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STAFF REPORT

Item # 4

To: Lemoore Planning Commission
From: Holly Smyth, Planning Director and G. Hobbs, Assistant Planner
Review Date: October 22, 2012
Subject: Major Site Plan and Architectural Review #2012-11 and Categorical Exemption #2012-19 to Construct a 1,194 square foot Residential Home Behind 25 "C" Street in the Downtown District

A. General Information:

1. **Applicant/Owner/Designer:** Jay and Linda Paulson
16522 Hanford-Armona Road
Lemoore, California 93245
(559) 924-5662
(559) 924-5178
Email: jay@jaysinc.net
2. **Location:** West of Lemoore Avenue facing the alley between "C" and "B" Streets (behind Jay's Construction building at 25 "C" Street)
3. **Property Description:** Assessor Parcel #020-103-008
To be assigned 25x "C" Street
4. **Site Area:** Total site 7,875
5. **General Plan Designation:** Professional Office with a DMX-3 overlay
6. **Current Zone District:** DMX-3 (Downtown Mixed Use, Transitional)
7. **Existing Use:** 1,738 square foot professional office faces C Street
8. **Proposed Use:** Addition of a 1,194 square foot residential home with a 440 square foot attached garage.

PLANNING COMMISSIONERS

Chairperson –Ronald E. Meade, Vice-Chair –Jeffrey Garcia
Bob Clement, David Brown, Jim Marvin, Calvin Monreal, Bill Wynne

B. Plan Location & Description:

The applicants, Jay and Linda Paulson, propose to construct a 1,194 square foot single story residential home in the rear portion of their property located at 25 “C” Street. Currently, Jay’s Construction is located on this site facing “C” Street. The site is described as Assessor Parcel #020-103-008. The new residential home is proposed to have three bedrooms two baths with a 440 square foot garage for rental purposes. The site area is currently General Plan designated Professional Office in the DMX3 district.

The parcels to the east and west are also General Plan designated Professional Office while the one to the north is mixed use, and to the south is low-density single family residential all with existing residential homes on them. All the parcels surrounding the project site are zoned DMX-3.

C. Project Review:

A Major Site Plan and Architectural Review Permit is required for this project because it is new construction of any size in the downtown. Approval can be granted once the Planning Commission makes all of the following findings:

- The proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the city;
- The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community;
- The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties;
- The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation; and

1. Compliance with General Plan/Zoning:

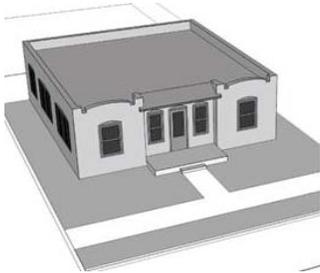
The site is located in an area designated for Professional with a DMX-3 overlay in the Lemoore General Plan and is zoned DMX-3 (Downtown Mixed Use, Transitional). General Plan policy LU-I-28 for the DMX-3 overlay “allows professional office and medium-density residential, with small-scale support commercial uses, with bed and breakfast use an option.” “The design of all new buildings, including elements such as lot width and setback, must respect the character of Downtown and surrounding neighborhoods by following requirements set out in the Downtown Design Guidelines”.

As defined by the Zoning Ordinance, “this district comprises a combination of light office and low-to medium-density residential uses. The district is designated for a continuation of the current design pattern with enhancements in the level of architectural design and detailing. The DMX-3 zone completes the transition from the downtown to the surrounding residential properties by utilizing some of the building sitting qualities of the adjacent residential development. This district allows for professional office and medium density residential, with small scale support commercial uses, as well as bed and breakfast. Where there is residential development, densities range between 3 and 17 units per gross acre.” The proposed use of single family residential is consistent with the designated land use and zoning.

