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## Staff Report

ITEM 4

**To: Lemoore Planning Commission**  
**From: Steve Brandt, City Planner**  
**Date: October 25, 2013**  
**Subject: Public Hearing – Capistrano, Phase V – Resolution 2013-04  
Recommending Approval of Negative Declaration – Tentative  
Subdivision Map 2013-02 and Planned Unit Development 2013-01**

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### Discussion

A Public Hearing is being held to accept public comment on Tentative Subdivision Map 2013-02 (Capistrano, Phase V), a request to subdivide 4.89 acres, just south of east Bush Street, on the east side of Barcelona Drive, and approximately 150 feet north of Toledo Street, identified as APN 023-040-057, into 20 single-family lots, along with an outlot that would be dedicated to Lemoore Canal and Irrigation District.

Public Comment will also be accepted on Planned Unit Development 2013-01, a request for a planned unit development on the site in accordance with the City Zoning Ordinance.

The requests were made by Mitch Covington, representing the property owner, Covington Property Holdings. Mr. Covington is the same developer that that constructed Capistrano, Phases I through IV west and south of the site.

### Project Description

Tentative Subdivision Map, attached as Exhibit A, would divide the 4.89 acre site into 20 single-family residential lots. The 20 lots would be included in a PFMD. Outlot A would also be created along Lemoore Canal and be dedicated to the Lemoore Canal and Irrigation District. Lots 1 through 4 would gain access from Barcelona Street. Lots 5 through 20 would gain access from a new cul de sac that would intersect with Barcelona Drive.

There is to be an existing groundwater interceptor easement along the east side of Lots 10 through 16. A new 20-foot wide easement is proposed along the north side of Lots 1, 9, and 10 for a new irrigation pipeline that would replace the existing irrigation ditch. Existing powerlines on the north side of the site are also proposed to be undergrounded.

There is an existing sewer lift station underground in the Barcelona Drive right of way in front of Lot 1. The electrical meter and panel that provides electricity to the lift station is located on Lot 1 on a 7-foot high block wall. The wall, panel, and meter are proposed to be relocated to another location on the north side of Lot 1.

The planned unit development application proposes four home plans. Each plan has two available front facades, for a total of 8 unique home styles for the 20 lots. The elevations and floor plans are included as Exhibit B.

### **Project Evaluation**

The proposed project is consistent with the General Plan and Zoning Ordinance standards for residential density. This project would supersede the previously approved planned unit development project on the site that was never constructed.

City staff has been working with the applicant on the sewer lift station electrical meter and panel located on Lot 1. After considering just lowering the meter and wall, the applicant has decided to relocate the meter to the edge of the lot. This will provide better line of site from home and be much less intrusive for the future resident. Staff is reviewing options for the new wall to be lower than the existing wall, preferably no higher than 4 feet, if allowed by PG&E.

The lots on the north side of the site would have a 20-foot wide easement for the new irrigation pipeline in the back yards (side yard for Lot 1). The lots are still large enough for homes to be constructed outside of the easement.

The proposed home plans appear to have the differentiation in floor and façade design to avoid the repetitiousness that is discouraged in the Zoning Ordinance. The applicant has indicated that there would be a number of color schemes available to further differentiate the homes.

### **Recommendation**

The project as proposed, and with the recommended conditions, is consistent with the General Plan, the Zoning Ordinance, and the Subdivision Ordinance.

Therefore, Staff recommends that the Planning Commission make a motion to adopt Resolution #2013-04, recommending the City Council adopt the Negative Declaration and approve Tentative Subdivision Map 2013-02 (Capistrano, Phase V) and Planned Unit Development 2013-01 based upon the findings stated in the Resolution.

### **Subsequent Actions**

The Planning Commission's recommendation will be sent to the City Council where they will hold a public hearing, and then make the final adoption of the Negative Declaration and the final decision on the applications.

