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City of
LEMOORE
CALIFORNIA

**Planning
Department**

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STAFF REPORT

Item # 8

To: Lemoore Planning Commission
From: Gloria Hobbs, Assistant Planner, Holly Smyth, Planning Director
Review Date: October 24, 2011
Subject: Boundary Line Adjustment #2011-02 / Categorical Exemption #2011-21
To Adjust Four (4) Parcels in Tract 791

A. General Information:

1. Applicant / Owners
Shepard Lane LP ,Attn: Mark Wathen
802 W. Pinedale, #104
Fresno, California 93711
(559) 432-8181
2. Engineer/Surveyor
Bret Giannetta
1119 S. Street
Fresno, Ca. 93721
(559) 264-3590
3. Location:
Lots 12, 13, 14, & 15 are located on the south side of Siena Way in tract 791.
4. Property Description:
Assessor Parcel Numbers:
Lot 12 – 023-610-032
Lot 13 – 023-610-031
Lot 14 – 023-610-030
Lot 15 – 023-610-029
5. Site Areas:
Lot #12 - 6,272 square feet
Lot #13 - 5,600 square feet
Lot #14 - 5,600.7 square feet
Lot #15 - 6,374.6 square feet
6. Lot Line Adjustment:
Parcel #1 from 6,272 sq. ft. to 5,600 sq. ft.
Parcel #2 from 5,600 sq. ft. to 5,600 sq. ft.
Parcel #3 from 5,600.7 sq. ft. to 5,600.2 sq. ft.
Parcel #4 from 6,374.6 sq.ft. to 7,047.1 sq. ft.
7. General Plan Designation:
Low Density Single Family Residential
8. Zone District:
R-1-7 PUD (Single Family)

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PLANNING COMMISSIONERS

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Dave Brown, Bob Clement, Jeffrey Garcia , Sharon Kendall, Jim Marvin, Marshall Norgaard

B. Plan Location & Description:

Shepherd Lane, LP proposes a boundary line adjustment between Parcels 1, 2, 3, and 4 located in East Village Subdivision Tract 791 and shown as Lots 12, 13, 14, and 15 on the map attached to the resolution. The subject parcels are located on the south side of Siena Way and west of Cantera Avenue within the subdivision.

The boundary line adjustment proposes the following:

Parcel #1, current APN# 023-610-032 (lot 12), adjust the boundary line 6' to the east decreasing lot from 6,272 square feet to 5,600 square feet;

Parcel #2, current APN# 023-610-031 (lot 13), adjust the boundary line 6' to the east maintaining lot from 5,600 square feet to 5,600 square feet;

Parcel #3, current APN# 023-610-030 (lot 14), adjust the boundary line 6' to the east decreasing lot from 5,600.7 square feet to 5,600.2 square feet; and

Parcel #4, current APN# 023-610-029 (lot 15), adjust the property line by adding 6' to the west increasing lot from 6,374 .6 square feet to 7,047.1 square feet.

C. Project Review:

The State Map Act limits the City review of a boundary line adjustment. The City review is used to determine whether the proposed property line adjustment will be in compliance with the City Zoning and Building Codes. Review is conducted hereunder.

1. Compliance with General Plan and Zoning District:

The site is designated Low Density Single Family Residential in the 2030 Lemoore General Plan, and single family meets the intent of the General Plan useage. The zone district for the site is R-1-7 (PUD) and the single family residential is a permitted use. A Planned Unit Development was recently approved for this tract with several conditions.

Residential Low-medium Density is designated on vacant land to the north of the subdivision, single family residential exists to the east and west of the project site, while vacant property south of the subdivision is designated Medium Density Multi-family Residential.

2. Parcel Size/Setbacks/Coverage:

The purpose of the boundary line adjustment is to increase the size of Parcel #4 to accommodate adequate setbacks by decreasing the size of Parcel #1 and adjusting the lots in-between.

The approved overall average coverage is being maintained at 40% with no individual lot exceeding 44% coverage.

3. Other Comments:

Kings County requires the processing, review and approval of a lot line adjustment shall be pursuant to the provisions outlined in Chapter 21, Article VII located in the Kings County Code of Ordinances.

The City Engineer's office has asked that a grant deed should be used for the recordation of the lot line adjustment, and the submitted legal description for Parcel #1 after adjustment should be revised to state "Parcel 1: Lot 12 of East Village, Tract 791, recorded in Volume 21 of Licensed surveyors' Plats, at page 71 Kings county Records. EXCEPTING THEREFROM THE EAST 6.00 FEET OF SAID Lot 12".

D. Environmental Assessment:

A Boundary Line Adjustment proposal is “Categorically Exempt” from California Environmental Quality Act (CEQA) as per Section 15305(a) of the State Guidelines. This Section exempts “minor lot line adjustments not, resulting in creation of a new parcel” from environmental assessment requirement. The Commission should make such finding for the record, which is included in the draft Resolution.

E. Recommendation:

Staff recommends that the Planning Commission adopt the attached Resolution #2011-09 which determines that the proposed Boundary Line Adjustment is “Categorically Exempt” from California Environmental Quality Act (CEQA) as per Section 15305(a) of the State Guidelines and approves the Boundary Line Adjustment with conditions of approval stated therein.