

LEMOORE PLANNING COMMISSION
Regular Meeting
AGENDA
Lemoore Council Chambers
429 'C' Street

July 28, 2014
7:00 p.m.

1. Pledge of Allegiance and Roll Call
2. Public Comments and Inquiries
If you wish to comment on an item, which is not on the agenda, you may do so under "Public Comment." In order to allow time for all public comments, each individual's comments are limited to five minutes. When addressing the Commission, you are requested to come forward to the speaker's microphone, state your name and address, and then proceed with your presentation.
3. Approval – Minutes – Regular Meeting July 14, 2014
4. Public Hearing – Conditional Use Permit – CEQA – Categorically Exempt - Derek Weisser - Framework Racing Inc. – Review and Consider Adoption of Resolution No. 2014-02 – Establishing a BMX Race Track South of Idaho Avenue, Approximately 900 Feet East of Highway 41
5. Public Hearing - Zoning Code Update – City Initiated Project – CEQA – Categorically Exempt - Review and Consider Adoption of Resolution No. 2014-03 – Making a Recommendation to the City Council Regarding the Amending the City of Lemoore Zoning Code (Title 9); An Ordinance Modifying Certain Sections of Article D1: Landscaping Standards
6. Planning Director's Report
7. Commission's Report and Request for Information
8. Adjournment

Tentative Future Items

August 11th

-Public Hearing – Report and Recommendation - Approval - Conditional Use Permit - Cinnamon Villas Phase II – 28 Additional Senior Affordable Apartments – Approx 2 Acres on South East Corner of Cinnamon Drive and Follett Street
-Report and Recommendation - Approval – Major Site Plan – Cinnamon Villas Phase II – 28 Additional Senior Affordable Apartments – Approx 2 Acres – South East Corner of Cinnamon Drive and Follett Street

August 25th

-Public Hearing –Report and Recommendation - Approval – Zone Change and General Plan Amendment – 847 and 849 Champion Street

Notice of ADA Compliance: If you or anyone in your party needs reasonable accommodation to attend, or participate in, any City Council Meeting, please make arrangements by contacting City Hall at least 24 hours prior to the meeting. They can be reached by calling 924-6700, or by mail at 119 Fox Street, Lemoore, CA 93245.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall located at 119 Fox Street, Lemoore, CA during normal business hours. In addition, most documents will be posted on the City's website at www.lemoore.com.

CERTIFICATION OF POSTING

I, Kristie Baley, Planning Commission Secretary, do hereby declare that the foregoing Agenda for the Lemoore Planning Commission Regular Meeting of Monday, July 28, 2014 at 7:00 p.m. was posted on the outside bulletin board located at City Hall, 119 Fox Street in accordance with applicable legal requirements. Dated this 25th day of July 2014.

//s//

Kristie Baley, Commission Secretary

Minutes of the
LEMOORE PLANNING COMMISSION
July 14, 2014

MEETING CALLED TO ORDER:

At 7:01 p.m. the meeting was called to order.

ATTENDANCE:

Chairman Garcia, Vice-Chairman Clement, Commissioners Dow, Wynne;
Planning Director Wlaschin, Project Manager Holwell, Commission Secretary
Baley

ABSENT:

Commissioners Badasci, Marvin, Monreal; City Planner Brandt

PUBLIC COMMENT:

There was no comment.

MINUTES – REGULAR MEETING June 9, 2014:

It was moved by Commissioner Clement and seconded by Commissioner
Dow to approve the Minutes of the Planning Commission Regular Meeting of
June 9, 2014.

Ayes: Dow, Wynne, Clement, Garcia

Absent: Badasci, Marvin, Monreal

PUBLIC HEARING – REPORT AND RECOMENDATION TO APPROVE RESOLUTION NO.
2014-01 – RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT 2014-01 TO ALLOW
A MICROBREWERY – BIRD STREET BREWING INC. – 238 “C” STREET – NO SALES AT
PRODUCTION SITE:

Project Manager Holwell presented the request.

Co-applicant Rosiland Wong answered questions.

Chairman Garcia requested comment from the public.

There was no comment.

It was moved by Commissioner Wynne and seconded by Commissioner Dow
to approve Resolution 2104-01 – Recommending approval of Conditional Use
Permit 2014-01 to allow Bird Street Brewing, Inc., a microbrewery with no
sales at production site to be located at 238 “C” Street.

Ayes: Dow, Wynne, Clement, Garcia

Absent: Badasci, Marvin, Monreal

PLANNING DIRECTOR'S REPORT:

Planning Director Wlaschin reported that Governor Brown is expected to sign a statewide water conservation ordinance. Irrigation may be limited to two days a week.

