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**Planning
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STAFF REPORT

Item # 5

To: Lemoore Planning Commission
From: Gloria A. Hobbs, Assistant Planner
Review Date: May 23, 2011
Subject: Tentative Parcel Map #2011-01 and Categorical Exemption #2011-12

A. General Information:

1. Applicant/Owner: Housing Authority of Kings County
Attn: Randy McNary
688 Douty Street
Hanford, Ca. 93245
(559) 582-2806
3. Engineer: Zumwalt- Hansen, Inc.
Jim Hansen
609 N. Irwin Street
Hanford, Ca. 93245
(559) 582-1056
3. Location: Southwest corner of "G" and Follett Streets
4. Property Description: Assessor Parcel #020-025-007
Site Address given: 217 "G" Street
5. Site Area: 18,738 square foot parcel (0.43 acres)
Parcel A – 9,369 square feet (0.22 acres)
Parcel B – 9,369 square feet (0.22 acres)
6. General Plan Designation: Low Density Single Family Residential adjacent to DMX 3
7. Current Zone District: R-1-7 Single Family
RN (Traditional Neighborhood Residential) proposed
8. Existing Use: Vacant Lot
9. Proposed Use: Parcel A – Single Family home
Parcel B – Single Family home

PLANNING COMMISSIONERS

Chairperson –Lisa Elgin, Vice-Chair –Ronald E. Meade
Bob Clement, Marshall Norgaard, Jeffrey Garcia, Sharon Kendall, Jim Marvin

B. Plan Location & Description:

The applicant, Housing Authority of Kings County has submitted an application to divide an 18,738 (124.01 x 149.9) square foot vacant parcel into two parcels. The subject site is located at 217 "G" Street and is described as Assessor Parcel #020-025-007. The site is located on the southwest corner of "G" and Follett Streets north of the alley. The applicant proposes to divide the 18,738 square foot parcel into Parcel A, which will be 9,369 square feet (0.22 acre), and Parcel B, which will also be 9,369 square feet (0.22 acre). They are proposing to relocate two single family homes from the 19th Avenue interchange project area but may have to construct new or relocate other homes. The entire site is designated as Low Density Single Family Residential in the General Plan, and is in the R-1-7 (Single Family) zone district in current zoning with proposed zoning as Traditional Neighborhood Residential (RN).

Currently there exists City sewer lines and water lines with overhead electric and telephone lines and underground gas line. A power pole with a light and overhead south exists at the southern most corner and a telephone power pole exists at the north most corner.

C. Project Review:

The Tentative Parcel Map application is being reviewed to determine its compliance with the State Map Act, Lemoore's Subdivision and Zoning Ordinances, as well as City policies, standards, and environmental impacts. The following findings have been made:

1. Compliance with General Plan/Zoning/Setbacks:

The subject property is designated Low Density Single Family Residential use in the current Lemoore General Plan and is zoned R-1-7 (Single family). The applicant proposes to relocate two single family homes from the 19th Avenue interchange project for both parcels. The subject site is surrounded by single family to the south, east and west, and multi-family to the north.

Because the property is an infill lot located in a subdivision recorded prior to 1987, provided "the minimum frontage, width and depth shall be determined by the planning commission; provided, that each lot development shall be subject to the provisions of individual site plan review as prescribed by chapter 15, article C "of Title 9. The R-1-7 zone district requires that each site have not less than sixty feet (60') of frontage on a public street. The minimum width of each site shall be 65 feet for interior lot and 70 feet for corner lot. The minimum depth of each site should be 90 feet interior and corner lots. The proposed parcels meet the City standard and do not require special determination by Planning Commission

Current City zoning requires a minimum front yard varies from 18-25 feet; with side yards being 5 feet and 10 feet; and rear yard at least 10 feet. If a 2-story building is involved, setbacks would have to be side yards at 10 feet and 10 feet and rear yard at 15 feet. Because only preliminary site plans have been discussed, before the building permit is issued, planning will need to verify setbacks to meet City standards.

Section 9-7A-6G - Design Standards requires that the main structure's in "existing neighborhoods shall be designed in scale and harmony with the surrounding area." Additionally, "corner buildings shall have wraparound facade architectural details, and good transitions between the street and the dwelling shall be incorporated into the overall design with variable front setbacks, building articulation and massing. Porches, bay windows, and landscaping can also be used to help create a smooth transition between public and private spaces." Furthermore, the intent of garages is to minimize the visual dominance of garages. Therefore, the criteria and rules that apply are listed in the section. Therefore, before building permits are pulled to install and/or construct existing or new homes, site and elevation plans shall be submitted to Planning Department for Administrative Review and Approval to meet the requirements of Section 9-7A-6G.