2. Downtown Site Development & Operational Zoning Provisions

	<i>City Standard for DMX-3 zone</i>	<i>Project Characteristic</i>	<i>Standard Met?</i>
BASE DEVELOPMENT STANDARDS IN DOWNTOWN: (9-6-3)			
Floor Area Ratio in General Plan Professional Office	.10-.60	.37	-Yes
Build to line	N/A	N/A	
Setback minimums (Table 9-6-3-A1 & Figure 9-6-3-A2)	-Side yard 5' -0' setback from rear to property line, adjacent to alley -Front yard 15'	-5'-6" and 5' side yards -15' rear yard -15' on existing building from "C" Street	-Yes
Height (table 9-6-3-B1)	-20' maximum structure height -9' minimum 1 st floor ceiling height (based on diagram it appears to be applicable to commercial building types not residential) -No architectural features above 20'	-16' +/- exterior -8' per the applicant	- Yes -N/A, assume ceiling height pertinent to commercial
Parking (table 9-6-3-C1)	1 per dwelling unit	Two-car garage	-Yes
Encroachment	Not allowed	Not proposed	-N/A
Signs	N/A	Not proposed	-Yes
ARCHITECTURAL DESIGN STANDARDS IN DOWNTOWN (9-6-4)			
Architectural Details: (9-6-4A)	-Must choose from at least 1 of 8 detail options	-Trim around window and doors like existing onsite office building and drawn in on elevations drawings	-Yes
Building Materials: (9-6-4B) Building materials and finishes shall be selected to reinforce the overall design intent of the project and be consistent with the desired architectural character of the building. Buildings and structures shall be constructed with durable, low-maintenance, and timeless building materials of the same or higher quality as surrounding developments. See Figure 9-6-4-B1 (building materials).			
Roof and Roof Forms (&9-6-4G)	-Mission tile, concrete tiles in earth tones, exposed wood structural members, copper accents, built-up stucco or preformed molding on parapets for flat-roof buildings encouraged -Brightly colored glazed roofing tiles and wood shingles and shake roofs prohibited -The visible portion of sloped roofs should be sheathed with a roofing material complementary to the architectural style of the building and other surrounding buildings.	-30 year composition shingle to match the front building	-Yes
Walls	-Hand-troweled/smooth appearance stucco, adobe, terra cotta, brick, replica brick, and cut stone are all acceptable to use on main surface -Wood surfaces in the form of lap siding or board may be used when consistent with architectural character of building. -ornamental tiles, wood, and bricks can be used as trim or accents around the base o the building -Split-face block may be used on unexposed sides and rears of buildings.	-On the application and verbally, staff confirmed that faux wood siding would be used around all four building sides to match the front building (but no incorporate tile on front wall of office). This is not reflected in the two pages of submitted elevation drawings, therefore staff drew in details.	-Yes
Colors and Painting: (9-6-4C)	-Benjamin Moore Historic Color Palette; Buildings with large expanses of blank walls shall have a light and subtle base color, while smaller buildings may use slightly stronger tones with brighter accent colors.	-Base color HHC68 Middlebury Brown and HC79 Greenbrier Beige as accent color	-Base color is not light, but may be considered small as determined by PC

(continued) ARCHITECTURAL DESIGN STANDARDS IN DOWNTOWN (9-6-4)

<p>Landmark Buildings: (9-6-4D)</p>	<p>-Only applicable in DMX-1 zone for corner buildings</p>	<p>N/A</p>	<p>N/A</p>
<p>Lighting (9-6-4E)</p>	<p>-Fixtures shall be attractively designed to complement architecture -Lighting should improve visual identification of residences and businesses and create an inviting atmosphere for passersby. -Wall-mounted lights should be used to the greatest extent possible to minimize needed freestanding lights -Parking lot lighting should not exceed 24', but if by residences should not exceed 18' -Street lighting shall be provided consistent with the City's improvement standards using historic style fixtures.</p>	<p>-No lighting shown on submittal. In talking to the applicant two exterior carriage lights will be incorporated, one at the front door entry and one at the back door as shown on redlined elevations -Shall not glare onto adjacent residential properties -Street lights not needed or required</p>	<p>-Unsure of the fixture, need to incorporate fixture that complements building architecture and blends with the neighborhood and not glare onto adjacent residential properties -Yes</p>
<p>Pedestrian Paths (9-5A-F)</p>	<p>-</p>	<p>N/A</p>	<p>N/A</p>
<p>Walls and Fences(9-6-4H)</p>	<p>-Screening of storage and service areas with garden walls or fences required consistent with the design of adjacent buildings between 2½'-6' tall made of masonry brick, natural fieldstone, decorative wrought iron, or decorative tubular steel -In areas not highly visible from public view, no decorative fencing needed and can be 6' in CMU block or solid wood.</p>	<p>-6' Cedar fencing proposed at the sides of the residence to close off access to the backyard from the allow</p>	<p>-Yes</p>
<p>Windows/Doors/Awnings (9-6-4I)</p>	<p>-Windows and doors shall be carefully detailed, including the use of quality framing, molding, and window box treatments wherever possible. -Recess doors and windows to give the appearance of traditional, thick masonry walls consistent with architecture of the early 1900s -Large storefront windows -Consistent treatment and types of windows and door frames across the entire building spaced to break down building -Windows shall include elements that divide the window into multiple panes/lites consistent with the architectural style of the building -Awnings and canopies are encouraged -Store entrances should open onto the public sidewalk -Windows should not be reflective/ dark glass</p>	<p>-Propose to use the same window treatment as was used in the office building construction which has horizontally oriented window frames (see attached photos). -Consistent treatment and types of windows and door frames across the entire building proposed. -Windows do not include elements that divide the window into multiple panes/lites</p>	<p>-Yes -Yes -Architectural style of building usually incorporates horizontally versus vertically oriented windows which are consistent with neighborhood</p>
<p>BUILDING TYPES AND FRONTAGES IN DOWNTOWN (9-6-5)</p>			
<p>Neighborhood Yard Description Frontage Type</p> 	<p>-Characterized by deep front yard setbacks. The building façade is set back substantially from the front property line. The resulting front yard is unfenced and is visually continuous with adjacent yards, supporting a common landscape. (<i>Medium density residential uses have 40% "front yard" and 25% entire lot landscape coverage</i>) -There are no specific development standards for the neighborhood yard building and frontage beyond the building placement and height standards in section 9-6-3 (base development standards)</p>	<p>-See submitted elevation plans -Site Plan does not show any landscape, but applicant has verbally stated that they will do some sort of landscape between the garage and the entry door as well as in the backyard space. -If entire area in front of door from side property line to garage is landscaped, 71% of "front yard" will be landscaped. -If the above front area landscaped and the backyard is landscaped will exceed 25% landscape coverage</p>	<p>-Yes -Need to landscape at least 40% of the area in front of the entry door to the property line -Need to ensure 25% of the entire lot is landscaped</p>