Wlaschin informed the Commissioners of future agenda items.

At the request of Chairman Garcia, Wlaschin updated Commissioners on the status of current street repair projects.

COMMISSIONERS REPORT AND REQUESTS FOR INFORMATION:

ADJOURNMENT:

There were no reports or requests.

ADJOURNMENT:

At 7:22 p.m. the meeting adjourned.

Approved the 28th day of July 2014.

Due to technical difficulties, audio recording is not available.

Jeff Garcia, Chairman

Attest:

Kristie Baley, Commission Secretary

Mayor
William Siegel
Mayor Pro Tem
Lois Wynne
Council Members
Eddie Neal
Willard Rodarmel



**Public Works/ Planning
Services Department**

711 W. Cinnamon Drive
Lemoore CA 93245
Phone (559) 924-6704
FAX (559) 924-6708

Planning Commission Staff Report

ITEM 4

To: Lemoore Planning Commission

From: Michael S. Hernandez, Assistant Planner; Steve Brandt, City Planner

Date: July 28, 2014

Subject: Public Hearing to consider **CUP NO. 2014-02**: a request by Framework Racing Inc., (Derek Weisser) to establish a BMX Race Track. The site is located on the south side of Idaho Avenue, approximately 900 feet east of Hwy 41. The site is owned by the City of Lemoore.

Recommended Action

City staff recommends that the Planning Commission conduct a public hearing to take testimony regarding CUP No. 2014-02. Following the public hearing staff recommends that the Planning Commission consider the testimony given and approve the applicant's proposal with conditions.

Proposal

The applicant, Framework Racing Inc. (Derek Weisser) requests a Conditional Use Permit to construct a BMX race track (bicycle track) on the proposed 18-acre lot, along with an 84,000 sq. ft. parking lot adjacent to the track. The proposed facility will use only the portion of the site that is north of the existing drag strip area. A 16 ft high structure for shade and an 8 ft high chain link fence from the middle of the lot extending to the very west side of the lot would also be constructed. Lighting and public announcement system is being proposed for the project.

There will be a 10,000 gallon water tank to be used for watering down the track. The tank will be filled intermittently by water truck. No City water lines are proposed to be extended to the site at this time. The applicant anticipates using about 4,000 cubic feet of water per month, which is roughly the equivalent of the typical monthly water usage of three single family homes. The site will also have a seatrain container for equipment storage and portable restrooms.

There have been two recent changes to the attached site plan. The BMX track will be flipped so that the start/finish lines are adjacent to the parking area. Also, the water line will not be installed at this time.

The applicant had indicated a future desire for a snack bar and permanent restrooms, but these are not a part of this current use permit application.

<u>Applicant</u>	Framework Racing Inc., Derek Weisser
<u>Location</u>	South side of Idaho Ave, between Highway 41 and 19 th Ave
<u>Existing Land Use</u>	Vacant Lot, drainage basin for road
<u>APN</u>	024-080-069
<u>Site Size</u>	18 Acres
<u>Zoning</u>	ML-Light Industrial
<u>General Plan</u>	Light Industrial

Adjacent Land Use, Zone and General Plan Designation

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	Vacant Lot	ML-Light Industrial	Light Industrial
South	Vacant Lot	ML-Light Industrial	Light Industrial
East	Vacant Lot and Drainage Basin	ML-Light Industrial	Light Industrial
West	Lemoore Raceway	ML-Light Industrial	Light Industrial

History

Lemoore previously had a well-used BMX track on 19th Avenue near Hwy 198. The track was removed to make way for the new interchange that is under construction. On June 3, 2014, the Lemoore City Council agreed in principle to lease the proposed site to Framework Racing, Inc. for a BMX track.

Zoning/General Plan

As stated in Lemoore's Zoning Ordinance, the proposed site is, "Light Industrial. This district is designated for manufacturing, warehousing, storage, distribution, sales, and services with ancillary commercial and office space. Freestanding retail stores are not permitted." The site is adjacent to the Lemoore Raceway. Other nearby sites are vacant. The use would be compatible with other nearby uses within this zone.

Access and Traffic

Access to the property would be from Idaho Avenue, on the north side of the property. The parking area would be paved with decomposed granite. Staff is recommending a requirement for a new paved drive approach and a single, defined access point to the parking area, and that fencing, shrub hedge or other acceptable barrier be installed to limit vehicle access to be only from the new driveway. Idaho Avenue runs between Highway 41 and S. 19th Avenue, giving the site easy access from either Hwy 41 or 198.

