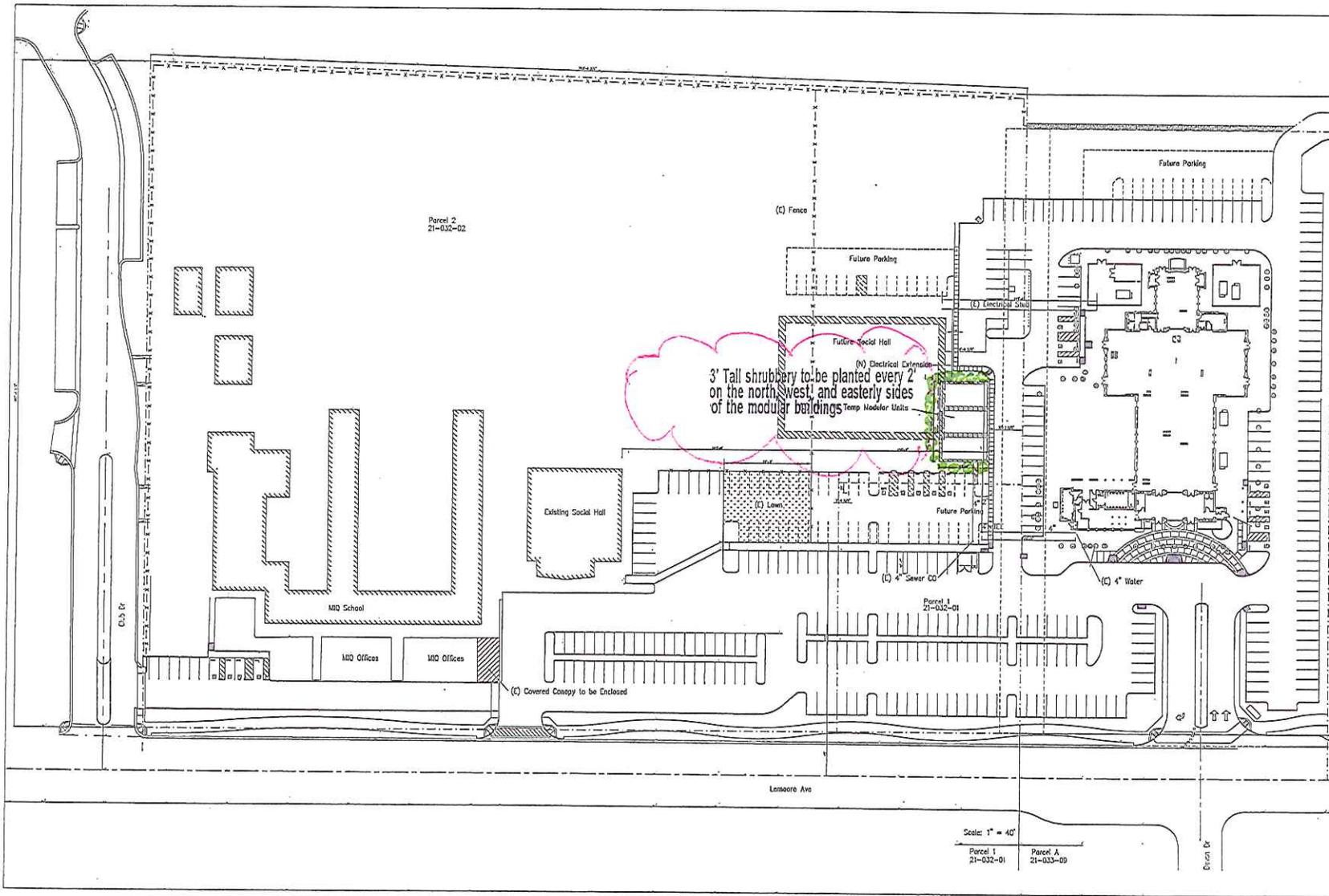
Parcel 2
21-032-02

Scale: 1" = 40'

Parcel 1
21-032-01

Parcel A
21-032-03

<p>REVISION</p>	
<p>Project: St. Peters Church Temporary Office Building Lemoore Ave Lemoore Ave, CA 93245</p>	
<p>These plans and all contained thereon are an original unpublished work of the designer and may not be duplicated, published, or used in whole or in part without the prior written consent of the designer.</p>	
	
<p>DESIGNER: GIULIANO DICICCO P.E. 1100 S. STANISLAUS ST. FRESNO, CA 93720 TEL. (559) 351-5100</p>	
<p>Temp Office / Canopy Enclosure</p>	
<p>Site Plan</p>	
<p>Revision No. _____</p> <p>Date: _____</p> <p>Checked By: _____</p> <p>Approved By: _____</p> <p>Drawn By: _____</p>	<p>Scale: 1" = 40'</p> <p>Sheet No. _____</p> <p>Total Sheets _____</p>



