

RESOLUTION # 2012-17
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
RECOMMENDING APPROVAL OF NEW REVISED ELEVATIONS, AND FLOOR PLANS FOR THE
37 REMAINING LOTS OF TRACT 821 PHASE II DAVANTE VILLAS BY WOODSIDE HOMES

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on November 26, 2012, 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, Woodside 05N, LP., has purchased the remaining 37 lots and have submitted an application to modify the approved Planned Unit Development (PUD) #2012-02 (tied to Lennar Fresno) to revise the floor plans/elevations for the remaining 37 lots in Phases II of Tract 821 Davante Villas as they have purchased the lots; and

WHEREAS, this subdivision is located north of Cinnamon Drive, east of 19th Avenue and west of Liberty Drive, and

WHEREAS, the proposed plans are architecturally similar to the existing homes constructed in Phase II of Davante Villas; and

WHEREAS, the proposed new plans include 2 single-story floor plans and 3 two-story plans, with 3 elevations each and optional courtyards to be plotted as permits are issued; and

WHEREAS, the original PUD subdivision was approved by City Council Resolution #2005-08 on February 15, 2005 while recent floor plans and elevations were approved by City Council Resolution #2011-48 on December 20, 2011 for the remaining 37 lots of Tract 821 Phase II for Lennar Fresno; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at their November 26, 2012, meeting, and discussed the proposed revisions with the Woodside 05N LP and took testimony.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore does hereby:

- I. Determine that the above described "project" is categorically exempt under CEQA Section 15305-Minor Alterations in Land Use Limitations;
- II. Determine that the prior floor plans and elevations approved for Lennar Fresno for the remaining 37 contained in City Council Resolution #2011-48 adopted December 20, 2011 should be superseded with a new Resolution, while the remaining unmet conditions of City Council Resolution #2005-08 adopted February 15, 2005 pertaining to the subdivision portion be retained; and
- III. Determine that the proposed attached redlined and greenlined PUD designs with the below conditions of approval will meet the intent of the PUD and the quality of the original partially constructed subdivision and home designs will not be substantially detrimental to adjacent property or materially impair the purposes of the Zoning Ordinance or the public interest.
- IV. Recommend that the City Council approve the attached new redlined and greenlined elevations and floor plans with the following conditions to be valid for two years, in which time building permits will need to be pulled

1. The Individual Plot Plan Review process shall be utilized to approve individual plans/elevation per lot with the appropriate fee to insure that all plans meet the design standards and conditions listed herein. Special attention will be paid to the requirement that “No two (2) identical looking floor plans and elevations shall be placed on lots within a group of five (5) adjacent lots. For purposes of this section, “adjacent lots” shall mean those lots on either side of a subject lot and those three (3) lots directly across the street from the subject lot (referred to as a “six pack”). A running excel spreadsheet shall also need to be submitted with each submittal showing all the plans approved to date in the subdivision with applicable provisions shown to insure the conditions of the project are met.
2. Setbacks shall continue as the original PUD was approved with varying 18-25’ front yards (with a minimum of 2’ stagger on adjacent lots), 10’ minimum garage side sideyard and a 5’ minimum setback on the remaining sideyard for a single-story home (or 10’ and 10’ sideyard setbacks for 2-story homes), and a 10’ rear yard. Should porches/courtyards be incorporated into plans, the setback for these features shall be allowed the 12’ setback to that feature.
3. Fence setbacks shall meet current City standards in Table 9-5A-7-E1 of the Zoning Code and be delineated on the plot plans. Air conditioning units shall be at least 3’ away from fence line to maintain fire access.
4. The Floor Area Ratio (FAR) shall be allowed up to 40% so long as the overall lot coverage does not exceed 75%, and that the front yard coverage shall not exceed 60% of the front yard area and that these areas shall be submitted on the plot plan submittal. These lot coverages will need to be met for the subdivision either by plotting the worse case scenario (ie. the biggest footprint plan on the smallest lot) or individual lots if the worse case does not meet the standards.
5. Approximately half of the proposed homes shall incorporate a front porch/patio that has between 120-300 square feet of “useable” area and carriage lights flanking the garage of similar size and layout as the existing built subdivision. Between 8-15 homes shall be 2-story to match the original approval.
6. Corner lots need to “wrap” the optional looking siding shown on Plans 1 and 2 down the street side of the home with either stone wainscoting if used on the front façade or softscape shrubbery within 6” of the fence. Plans 3, 4, and 4 bonus do not need to wrap features as the building articulation avoid the long blank wall affect.
7. Should Plans 1 and 2 use the same elevation letter within a six-pack (i.e. 1a & 2a), three additional “substantially varying features” (such as color, contrasting garage door, courtyard, window grid pattern, etc...) shall to be incorporated so that they are “substantially differentiated”.
8. All residential entries shall incorporate at least two of the following characteristics: i. Awning or portico, ii. Multi-panel door, iii. Transom windows and/or sidelights, iv. Durable, high-quality door hardware, v. Solid core door with wood or wood-like finish and be shown on the plot plan submittal.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on November 26, 2012 by the following votes:

AYES:

NOES:

ABSTAINING:

ABSENT:

APPROVED:

Ronald Meade, Chairman

ATTEST:

Holly P. Smyth, Secretary



*** This resolution shall not become effective until reviewed and approved by the City Council (anticipated to be December 18, 2012) pursuant to Lemoore Municipal code Table 9-2A-6-1 of the 2012 Zoning Code The City Council may affirm, reverse, or modify this resolution.***

Redlined Attachments

CERTIFICATE

**STATE OF
CALIFORNIA)
COUNTY OF KINGS) ss.
CITY OF LEMOORE)**

I, Holly P. 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 November 26, 2012

DATED: _____, 2012

**Holly P. Smyth, Secretary
Lemoore Planning Commission**