

RESOLUTION #2012-13

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF LEMOORE APPROVING SITE PLAN REVIEW #2012-11 AND
CATEGORICAL EXEMPTION #2012-09 FOR JAY AND LINDA PAULSON TO
CONSTRUCT
A DETACHED RESIDENTIAL UNIT CONTAINING 1,194 SQUARE FEET OF LIVING
SPACE**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on October 22, 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, Linda and Jay Paulson have submitted an application for Site Plan Review No. 2012-11 to construct one 1,194 square foot housing units on the back half of the parcel facing the alley; and

WHEREAS, the proposed site is located between "C" and "B" Streets west of Lemoore Avenue on Assessor's Parcel #020-103-008; and

WHEREAS, staff has determined that the project is Categorically Exempt under Section 15303(b); and

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

- I. Determine that the project is Categorically Exempt under Section 15303(b), and direct staff to file the appropriate paperwork with Kings County Recorders Office
- II. Find that with the below listed conditions applied that a) 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; b) 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; c) 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; and d) the proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation; and
- III. Approve Site Plan Review #2012-11 with the following conditions of approval so long as permits are pulled and construction started before October 22, 2014:
 1. Dark siding color is approved given the small scale of the building and the site specific characteristics.
 2. Carriage light at entry door needs to complement building architecture and not glare onto adjacent residential properties.
 3. At least 40% of the area in front of the entry door to the property line and 25% of the entire lot must be landscaped and should be reflected on a plot plan.

4. Construction activity is limited to Monday through Saturday 6am-8pm and Sunday 9am-5pm.
5. In accordance with the findings of City Council Resolution #2011-10 adopted on March 15, 2011 and the Colgan Consulting Corporation City of Lemoore, CA – Development Impact Fee Study Report, the project will have an impact on the need for new public facilities and improvements in the City. The costs associated with these impacts and the connection between the need for new public facilities and the proposed project are set forth in Resolution #2011-10 and the Colgan Report. As a result, the applicant shall be subject to and shall pay the impact fees as set forth in Resolution #2011-10 or as set by subsequent resolutions adopted annually by the Council until building permits are pulled. Traffic impacts shall be based on a per unit basis.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on October 22, 2012, by the following votes:

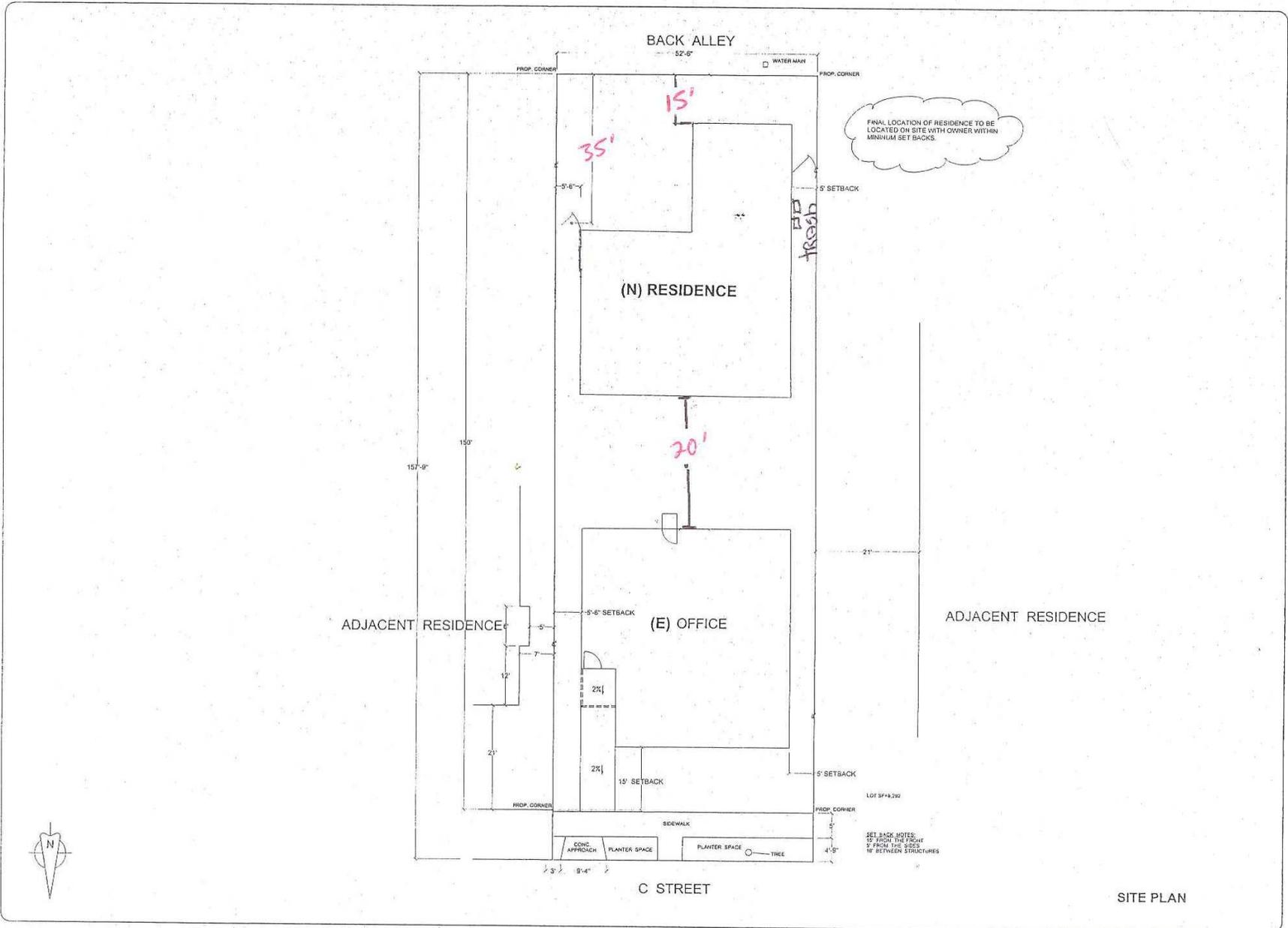
AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Ron E. Meade, Chairman

