

Minutes of the  
Regular Meeting of the  
LEMOORE PLANNING COMMISSION  
August 26, 2013

MEETING CALLED TO ORDER:

At 5:00 p.m. the meeting was called to order.

ATTENDANCE:

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

ARRIVED LATE:

Vice Chairman Garcia Arrived at 5:08 p.m.

ABSENT:

Commissioners Marvin, Wynne

PUBLIC COMMENT:

There was no Comment.

APPROVAL - MINUTES – SPECIAL MEETING AUGUST 19, 2013:

It was moved by Commissioner Clement, seconded by Commissioner Dow, and carried to approve the Minutes of the Planning Commission Special Meeting of August 19, 2013.

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

DISCUSSION - ZONING CODE PROPOSED REVISIONS – CHAPTERS 1, 4A, 4B, 4C, 4D, 5F, AND 12:

City Planner Brandt stated this is expected be the last study session of the Planning Commission to review revisions. Changes were not made to Chapters 2, 5G, 8, 9A, 9B, and 9C.

Brandt requested further direction in areas of concern. These areas included separation of uses for alcohol sales, home occupations, flag lot setbacks, special design standards, sign requirements, and flag poles. Planning Commissioners discussed these items and provided direction.

Brandt stated he will present his revisions during a joint meeting of the City Council and Planning Commission for final comment. Public Hearings will be scheduled during a Regular Meeting of the Planning Commission and a Regular Meeting of the City Council prior to adoption.

## REPORTS AND REQUESTS FOR INFORMATION:

Commissioner Monreal asked if the City Building Code as it compares to the State Building Code is also going to be reviewed.

Wlaschin explained that the City's Building Code does not have much variation from the Uniform State Building Code standards and that variations must be approved by the State of California.

Commissioner Monreal asked about the status of the Air Rifle Range at 711 W. Cinnamon Drive.

Wlaschin noted it is still in process.

Commissioner Meade requested an update on the 19<sup>th</sup> Avenue and Highway 41 Interchange Project.

Wlaschin reported on Hwy 41, stating that there were a few issues with drive approaches; however that portion of the project is expected to be completed in late September.

Wlaschin reported the 19<sup>th</sup> Avenue Project is doing well. Relocation of utilities is complete. Footings are being poured for the light standards that will go to the ball field and the field should be seeded soon. CalTrans is ahead of schedule in some areas and Cen-Cal has begun work on the Parking lot at the 19<sup>th</sup> Avenue Park.

Commissioner Meade expressed concerns with which roads will be used for hauling dirt and materials at the north side and abuse those roads will endure.

Wlaschin responded that Bush and 19<sup>th</sup> Avenue or Silverado and 19 ½ Avenue will be used and agreed that it will take a toll on either road utilized.

Continuing his update on the 19<sup>th</sup> Avenue Project, Wlaschin said construction has begun on the block wall for the west side of 19<sup>th</sup> Avenue. He expressed concern with a request to cut the levy down lower on the ponding basin at the park, but doesn't anticipate it will hold up the project.

Wlaschin said the biggest challenge he sees is getting dirt loaded on the streets in September and October, so that construction of the overpass can begin in spring after the 60 to 90 day settlement period.

Traffic issues were discussed.

Wlaschin reported that the Highway 198 project is progressing well.

Commissioner Garcia asked Wlaschin if there have been any improvements to the downtown rain run-off to the ponding basin on 18<sup>th</sup> Avenue.

Wlaschin reported blockage was found on the 18<sup>th</sup> Avenue line while cleaning and staff is going back monthly to ensure it is kept clean. The new lift station is expected to take the flow from the pipeline directly to the ponding basin rather than relying on the gravity feed it uses now.

PLANNING DIRECTOR REPORT:

Wlaschin reported on Mitch Covington's application to build a single-family subdivision on a 5 acre parcel in the Barcelona and Toledo area which was to originally be a multi-family project.

Wlaschin reported on Tim Palmquest's request to move forward with the abandonment of west Bush Street at Marsh Drive for a multi-family project and provided the Commission with an overview of the history of the project. Future development of the west side was discussed.

ADJOURNMENT:

At 5:57 p.m. the meeting adjourned.

Approved the 14<sup>th</sup> day of October, 2013.

Full digital audio recording is available.

Attest:

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Dr. Ronald Meade, Chairman

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Kristie R. Baley, Planning Commission Secretary