STREET AND PEDESTRIAN WAYS (9-6-6)			
-Typology of Streets and Pedestrian Ways -Streets & Pedestrian Way Plan -Development Standards for Streets and Pedestrian Ways -Improvement Requirements for New Development & Renovation	-Minor Street, like "C" Street, call for 4-10' sidewalks, on-street parking that is angled or parallel, has tree planters or parkways for street trees, and brick stamping. -Development applicants shall be responsible for completing upgrades to the public street frontage immediately adjacent to the subject property consistent with the development standards listed herein (street trees, tree grates on tree wells, sidewalk)	-With front building street trees were planted and old concrete drive access eliminated to allow more parallel parking in the street. Brick stamping only required when replacing sidewalk sections.	-Yes
SPECIAL DESIGN AND OPERATIONAL STANDARDS (9-6-7)			
Outdoor dining/ Temporary Outdoor Sales/ Permanent Outdoor Storage and Sales Trash Collection	-See Section 9-6-7 rules -Must be fully screened from view	-None of these special design or operational standards being used - On site trash area will be located on the west side of the residence behind a gate as shown on the site plan.	-If utilizing in future must meet standards Yes
Utilities	-Must be fully screened from view	- On site trash area will be located on the west side of the residence behind a gate as shown on the site plan.	Yes
OTHER CITYWIDE STANDARDS: (9-5-3)			
Vehicular/bicycle/pedestrian Circulation	-General Plan shows "C" Street as Local Street with a "planned bikeway"	-No changes proposed to street	-N/A
Noise	-60 dB CNEL exterior noise required adjacent to single family residential uses -Construction activity limited to M-S 6am-8pm and Sun 9am-5pm	-Propose one detached residential structure in residential type neighborhood	-Yes, but will need to follow City set construction hours listed
Odor/particulate Matter/Air Contaminants	-No obnoxious odor, fumes, or air contaminants shall be discharged	-Does not involve any discharges into the air	-N/A

A few areas listed above are not in conformity with City regulations. Planning Commission needs to determine that the building is small and determine if the dark color proposed is acceptable, in this particular case given the front building, within the intent of the code. Entry light fixture will need to complement building architecture and neighborhood and not glare onto adjacent residential properties. Onsite landscape will need to incorporate at least 40% of the area in front of the entry door to the property line as well as ensure 25% of the entire lot is landscaped. Lastly, construction activity limited to Monday through Saturday 6am-8pm and Sunday 9am-5pm.

D. Environmental Impact:

An environmental assessment was conducted and it was determined that the proposed project meets the categorical exemption criteria under CEQA Article 19 Categorical Exemptions Section 15303(A); which states "New Construction of small structure: One single family residence, or a second dwelling unit in a residential zone. In urbanized areas up to three single family homes may be constructed or converted under this exemption." The project will impact adjacent City facilities and the standard impact fees for the Eastside will need to apply to the project.

E. Recommendation:

The Planning Commission should review the information provided, listen to the staff report, open the public hearing to take any public testimony, discuss the project and consider adopting Resolution #2012-13 which determines that the proposed project meets the categorical exemption criteria under CEQA Article 19 Categorical Exemptions Section 15303(A) and makes the appropriate findings to approve Major Site Plan and Architectural Review #2012-13 with conditions of approval stated therein to be carried out within two years from the approval date.