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## **Minor Site Plan Review 2013-05**

Item 5

**To: Planning Commission**  
**From: Steve Brandt, City Planner**  
**Date: October 14, 2013**  
**Subject: Major Site Plan Review 2013-05, Proposed Office/Warehouse**

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This site plan is being reviewed under the current Zoning Ordinance requirements for a Major Site Plan Review. This is a ministerial review, meaning the Planning Commission is limited to evaluating whether or not the proposed project meets the use provisions and design standards in the Zoning Ordinance. Since this is a ministerial review, the project is statutorily exempt from CEQA requirements per the ministerial exemption in Section 15268 of the CEQA Guidelines. This staff report serves to assist the Planning Commission in determining whether the project is consistent with the provisions of the Zoning Ordinance.

### **SITE PLAN DESCRIPTION**

The site is located at the northwest corner of Commerce Way and Enterprise Drive. The proposed use phase 1 of an office/warehouse development. Phase 1 consists of a single warehouse building approximately 33,600 square feet in size, with a built-in caretaker's residence. The interior warehouse/manufacturing space would be modified to accommodate uses that move in. On-site parking and trash enclosures for the Phase 1 area are provided. The Phase 1 site would have one drive approach on Commerce Way and two drive approaches on Enterprise Drive. A monument sign is shown at one of the drive entrances. Landscaping is provided along the entire length of the two frontages of the site, with two additional drive approaches on Commerce Way that would serve future phases of the development.

The applicant has indicated to City staff that his intention is to propose two additional similarly sized buildings on the site. The future buildings have access to Enterprise Drive through the Phase 1 portion of the site.

### **USE**

The site is zoned ML (Light Industrial). Minor and small scale manufacturing, caretaker's residences, and accessory offices are all allowed uses in the ML zone. There may be some uses desiring to move into the building space that would require a conditional use permit. These would be evaluated separately as they are proposed. City staff is not aware of the specific, proposed uses at this time.

## **DESIGN STANDARDS**

### *9-5A-4: NOISE, ODOR, VIBRATION, AND MAINTENANCE PERFORMANCE STANDARDS*

The project and all subsequent uses must meet the requirements found in Section 9-5A-4 of the Zoning Ordinance related to noise, odor, and vibration, and maintenance.

### *9-5A-5: PROPERTY AND UTILITY IMPROVEMENTS:*

Installation of curbs, gutters, and sidewalks shall be required. All on site utilities shall be installed underground.

### *9-5A-6: OUTDOOR LIGHTING:*

The project shall meet all the applicable requirements for outdoor lighting found in Section 9-5A-6 of the Zoning Ordinance.

### *9-5A-7: FENCES AND WALLS:*

The only walls proposed on the site plan are located east of the building, adjacent to the caretaker's residence. The wall is intended to provide for a private, open space area for the caretaker's residence. The Zoning Ordinance does not require additional fences or walls on the site. If additional fences or walls are proposed, they shall meet the requirements of Section 9-5A-7.

### *9-5A-9: SCREENING:*

All exterior roof and ground mounted mechanical equipment, including, but not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, duct work, and transformers, shall be screened from public view from abutting public streets. Screening of mechanical equipment shall be compatible with other on site development in terms of colors, materials, and/or architectural styles.

Refuse areas shall be screened from public view and adjoining public streets and rights of way and residential zoned areas. The landscaping with at least one tree between the nearest trash enclosure and Enterprise Drive is considered adequate screening.

### *9-5A-10: OUTDOOR DISPLAY, SALES, AND STORAGE:*

No outdoor display, sales or storage is proposed on the site plan. All future uses desiring outdoor display, sales or storage shall comply with Section 9-5A-10 of the Zoning Ordinance.

### *9-5B-2: GENERAL ZONING DISTRICT DEVELOPMENT STANDARDS:*

The minimum lot size is 20,000 square feet and the minimum lot depth is 100 feet in the ML zone. No parcel map is proposed at this time. If desired in the future, the phased developments could be divided with a parcel map. City staff would likely propose internal cross-access easements as a condition of the parcel map.

The minimum building setback is 25 feet from Commerce Way (considered the front of the lot) and 10 feet from Enterprise Drive (considered the street side of the lot). The project meets these minimums and provides landscaping in the setback areas along the street frontages. The west property line is considered the rear lot line. The rear yard building setback is 25 feet. The building is outside of this setback area. *In accordance with Section 9-5D1-2A, Staff recommends that the Planning Commission determine that landscaping this rear yard setback is not necessary to fulfill the purposes of this article. This is because the adjacent site already has landscaping approximately 100 feet deep adjacent to this property line, and because both sites are industrial sites.*

The site plan meets the floor area ratio and building height requirements in the ML zone.

