

Minutes of the
Regular Meeting of the
LEMOORE PLANNING COMMISSION
October 28, 2013

MEETING CALLED TO ORDER:

At 7:00 p.m. the meeting was called to order.

ATTENDANCE:

Chairman Meade; Vice-Chairman Garcia; Commissioners Clement, Dow, Monreal, Wynne; Planning Director Wlaschin; Project Manager Holwell; City Planner Brandt; Planning Commission Secretary Baley

ABSENT:

Commissioner Marvin

PUBLIC COMMENT:

There was no Comment.

APPROVAL – MINUTES – REGULAR MEETING OCTOBER 14, 2013:

It was moved by Commissioner Garcia, seconded by Commissioner Clement, and carried to approve the Minutes of the Planning Commission Regular Meeting of October 14, 2013.

Ayes: Garcia, Clement, Dow, Monreal, Wynne, Meade

Absent: Marvin

PUBLIC HEARING – REPORT AND RECOMMENDATION TO APPROVE RESOLUTION NO. 2013-04 – RECOMMENDING APPROVAL OF (1) NEGATIVE DECLARATION – (2) TENTATIVE SUBDIVISION MAP (CAPISTRANO, PHASE V) 2013-02 – (3) PLANNED UNIT DEVELOPMENT 2013-01 – SUBDIVISION OF 4.5 ACRES LOCATED ON THE EAST SIDE OF BARCELONA DRIVE, APPROXIMATELY 150 FEET NORTH OF TOLEDO STREET INTO 20 SINGLE-FAMILY LOTS:

Chairman Meade opened the public hearing at 7:04 p.m.

Capistrano Developer Mitch Covington introduced himself to the Commission.

Chairman Meade asked Mr. Covington to comment on how staff handled the project thus far.

Mr. Covington said that Holly Smyth was the point of contact at the onset of the project and he expected a fiasco with the sudden staff change, but has been pleasantly surprised with the current staff.

Mr. Covington and Planning staff answered questions.

Resident John Mayfield voiced concern for an increase in traffic issues that the area is already experiencing and requested that undulations for Bush Street be included in the PUD.

Public Works/Planning Director Wlaschin explained that undulations slow down emergency response times and therefore must meet certain criteria. He stated that undulations are approved by the Police Department and residents are required to share the cost for installation.

Commissioners agreed that undulations are a separate project initiated by residents through the Police Department.

Mr. Mayfield voiced concern for the width of Barcelona with the added traffic and suggested the median on that street be removed. He also voiced concern for the upkeep of the current subdivision sign/wall at the entrance of the subdivision.

It was decided that the median is a City issue and not a deciding factor in the approval of the item being discussed.

Mr. Covington stated that although maintenance is not the responsibility of the developer; he would agreed to work with the City to make needed cosmetic repairs to the current subdivision entrance sign/walls.

Chairman Meade closed the public hearing at 7:31 p.m.

It was moved by Commissioner Garcia, seconded by Commissioner Wynne, and carried to approve Resolution 2013-04 – Recommending Approval of (1) Negative Declaration – (2) Tentative Subdivision Map (Capistrano, Phase V) 2013-02 – (3) Planned Unit Development 2013-01 - Subdivision of 4.5 Acres Located on the East Side of Barcelona Drive, Approximately 150 Feet North of Toledo Street into 20 Single-Family Lots.

Ayes: Garcia, Wynne, Clement, Dow, Monreal, Meade Absent: Marvin

PUBLIC HEARING – REPORT AND RECOMMENDATION TO APPROVE RESOLUTION 2013-05 – RECOMMENDING APPROVAL OF (1) NEGATIVE DECLARATION – (2) GENERAL PLAN AMENDMENT 2013-01 – REQUEST TO REMOVE COLLECTOR STREET AND BIKEWAY STATUS FROM WEST BUSH STREET, WEST OF MARSH DRIVE – (3) ZONE CHANGE 2013-01 – REQUEST TO CHANGE THE ZONING MAP FROM LOW DENSITY RESIDENTIAL AND PARKS AND RECREATION TO PUBLIC SERVICES AND COMMUNITY FACILITIES OF APPROXIMATELY 53 ACRES LOCATED AT THE NORTHWEST AND SOUTHWEST CORNERS OF WEST BUSH STREET AND MARSH DRIVE:

Chairman Meade opened the public hearing at 7:33 p.m.

There was no public comment.

Chairman Meade closed the public hearing at 7:34 p.m.

City Planner Brandt discussed the history of the project.

Discussion commenced among the Commissioners and staff.

It was moved by Commissioner Monreal, seconded by Commissioner Garcia, and carried to approve Resolution 2013-05 – Recommending approval of (1) Negative Declaration – (2) General Plan Amendment 2013-01 – Request to Remove Collector Street and Bikeway Change 2013-01 – Request to Change the Zoning Map from Low Density Residential and Approximately 53 Acres located at the Northwest and Southwest Corners of West Bush Street and Marsh Drive.

Ayes: Monreal, Garcia, Clement, Dow, Wynne, Meade, Absent: Marvin

PLANNING DIRECTORS REPORT:

Finalizing the Zoning Code changes and presentation of the changes to the public was discussed.

City Planner announced there would not be a meeting on Veterans Day, November 11, 2013.

REPORTS AND REQUESTS FOR INFORMATION:

Commissioner Wynne asked if anyone had information about a micro-brewery interested in opening in Lemoore.

Chairman Meade said he heard a micro-brewery was looking for a location downtown some time ago. He has not heard anything since.

Project Manager Holwell reported that she heard the same thing. She also reported that the company was particularly interested in the Leoni's Pharmacy building, but that the concrete was not suited for the micro-brewery equipment.

Commissioner Dow said that he believes the company moved their operation to El Paso.

Commissioner Clement agreed the company is up and running in El Paso.

ADJOURNMENT:

At 7:51 p.m. the meeting adjourned.

Approved the 25th day of November, 2013.

Full digital audio recording is available.

Attest:

Dr. Ronald E. Meade, Chairman

Kristie R. Baley, Planning Commission Secretary