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General Building License #362509

January 9, 2012

To: Lemoore Planning Commission  
From: Estate of D.C. & Lillian Billingsley  
Re: Clarification of Uses in MU Zone

The property on which there are questions we have is the 12 or so acres which houses the old Continental Building and metal storage and silos just north of the railroad tracks and on the east side of 18<sup>th</sup> Avenue.

Billingsley Tire is planning to move their business operation from the N/E corner of 18<sup>th</sup> and D Street to the 12 acre site. The Continental site is pie shaped and the smallest portion of the pie is unusable except for drainage. The north property boundary, east of the round silos, abuts against multi-family and single family developments with no access to streets through either single or multifamily properties. Likewise, to the south there is no railroad crossing on which to exit the property. In other words, it is a large parcel of ground with only access through the frontage on 18<sup>th</sup> Avenue.

With this in mind, the Billingsleys wish to clarify the new, proposed MU zoning and its uses as it pertains to their business and enhance future development and use on this site.

1. The rear of their site is excellent for Storage, Personal (Storage Facility) Pg 9-4B-12 which is allowed under MU zone. However, the storage site will require (a.) "On-site housing for the manager and security personnel", Pg 9-1B-3, and (b.) "Auto & vehicle storage", both uses prohibited in the MU zone.

***We are asking these two uses be allowed for the site as on site housing and both vehicles and R-V's are common storage items and are "complimentary" to self storage.***

2. Storage Warehouse and Storage Yards are not permitted in MU zone Pg 9-4B-13. By the nature of Billingsley's business they have an acute need for storage for rapidly increasing and decreasing inventories of tires and parts as well as tractors, cars, trucks and pickups awaiting service or finished service.

***Since inventory storage is a 'must have' part of our business we are asking these uses to be permitted in MU zone.***

3. Equipment Sales and Rentals Pg. 9-4B-9 ***are not*** permitted uses in MU zone. Auto and vehicle rentals ***are*** permitted in the MU zone 9-4B-11.

Auto and vehicle rental require rental equipment such as tow bars, towing trailers, mirrors, safety lighting and wheels and are needed in Auto and Vehicle rental business and as such we

***Request "clarification" by specifically allowing equipment related to Auto and Vehicle rental in the MU zone.***

4. Car washing and detailing is not allowed in MU zone Pg 9-4B-11.

With full servicing it is sometimes appropriate for the vehicles to be washed and detailed after the work is done as part of their quality service.

***Therefore, we ask for "clarification" or specifically allowing this activity in MU zone***

5. School, Equipment, Machinery, Vehicle Training not allowed in MU zone Pg 94B-6.

Work will be done, as presently done, on school equipment such as mowers, tractors vehicles and buses.

***We wish to have clarified by allowing in the MU zone.***

7. Gated Community not allowed in MU zone Pg 9-14-B-11.

The mini/self/personal storage area will be surrounded by security fencing and access controlled at a "Gated" front entry at the office which will also house the managers living quarters.

***Because the storage area described will be "Gated" we wish to have 'clarification' in that MU zone would allow Gated Community in MU zone.***

The last item we wish to review is "Vesting Tentative Map" proposal.

In economic times as we are experiencing and will perhaps continue to experience for some time to come we wish to avoid re-filing our subdivision maps and have governing bodies "change the rules" and fee structures at a later date even though subdivisions change very little. Most of the changes come from utilities wishing to change products and sizing for potential downstream development which wasn't anticipated when the map "vested". Most cities have short term growth and long term maps which allows appropriate sizing determination when a map is submitted for approval. In almost rare cases, as these cited above, both parties come to agreements without disturbing the "integrity of the vesting map".

***Therefore, we ask you consider leaving the "Vesting" designation of subdivision maps as is.***

On behalf of the Billingsleys we thank you for your consideration.

Jerry M Irons  
For Lillian Billingsley, Trustee, D.C. and Lillian  
Billingsley Trust