*9-5C-5: DESIGN STANDARDS FOR INDUSTRIAL PROJECTS:*

Primary entry drives for automobiles, particularly for visitors arriving by car, shall be enhanced with at least two (2) of the following:

- (1) Ornamental landscaping;
- (2) Low decorative wall;
- (3) Monument sign; and
- (4) Decorative paving

*The construction plan and/or landscape plan shall be modified to include at least two of these features at one of the entrances.*

Separation shall be provided between vehicle parking areas, truck loading areas, and pedestrian areas (e.g., access paths to buildings from the public sidewalk, pedestrian plazas, transit stops). The site plan meets this requirement.

Loading area shall be located in the rear of buildings least visible from public rights of way. The site plan meets this requirement.

At least one building on each site should have a public entrance that is a visual focus of the building and have a strong orientation to the street. The elevation plans show that there will be a number of public entrances. The site plan meets this requirement.

A continuous pedestrian path shall be provided between the public street and the primary building. There is a sidewalk from the building to Commerce Way. The site plan meets this requirement.

Industrial buildings with bays and loading docks shall orient the bays and loading docks away from the primary street and shall be screened from view of the street and adjacent residential areas. The site plan meets this requirement.

Outside storage areas that are visible from a public right of way shall be screened by use of solid fences, solid masonry walls, berms, landscaping, and/or a combination thereof. Screening shall be a minimum of six feet (6') in height or at least as high as the stored materials. None are shown on the site plan.

Long expanses of fence or screen walls shall be architecturally designed with offsets and other techniques to prevent monotony. None are shown on the site plan.

Public Spaces And Amenities: Outdoor spaces with amenities should be provided for benefit of employees. At least one of the following shall be provided and sized based on the size and demand of the facility:

- a. Plaza, patio, or courtyard;
- b. Linear promenade;
- c. Walking/jogging paths;
- d. Terraces; and
- e. Usable landscape area.

There is a bench with landscaping shown on the site plan near the sidewalk from the building to Commerce Drive. The site plan meets this requirement.

Provide landscaping along all site frontages to create attractive landscape areas between the public street and parking areas and/or building walls. The site plan meets this requirement.

Provide enhanced landscaping at primary entrances into the site. *The landscape plan for the site should be modified to provide enhanced landscaping at one of the entrances.*

Use vines along long expanses of wall to deter graffiti and soften the appearance of long blank walls. *The landscape plan shall include vines that can grow on the private open space wall.*

Entries into industrial buildings shall convey a sense of entry and architectural primacy along the facade while maintaining an architectural relationship to the overall building composition. The elevation plans meet this requirement.

Building Form and Massing: No wall surface shall exceed seventy five feet (75') without interruption in the horizontal plane by a minimum of ten percent (10%). The elevation plans show breaks in the horizontal plane that meet this requirement.

Front and side facades visible from adjacent streets or adjacent nonindustrial property shall include architectural features such as reveals, windows and openings, trellises, and changes in color, texture, and material to add interest to the building elevation and reduce its visual mass. The elevation plan meets this requirement.

Use alterations of colors and materials to create visual interest and diversity. Use siding materials to produce effects of texture and relief to create architectural interest. Metal buildings shall only be used for primary site buildings if exterior surfaces include some stucco, plaster, glass, stone, brick, decorative masonry, or contrasting metal trim and columns. The facade shall be broken up through the use of colors, textures, break lines, detail metal, or other similar architectural treatments. The elevation plan meets this requirement.

#### **9-5D1-2: LANDSCAPE STANDARDS**

The following areas are required to be landscaped unless the Planning Commission determines that landscaping is not necessary to fulfill the purposes of this article: setbacks and buffer areas, unused areas, and parking areas. *Staff recommends that the Planning Commission determine that landscaping in the rear yard setback area, the area planned for future development in a future phase and the parking area is not necessary to fulfill the purposes of this article. This is because the adjacent site already has landscaping approximately 100 feet deep adjacent to this property line, and because of the industrial nature of the site.*

In addition to other specific requirements in this site plan review, the landscape plan shall meet the standards and requirements in Chapters 9-5D and 9-5D2 of the Zoning Ordinance. These chapters describe design standards and water efficient landscape design requirements.

## **PARKING**

#### **9-5E-3: GENERAL PARKING REGULATIONS:**

The site shall meet the general regulations for parking and parking lots in Section 9-5E-3 of the Zoning Ordinance.

#### **9-5E-4: REQUIRED OFF STREET PARKING:**

The minimum parking space requirement is 2 spaces per 1,000 feet for minor manufacturing uses, and 2.5 spaces per 1,000 feet for small scale manufacturing uses. Using the higher ratio of 2.5 per 1,000 the 33,600 square foot building requires 84 spaces. There are 84 spaces shown on the site plan, so the site plan meets the requirement.