ATTEST: _____
Holly P. Smyth, Secretary

Redlined Site Plan



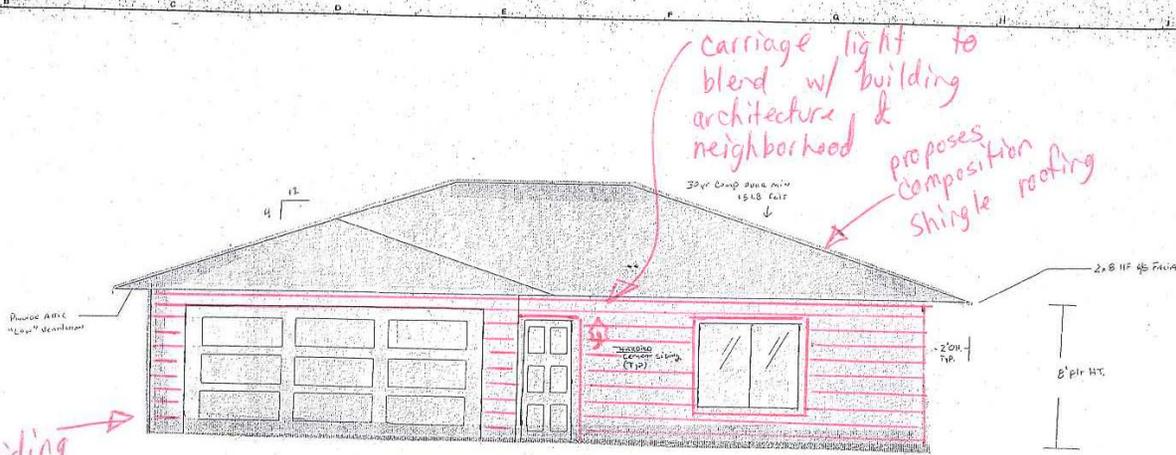
REVISIONS	BY

Proposed Office Remodel For: 25 C Street
 Jay's Construction Inc. 924-5662

DRAWN	JAY PAULSON
CHECKED	
DATE	08/20/12
SCALE	1/8"=1'
JOB NO.	

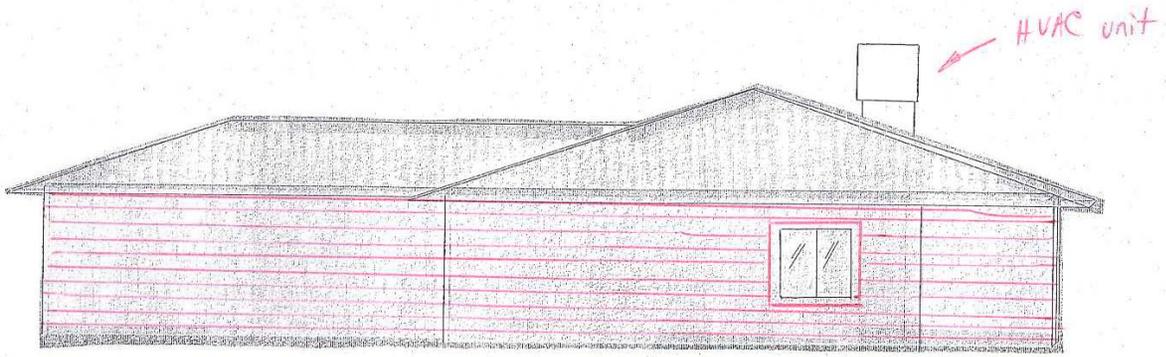
SHEET
1

Redlined Elevations (south & east)



Applicant proposes siding around the entire structure

FRONT ELEVATION towards alley



RIGHT SIDE ELEVATION (east)

