

*Mayor*  
Willard Rodarmel  
*Mayor Pro Tem*  
John Flourde  
*Council Members*  
John Gordon  
John Murray  
William Siegel



**Planning  
Department**  
711 Cinnamon Drive  
Lemoore, CA 93245  
Phone (559) 924-6740  
FAX (559) 924-6708

*City of*

LEMOORE  
CALIFORNIA

Item# 10

## **Planning Commission Staff Report**

**To: Lemoore Planning Commission**  
**From: Holly Smyth, Planning Director**  
**Review Date: October 24, 2011**  
**Subject: General Plan Conformity Determination for abandonment of a portion of Heinlen Street and the abutting alleyway to the east of Heinlen Street**

---

### **Discussion:**

In July 2009, the Planning Commission approved Site Plan Review #2009-05 for Pacific West Communities to construct 80 units of affordable senior housing located on approximately 5.36 acres of a parcel west of the Follett Street extension and southeast of the Cinnamon Drive/Fox Street intersection. Condition #2 of the approval encouraged that all or a portion of a very deep vacant odd-triangular shaped lot adjacent to the project, known as APN#020-021-001, try to be incorporated into the senior project in addition to the un-maintained alleyway (anticipated for abandonment) south of this parcel. Additionally, the northerly portion of Heinlen Street, north of the knuckle shaped cul-de-sac that is being installed as part of the apartment project, was anticipated to be abandoned as well. Existing City sewer lines and PG&E power pole are located in the alleyway.

At the October 18, 2011 City Council meeting, a Resolution of intent to abandon the northerly most portion of Heinlen Street and the adjacent alley east of this while retaining a 20' easement (shown in the attached map) was passed and direction given to have Planning Commission determine conformity with the General Plan in accordance with California Government Code Section 65402. In reviewing the General Plan circulation connections, no connections are shown to be needed north of Heinlen Street given the connectivity being provided by Follett Street (which the Cinnamon Villas project will be providing) and alleyways are not addressed. Therefore, staff has determined that the proposed abandonments are in conformity with the General Plan and has prepared the attached resolution for Planning Commission's consideration.

Once the General Plan conformity finding is made by the Commission and appropriate notices sent out and posted onsite, the Council will hold a public hearing on December 6, 2011 on the matter and will consider a Resolution to finalize these two abandonment concurrently record grant deeds to incorporate portions of the abandonment and the adjacent odd shaped lot with the Cinnamon Villas project.

### **Recommendation:**

The Commission should pass the attached Resolution #2011-11 and forward a copy to the City Council.

**PLANNING COMMISSIONERS**  
*Chairperson – Vacant Vice-Chair – Ron Meade*  
Dave Brown, Bob Clement, Jeff Garcia, Sharron Kendall, Jim Marvin, Marshall Norgaard

*"In God We Trust"*