*Note:* the proposed zoning ordinance changes propose a reduction in the parking standard for all manufacturing uses. If approved by the Planning Commission City Council the new standard would be 1.5 spaces per 1,000 square feet, which for this site plan would equate to 51 spaces.

#### **9-5E-5: DESIGN AND DEVELOPMENT STANDARDS FOR OFF STREET PARKING AREAS**

The parking areas as shown on the site plan meet the design and development standards (space size, aisle width, etc.) of Section 9-5E-5 of the Zoning Ordinance.

#### **9-5E-6: OFF STREET LOADING REQUIREMENTS:**

Based on the size of the building, two loading spaces are required. While the site plan does not define specific loading areas, it is assumed that most loading would include inside the building. There is also room for loading areas on the northeast portion of the site.

#### **9-5E-7: BICYCLE PARKING REQUIREMENTS:**

*Section 9-5E-7 requires 9 bicycle parking spaces for this site (10% of the number of required parking spaces.) It is recommended these spaces be located near the sidewalk and bench near Commerce Way. These spaces shall be designed in accordance with the standards in Section 9-5E-7. However, if the more recent standards in the building code require difference standards, then the building code standards shall be met.*

### **SIGNAGE**

All signage shall meet the requirements of Chapter 5F of the Zoning Ordinance. Signs require a building permit. If building signage is proposed for each individual use, then a sign application shall first be approved for each sign in accordance with the Zoning Ordinance.

### **LEMOORE NAVAL AIR STATION OVERLAY ZONE**

The site is NOT located within the Lemoore Naval Air Station Overlay Zone.

### **SUMMARY OF REQUIRED MODIFICATIONS TO THE SITE PLAN**

Staff recommends that the Planning Commission approve the proposed site plan, by adopting the attached resolution, with revisions at the building permit stage as follows:

1. All zoning ordinance requirements, including but not limited to those identified in the site plan review staff report shall be met.
2. The construction plan and/or landscape plan shall be modified to include at least two of the following features at one of the entrances: ornamental landscaping, low decorative wall, monument sign, or decorative paving.
3. The landscape plan for the site shall be modified to provide enhanced landscaping at one of the entrances.
4. The landscape plan shall include vines that can grow on the private open space wall.
5. Nine bicycle parking spaces shall be provided on the site near the sidewalk and bench near Commerce Way. These spaces shall be designed in accordance with the standards in Section 9-5E-7 of the Zoning Ordinance. However, if the more recent standards in the building code require difference standards, then the building code standards shall be met
6. The Planning Commission determines that landscaping in the rear yard setback area, the area planned for future development in a future phase and the parking area is not necessary to fulfill the purposes of this article.

## RESOLUTION #2013-03

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE APPROVING SITE PLAN 2013-05 FROM ENTERPRISE AND COMMERCE LLC FOR A OFFICE/WAREHOUSE BUILDING AT THE NORTHWEST CORNER OF COMMERCE WAY AND ENTERPRISE DRIVE

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on October 14, 2013, at 7:00 p.m. on said day, it was moved by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_ and carried that the following Resolution be adopted:

**WHEREAS**, Enterprise and Commerce LLC, represented by Virgil Beard, has submitted a site plan application for an office/warehouse building at the northwest corner of Commerce Way and Enterprise Drive; and

**WHEREAS**, the proposed building is 33,600 square feet in size; and

**WHEREAS**, the zoning on the parcel is ML (Light Industrial); and

**WHEREAS**, the project is statutorily exempt from CEQA requirements per the ministerial exemption in Section 15268 of the CEQA Guidelines.

**WHEREAS**, the Lemoore Planning Commission held a duly noticed public hearing at their October 14, 2013, meeting.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Lemoore approves the proposed site plan with revisions at the building permit stage as follows:

1. All zoning ordinance requirements, including but not limited to those identified in the site plan review staff report shall be met.
2. The construction plan and/or landscape plan shall be modified to include at least two of the following features at one of the entrances: ornamental landscaping, low decorative wall, monument sign, or decorative paving.
3. The landscape plan for the site shall be modified to provide enhanced landscaping at one of the entrances.
4. The landscape plan shall include vines that can grow on the private open space wall.
5. Nine bicycle parking spaces shall be provided on the site near the sidewalk and bench near Commerce Way. These spaces shall be designed in accordance with the standards in Section 9-5E-7 of the Zoning Ordinance. However, if the more recent standards in the building code require difference standards, then the building code standards shall be met
6. The Planning Commission determines that landscaping in the rear yard setback area, the area planned for future development in a future phase and the parking area is not necessary to fulfill the purposes of this article.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on October 14, 2013, by the following votes:

**AYES:**  
**NOES:**  
**ABSTAINING:**  
**ABSENT:**

**APPROVED:**

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**Dr. Ronald E. Meade, Chairperson**

**ATTEST:**

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**Kristie R. Baley, Planning Commission Secretary**