## **Attachments**

Draft Resolution #2013-04

Initial Study / Negative Declaration

Exhibit A – Tentative Subdivision Map (full size)

Exhibit B – Assessor's Map showing site

Exhibit C – Floor plans and Front Elevation plans

## RESOLUTION #2013-04

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE RECOMMENDING APPROVAL OF THE NEGATIVE DECLARATION AND TENTATIVE MAP 2013-02 (CAPISTRANO V) AND PLANNED UNIT DEVELOPMENT 2013-01

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on October 28, 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**, Covington Property Holdings, represented by Mitch Covington, has submitted tentative map and planned unit development applications to subdivide 4.89 acres into 20 single-family lots on a site located on the east side of Barcelona Drive, approximately 150 feet north of Toledo Street; and

**WHEREAS**, an Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA), which disclosed that no significant environmental impacts would result from the project; and

**WHEREAS**, the Planning Commission of the City of Lemoore, after duly published notice, held a public hearing before said Commission on October 28, 2013; and

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Lemoore recommends that the Lemoore City Council concur that no significant environmental impacts would result from the identified project, and certify that the Negative Declaration was prepared consistent with the California Environmental Quality Act (CEQA.)

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Lemoore recommends approval to the Lemoore City Council of Tentative Map 2013-02 (Capistrano V) and Planned Unit Development 2013-01, based on the evidence presented and the following specific findings:

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan and all applicable provisions of the Subdivision Ordinance.
2. The proposed subdivision will request inclusion to a public facilities maintenance district (PFMD)
3. The proposed project does not exceed the total density under the base zoning district or the general plan land use designation.
4. The proposed project will not be substantially detrimental to adjacent property, and will not materially impair the purposes of the Zoning Ordinance or the public interest.

5. As proposed and conditioned herein, the site design of the project is consistent with the new residential development standards in the Zoning Ordinance.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Lemoore recommends that the approval by the Lemoore City Council of Tentative Map 2013-02 (Capistrano V) and Planned Unit Development 2013-01 be subject to the following conditions:

1. This approval shall supersede Planned Unit Development 99-01 as it applies to the site.
2. The project shall be developed and maintained in substantial compliance with the tentative map, except for any modifications that may be needed to meet these conditions of approval.
3. The name of the new street shall be modified and approved by the Public Works Department.
4. The existing concrete wall with electric meter and panel on Lot 1 shall be relocated to the north side of the lot and reduced in height either to four feet or to the lowest height that is acceptable to Pacific Gas and Electric Company, whichever is higher.
5. The existing irrigation canal located on Lots 1, 8, 9, and 10 shall be piped, with said pipe placed in a 20-foot wide easement in favor of Lemoore Canal and Irrigation Company.
6. The existing overhead electrical powerlines located on Lots 1, 8, 9, and 10 shall be undergrounded and placed into an easement or shall be relocated off of the site.
7. A 6-foot to 7-foot wood fence or block wall shall be constructed along the north side of Lots 1, 9, and 10, and the east side of Lots 10 through 16.
8. Plans for all public and private improvements, including but not limited to, water, sewer, storm drainage, road pavement, curb and gutter, sidewalk, street lights, and fire hydrants shall be approved by the City Engineer, and these improvements shall be completed in accordance with the approved plans to the satisfaction of the Public Works Department.
9. Fire hydrant locations shall be approved by the Lemoore Volunteer Fire Department.
10. Any existing roadway, sidewalk, or curb and gutter damaged during construction shall be repaired or replaced to the satisfaction of the Public Works Department.
11. The existing parkway along Barcelona Drive shall be re-landscaped in accordance with City standards with the construction of homes on the adjacent lots (Lots 1, 2, 3, 4, and 20.)
12. Concrete pads for installation of mailboxes shall be provided in accordance with determinations made by the Lemoore Postmaster.

13. The front yard setback of adjacent homes shall have a minimum 2-foot stagger between adjacent lots.
14. Master home plans shall be substantially consistent to the floor plans and elevations submitted with the planned unit development application, unless subsequently modified by the Planning Commission.
15. The developer shall comply with the standards, provisions, and requirements of the San Joaquin Valley Air Pollution Control District that relate to the project.
16. A "Right to Farm" Notice and Disclosure Statement must be recorded on the property, in a form acceptable to the City Attorney and Kings County Planning Department.
17. The final subdivision map shall be submitted in accordance City ordinances and standards.
18. The project shall be subject to the applicable development impact fees adopted by resolution of the City Council.
19. The expiration dates of the Planned Unit Development permit shall coincide with the expiration dates of the tentative map, as specified in the Subdivision Map Act and as may be legislatively extended.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on October 28, 2013, by the following votes:

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

**APPROVED:**

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**Dr. Ronald E. Meade, Chairman**

**ATTEST:**

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