Scale: 1" = 40'

Parcel 1
21-032-01

Parcel A
21-033-09

REVISION

Project:
St. Peters Church
Temporary Office Building
Lemoore Ave
Lemoore Ave, CA 93245

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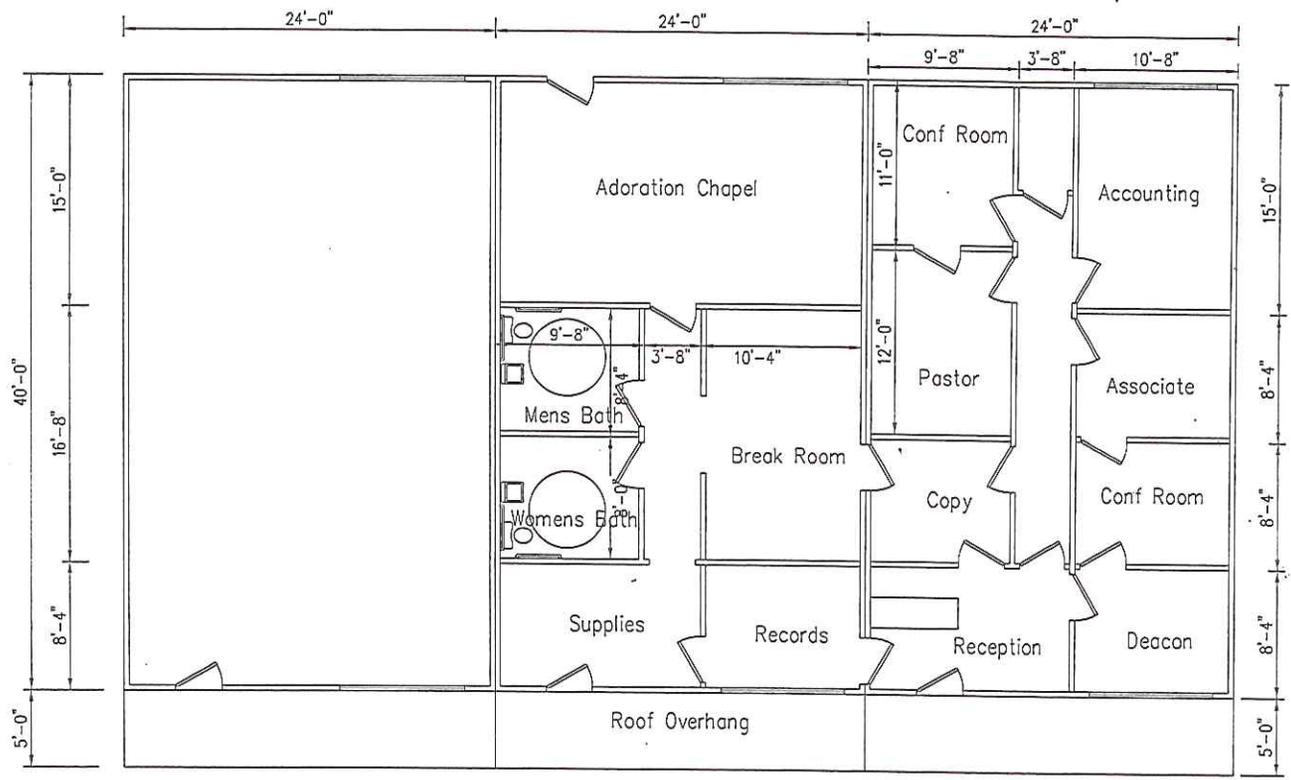