PROPOSED RESIDENCE FOR:
JAY'S CONSTRUCTION, INC.
 25 C STREET, LENOIRE, CA
 PROJECT

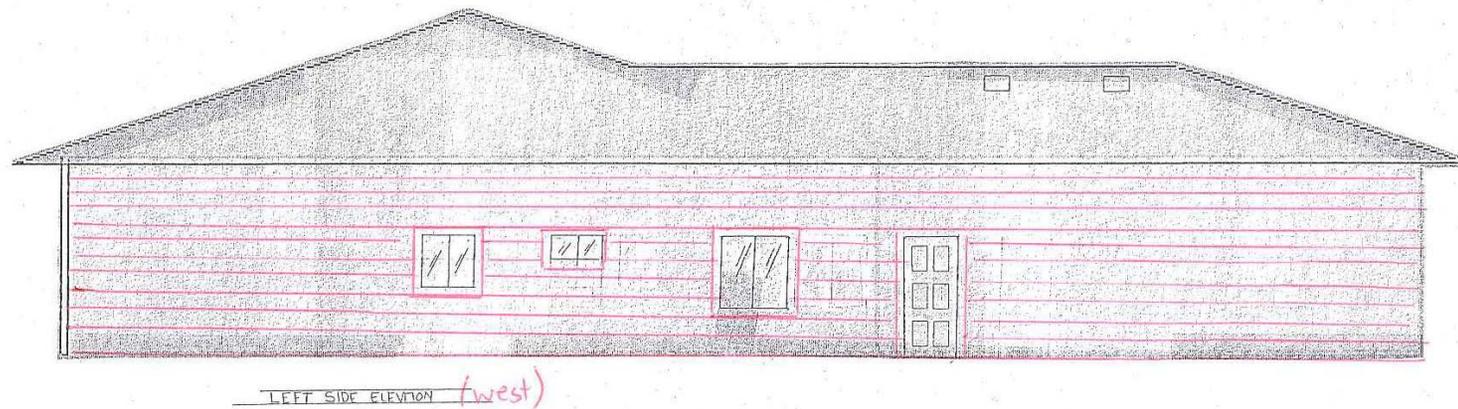
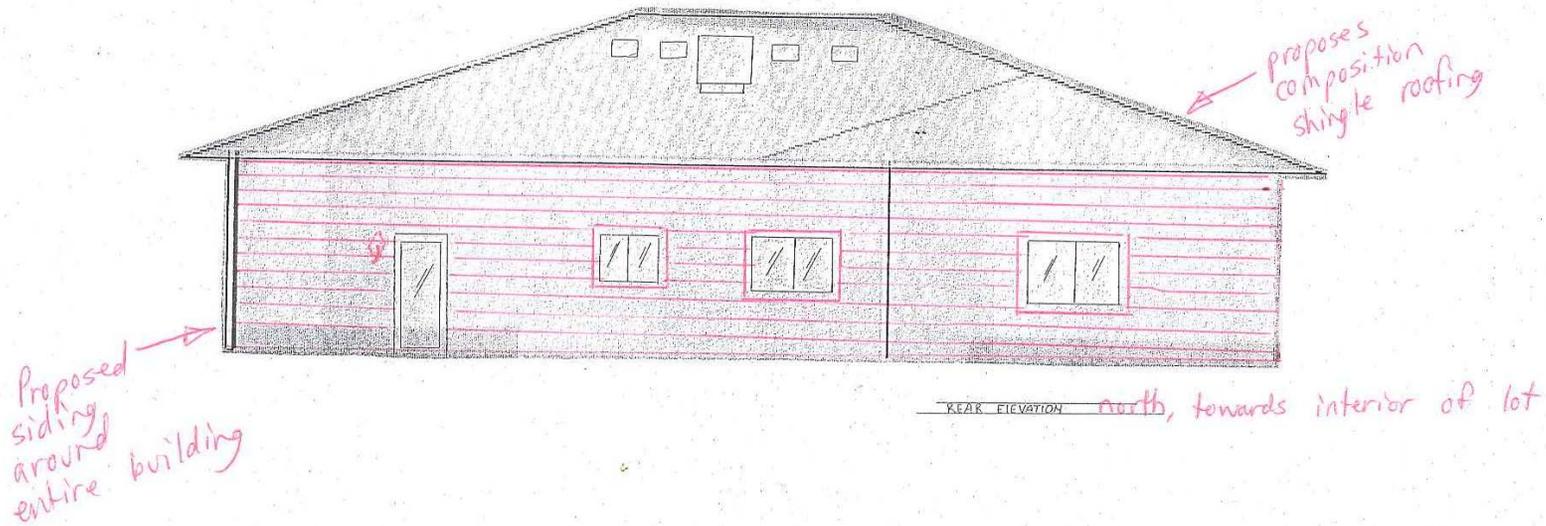
ELEVATION PLAN

PROJECT NO. 27
 DATE 05/26/12
 SHEET NUMBER 7

ELEVATION PLAN

1/4" = 1'-0"

Redlined Elevations (north & west)



NO.	DESCRIPTION	DATE	BY

PROPOSED RESIDENCE FOR:
JAY'S CONSTRUCTION, INC.
 2550 1/2 STREET, LINDHURST, CA
 DRAWN BY: _____
 ELEVATION PLAN

PROJECT NO. _____
 DATE: 05/26/12
 SHEET NUMBER: **8**



ELEVATION PLAN

1/4" = 1'-0"

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 October 22, 2012.

DATED _____, 2012
:

Holly P. Smyth, Secretary
Lemoore Planning Commission