

RESOLUTION NO. 2011-10

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING TENTATIVE PARCEL MAP #2011-02 BY WALTER & CAROL ROCOVITS
TO DIVIDE A 8,711 SQUARE FOOT PARCEL INTO TWO PARCELS**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on October 24, 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, Walter and Carol Rocovits have submitted an application for Tentative Parcel Map #2011-02 to divide a 8,711 square foot parcel into two parcels: Parcel A to contained 2947 square feet and Parcel B to contain 5,765 square feet, and

WHEREAS, the proposed site is on the east side of Lemoore Avenue at 254 N. Lemoore Avenue, it is described as Assessor's Parcel #020-113-052; and

WHEREAS, the applicant is proposing to divide the parcels with the intent of selling the Parcels; and

WHEREAS, the proposed Tentative Parcel Map will be consistent with the General Plan, zoning and City requirements so long as certain conditions are carried out; and

WHEREAS, the staff has determined that the project should be Categorically Exempt from environmental review under the California Environmental Quality Act (CEQA) under section 15315 of the CEQA Guidelines; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore does hereby find the project to be Categorically Exempt under CEQA Guidelines Section 15315 and approves Tentative Parcel Map #2011-02 creating two parcels as generally shown herein, to expire in two years on October 24, 2013 so long as the following conditions are carried out:

1. 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 and City Attorney.
2. The real property taxes to be affected by the parcel map, shall be paid prior to the recordation of documents with Kings County Recorder.
3. The Final Map needs to delineate all existing easements (and document reference numbers) and add a) blanket utility easement, b) shared cross parking/maintenance agreement, as well as c) shared landscape maintenance agreements and d) trash enclosure maintenance agreements as discussed in the staff report to be shown on the Final map with references to the concurrent recording of a written agreement(s) detailing such sharing in a format acceptable to the City Engineer and City Attorney.
4. No handicap parking is shown and may be required to be striped in coordination with the Public Works Department.

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5. The applicant will need to contact the Public Works Department to provide access to water and install meter(s) and backflow devices as needed so that both Parcels have adequate water service.
6. The applicant will need to contact the Public Works department to identify adequate trash refuse container locations to meet City standards.
7. The two tree stumps along Lemoore Avenue need to be removed and replaced with two 15 gallon trees from the Street Tree and one new tree needs to be installed in the northerly landscape area to replace the removed trees as they are part of the approved site plan.

Should the parcel lines split the contiguous landscape area, a covenant for joint maintenance of all landscaping areas needs to be put in place, which can be included in the joint parking/maintenance agreement referenced earlier in this report. If parcel lines are adjusted to no longer bifurcate the northerly landscape area, this agreement would not be needed.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on October 24, 2011 by the following votes:

AYES:

NOES:

ABSTAINING:

ABSENT:

APPROVED:

,Chairperson

ATTEST:

Holly Smyth, Secretary

The applicant or any other interested person may appeal the decision of the Planning Commission to the Council. The appeal shall be filed in writing with the city clerk within 10 days after the action of the Planning Commission with the applicable filing fee.

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CERTIFICATE

STATE OF CALIFORNIA

COUNTY OF KINGS)
CITY OF LEMOORE) ss.

I, **Holly 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 _____, 2011

DATED: _____, 2011

Holly Smyth, Secretary
Lemoore Planning Commission

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