

Lemoore PLANNING COMMISSION AGENDA
City Council Chambers – 429 ‘C’ Street
Regular Meeting
Monday, April 23, 2012 at 7:00 p.m.

1. Pledge of Allegiance and Roll Call

If you wish to comment on an item, which is not on the agenda, you may do so under "Public Comment." In order to allow time for all public comments, each individual's comments are limited to five minutes. When addressing the Commission, you are requested to come forward to the speaker's microphone, state your name and address, and then proceed with your presentation.

2. Public Comments and Inquiries

3. Approval of February 13, 2012 Meeting Minutes

4. Continuation of Boundary Line Adjustment #2012-01 and Categorical Exemption #2012-02 by Wathen Castanos Homes and Ila Wilson between Assessor Parcels #023-020-002, #023-610-043 and #023-610-064 located on the north east corner of Smith Avenue and Seina Way, including parcels adjacent and within the East Village Subdivision, Tract 791.

a. Staff Report

b. Discussion and Decision of Revised Planning Commission Resolution #2012-05 approving Categorical Exemption #2012-02 and Boundary Line Adjustment #2012-01.

5. Continuation of Site Plan Review #2012-01 and Variance #2012-01 by Anthony C. Pings and Associates representing the Billingsley Brothers Property, LLC., to construct a 3,180 square foot commercial building on the southeast corner of Lemoore and Magnolia Avenues to potentially support two (2) businesses.

a. Staff Report

b. Public Hearing – Variance

c. Discussion and Decision on Planning Commission Resolution #2012-07 approving Categorical Exemption #2012-04, Variance #2012-01 and Site Plan Review #2012-01.

6. Site Plan Review #2012-02 /Zone Change #2012-02/Special Zoning Exemption #2012-01/ Conditional Use Permit #2012-01/ Negative Declaration #2012-03 applications by Montrio Captial Partners to change the Zone District of 11.05 acres located north of the railroad tracks, south of vacant property, east of Highway 41 and west of 19 ½ Avenue from CH (Highway Commercial) to PO (Professional Office) to conform to the General Plan Designation of Professional Office and build a 184 unit gated multi-family apartment community in two phases. The proposed Special Zoning application would allow for a zone change to RM-2.5 (Multi-family up to one (1) unit per 2,500 square feet of area) once project is built as approved.

a. Staff Report on environmental, project description and entitlements

b. Public Hearing begins with intent to continue

c. Discussion by Planning Commissioners on initial project overview items

7. Planning Director's Report – Activity Update

- Update on Planners Institute by Commissioners

- Update on National American Planners Association conference

8. Commission's Report and Request for Information

9. Adjournment

All staff reports are available for public review on the City's website at http://www.lemoore.com/planning/plan_com.htm

Anticipated Future Agenda Items –

-Continue public hearing, discussion and decision on Site Plan Review #2012-02 /Zone Change #2012-02/Special Zoning Exemption #2012-01/Conditional Use Permit #2012-01/ applications by Montrio Captial Partners for 184 unit gated multi-family apartment community

-General Plan & Zoning Amendment to a portion of Tract 845 – Victory Village subdivision by Pharris Lemoore LLC

-General Plan Conformity of Bush Street Abandonment West of Marsh Drive by Pharris Lemoore LLC related to Victory Village

NOTICE OF ADA COMPLIANCE: If you or anyone in your party needs reasonable accommodation to attend, or participate in, any Planning Commission Meeting, please make arrangements by contacting the Human Resources Office at City Hall 24 hours prior to the meeting. They can be reached by calling 924-6700, or by mail at 119 Fox Street, Lemoore, California 93245.

CONDUCT AT PUBLIC MEETINGS: Your courtesy is requested to help our meeting run smoothly. If you'll be kind enough to follow these simple rules, we can make the best possible use of time. Please turn off all cell phones and pagers. Please refrain from public displays or outbursts such as unsolicited applause, comments, cheering, foul language, or obscenities. Any disruptive activities that substantially interfere with the ability of the City to carry out its meeting or prevents/disrupts others from fully participating in the meeting will not be permitted and offenders will be requested to leave the meeting pursuant to Government Code § 54957.9.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the City Clerks Counter at City Hall located at 119 Fox Street, Lemoore, CA., during normal business hours. In addition, such documents will be posted on the City's website at www.lemoore.com

CERTIFICATION OF POSTING

I, Rachel Bridges, Planning Technician for the City of Lemoore, do hereby declare that the foregoing agenda for the regular meeting of the Lemoore Planning Commission on Monday, April 23, 2012 was posted on the outside of the bulletin board located at 119 Fox Street on April 13, 2012 before 5:00 p.m..

Rachel Bridges, Planning Technician