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Canopy Enclosure

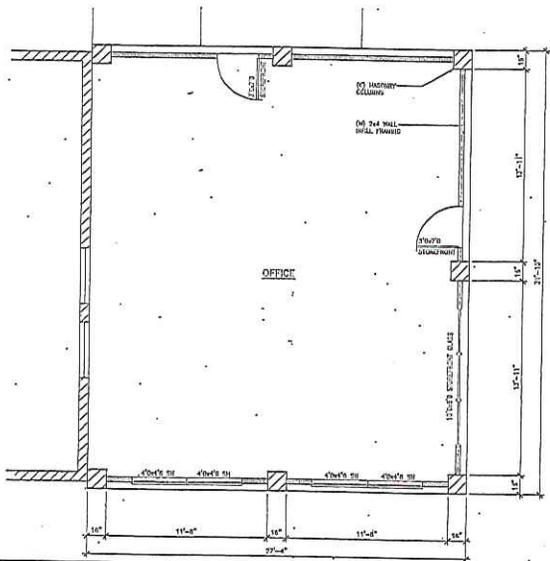
Site Plan

Revised By	Date	Revised By	Date

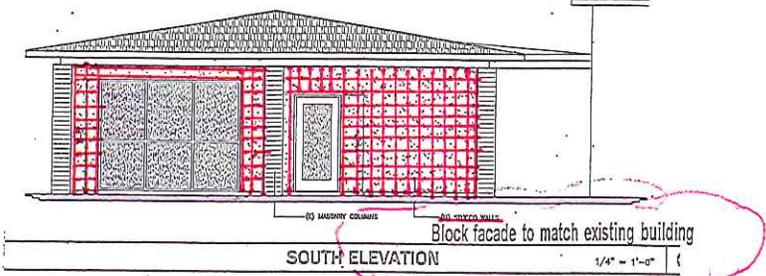


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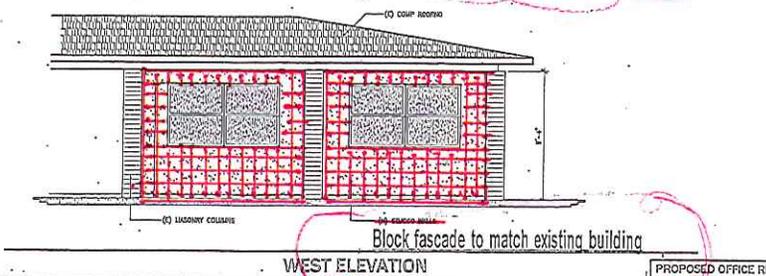
ST. PETER'S CHURCH - TEMPORARY OFFICE MODULES



FLOOR PLAN

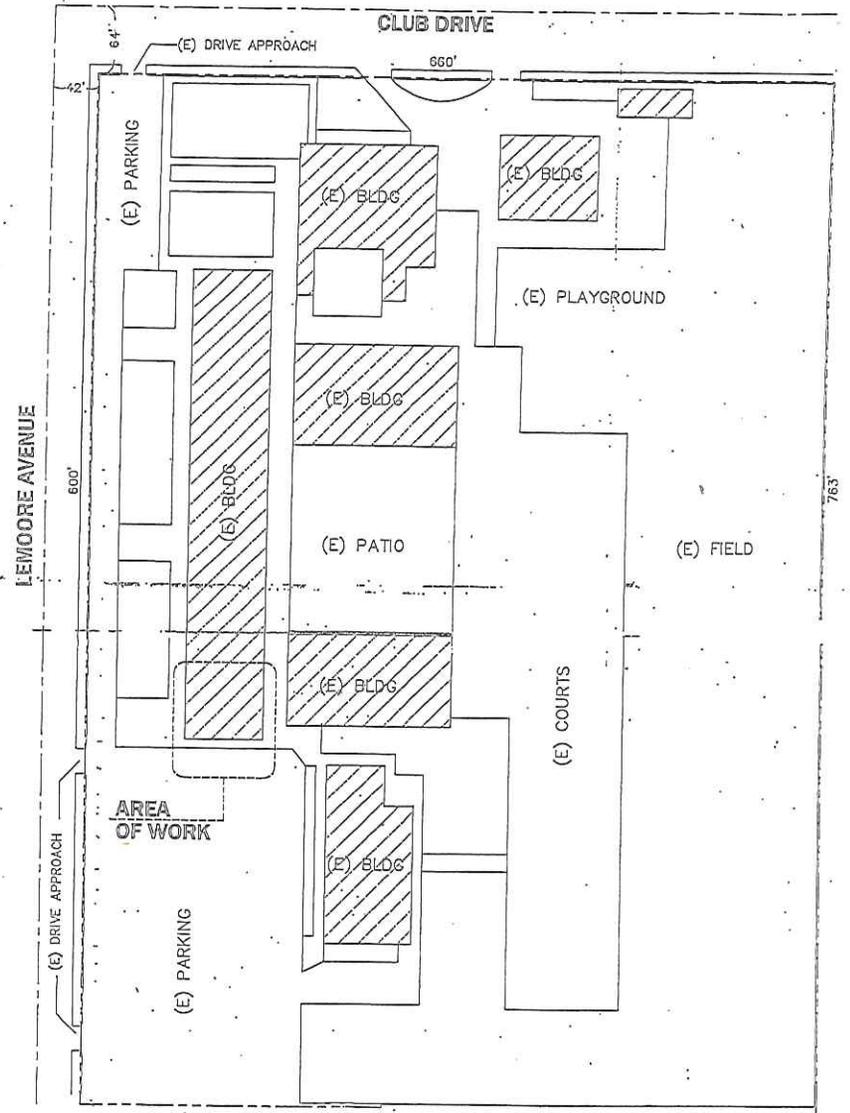


SOUTH ELEVATION



WEST ELEVATION

PROPOSED OFFICE REMODEL FOR:
**MARY IMMACULATE
 QUEEN SCHOOL**
 804 W. LEMOORE AVE.



SITE PLAN