2. Circulation/ Sidewalks/ Rights-of-Way/ Easements:

The proposed parcels are located at the southwest corner of "G" and Follett Streets and may also have access from the alleyway. However, it is assumed access will be from Follett Street. Once subdivided, Parcel A will have access from "G" or Follett Streets, Parcel B will have access from Follett Street.

Based on the General Plan, Follett Street is designated as a collector street with an adjacent planned Class II Bikeway within a 78' right of way to accommodate bike lanes on both sides of the street, two travel lanes, and on-street parking on both sides of the street. No parkway or sidewalks exists along the entire Follett Street property edge. Parking and Bike lane striping, 6' sidewalk, and 7' parkway with street trees every 40' on average will need to be installed as generally shown on General Plan "Figure 4-3 Street Sections" cross sectional shown on the enclosed Attachment A. These improvements will be triggered during installation of residences.

Because Follett Street is a key entry into Downtown and because the Fox Street Villas senior apartment project to the north of this site was approved with an 8" brick stamping pattern in the 6' sidewalk with electricity and irrigation to each parkway tree, these improvements should be constructed along Follett Street once structures are put on the site as generally shown on Attachment A. Additionally, the City Engineer and Public Works Departments have requested the following improvements once future project installed:

- The handicap ramp at the corner of "G" and Follett Streets shall be upgraded to meet current ADA Standards
- New sidewalk along Follett Street shall ramp down at the alley to meet current ADA standards
- Replace/repair existing damaged or non-ADA compliant sidewalk along "G" Street

The existing rights-of-way (ROW) from the street centerline along both "G" and Follett Street are 80 feet. City standards require that "G" Street have 58' ROW (29' ROW from the Center line) and Follett Street is required 78' ROW (39' ROW from the centerline), therefore no additional ROW is needed. However, a 10' public utility easement (PUE) will be needed at the rear of Parcel B for utility access from Parcel A to the alley.

3. Public Infrastructure:

City water, sewer and storm drainage are available to the site from "G" and Follett Streets and the alley to the south as depicted on the Tentative Parcel Map.

Public Works requests that the street light at the intersection be replaced with a standard City owned street light. Additionally, due to spacing, a second street light fixture should be installed at the alleyway. Because of the proximity to downtown and previous condition for the Fox Street Villas project, light fixture needs to be the historic light pole with power connection above light as shown in Attachment A.

4. Landscape:

Deep tree bubbler irrigation shall be installed to street trees planted every 40' on average to City Standards.

Additionally, a 15' landscape easement behind the right-of-way line will need to be installed on Follett Street, a collector street, per Policy CD-I-8 of the Lemoore General Plan which requires a 15 foot landscape front setback area along all arterial and collector streets outside Downtown, as sites are developed or major renovations undertaken.

An approved grading plan is required for each lot before building permits can be issued.

D. Parcel Map

The Final Map submittal process is listed in Section 8-7C-13 and 8-7C-14 of the Lemoore Municipal Code and the applicant or his representative will need to pay required Final Map fees to the City and Kings County Tax Collector and go before City Council to accept the Final Map via consent calendar once all the conditions of approval are met and appropriate information is contained therein acceptable to the City Engineer.

E. Environmental Assessment:

A preliminary environmental impact assessment of the project was conducted by staff in accordance with the California Environmental Quality Act (CEQA) and it was found that the Tentative Parcel Map is categorically exempt under section 15315 of the State Guidelines.

E. Recommendation:

The Planning Commission should approve the attached Resolution #2011-03 making a finding that this Parcel Map is categorically exempt under the California Environmental Quality Act and approve Tentative Parcel Map #2011-01 with the conditions included therein to expire two (2) years from the of approval of this Tentative Map (which would be May 23, 2013).

Section 8-7B-8: The applicant or any other interested person adversely affected, including the council pursuant to section 8-7b-7 of this article, may appeal any action of the Planning Commission with respect to the tentative parcel map to the Council. The appeal shall be filed in writing with the city clerk within 10 days after the action of the planning commission. A filing fee as established by the council shall be paid at the time the appeal is submitted.