Staff recommends that the proposed chain link fencing and parking area be set back 25 feet from the Idaho Avenue right of way line. This would be consistent with the Zoning Ordinance's setback requirements for the industrial zone. By comparison, the existing fence at the Lemoore Raceway appears to be set back 15 feet.

Environmental Assessment

Pursuant to CEQA (California Environmental Quality Act) Guidelines Section 15303 New Small Structures, it has been determined that this project is categorically exempt from additional CEQA processes.

Recommended Approval Findings

A conditional use permit shall be granted only when the designated approving authority determines that the proposed use or activity complies with all of the following findings:

1. The proposed use is consistent with the General Plan, any applicable specific plans, and all applicable provisions of this title. The project site is consistent with the General Plan and the City of Lemoore Zoning Ordinance.
2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city. The use is compatible with the zone and existing uses in the vicinity.
3. The site of the proposed use is physically suitable for the type, density, and intensity of the use and related structures being proposed. Given the proposed plans, access to and from the site is suitable for the intensity of traffic. Hwy 41 and 19th Avenue are accessible to the west and east direction of the proposed site, alleviating any potential congestion of traffic.
4. It will not be contrary to the specific intent clauses, development regulations, or performance standards established for the zoning district in which it is located. The proposed use and related structures are compatible with other land uses, transportation, and service facilities in the vicinity. The proposed location of the site is not contrary to the zoning district, (Light Industrial) and it is compatible with the Lemoore Raceway and other service facilities in the vicinity.

Recommended Approval Conditions

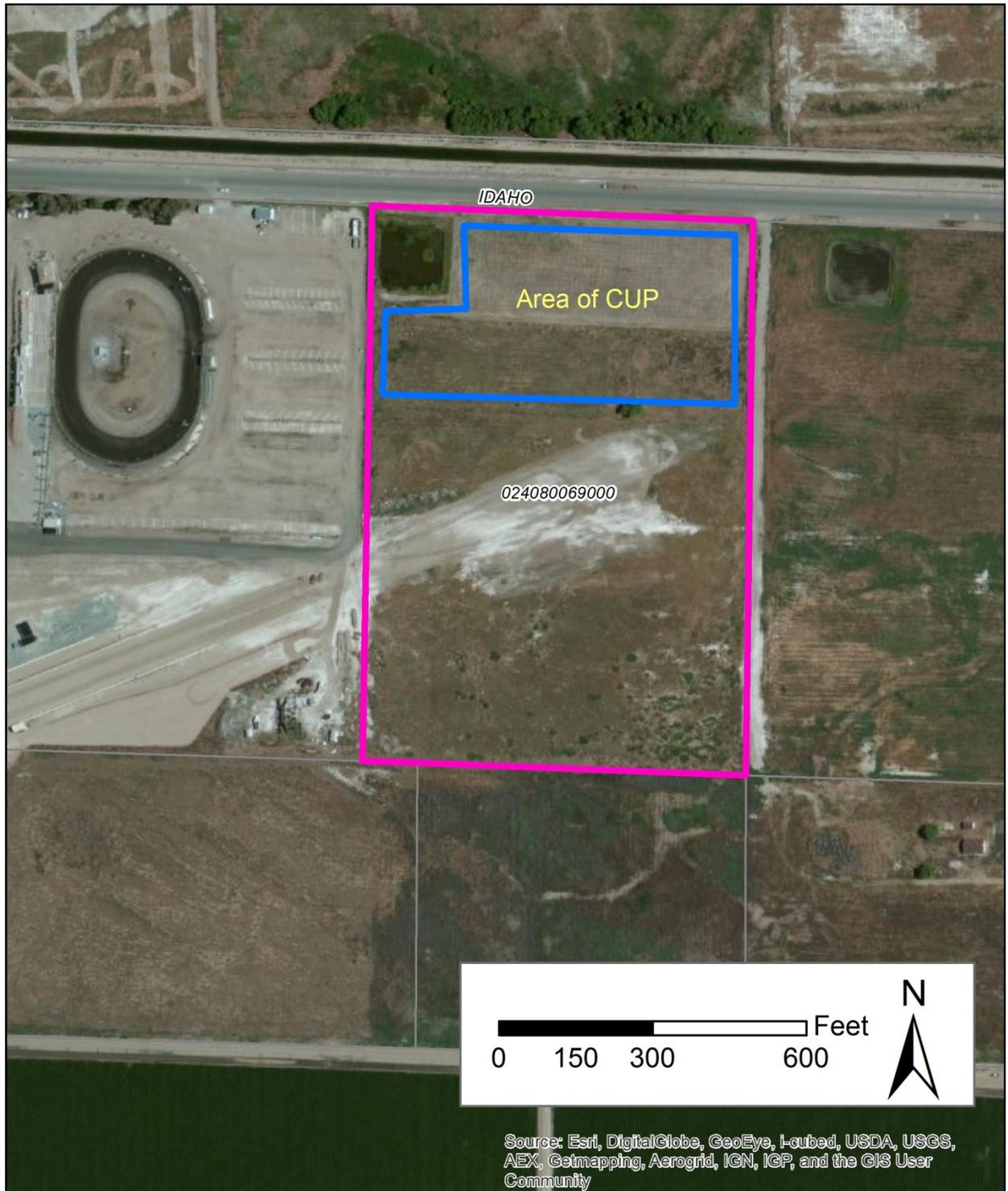
Staff recommends that the approval be conditioned upon the following:

1. The operation shall be conducted in accordance with this Conditional Use Permit. Any deviations from the approvals shall require an amendment to the prior approvals or approval of a new permit or entitlement(s) as determined by the City.
2. All activities shall take place north of the existing drag strip area.
3. No structures, other than the BMX track and associated shade structures, portable restrooms, and one seatrain container, shall be constructed on the site, unless an amendment to this Conditional Use Permit is first obtained.
4. Any shade structures that are permanent shall be required to obtain a building permit and shall be inspected by a City building official.
5. Any expansion beyond the identified boundaries of the site shall first require an amendment to this Conditional Use Permit.
6. The site shall only be used for BMX racing and activities associated with BMX racing.

7. The proposed chain link fencing and parking area shall be set back 25 feet from the Idaho Avenue south right of way line.
8. Parking shall not be allowed along Idaho Avenue, except during a special event that has prior approval from the City Public Works Director.
9. The parking lot shall be paved. Decomposed granite to a depth approved by the City Engineer is acceptable.
10. An asphalt drive approach to a width and length approved by the City Engineer shall be constructed to provide a single access point from the street to the parking area. A barrier of fencing, hedge, or cabling shall be installed to prevent vehicles from accessing the site in any location other than the driveway.
11. Light structures shall be installed with shields to avoid direct light from shining onto adjacent properties.
12. If lighting is not installed, use of the site shall end each day by dusk.
13. The public announcement system shall meet the standards of the City's Noise Ordinance.
14. Water from the water tank shall not be used for drinking.
15. All improvements required by these conditions of approval shall be constructed or installed prior to the first event and practice session.
16. The existing drainage basin shall not be modified, except as approved by the City Public Works Director. No persons or objects shall be allowed in the existing drainage basin at any time.
17. The time limits and potential extensions and expiration of this Conditional Use Permit are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.

Attachments

- Aerial Photo of Site
- Draft Resolution for Approval
- Site Plan



 <p>Quad Knopf</p>	<p>Aerial Photo of Site</p>	<p>Exhibit 1</p>
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RESOLUTION NO. 2014-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING CONDITIONAL USE PERMIT NO. 2014-02 TO ALLOW
A BMX RACEWAY FACILITY LOCATED ON THE SOUTH SIDE OF IDAHO AVENUE,
APPROXIMATELY 900 FEET EAST OF HWY 41**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on July 28, 2014, 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, Framework Racing Inc., represented by Derek Weisser, has requested a conditional use permit to allow a BMX raceway facility located on the south side of Idaho Avenue, approximately 900 feet east of Hwy 41; and

WHEREAS, the site is currently vacant and is owned by the City of Lemoore; and

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

WHEREAS, the project is categorically exempt from CEQA requirements per the new small structures exemption in Section 15303 of the CEQA Guidelines.

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at their July 28, 2014, meeting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed conditional use permit:

1. The proposed use is consistent with the General Plan, any applicable specific plans, and all applicable provisions of this title. The project site is consistent with the General Plan and the City of Lemoore Zoning Ordinance.
2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city. The use is compatible with the zone and existing uses in the vicinity.
3. The site of the proposed use is physically suitable for the type, density, and intensity of the use and related structures being proposed. Given the proposed plans, access to and from the site is suitable for the intensity of traffic. Hwy 41 and 19th Avenue are accessible to the west and east direction of the proposed site, alleviating any potential congestion of traffic.
4. It will not be contrary to the specific intent clauses, development regulations, or performance standards established for the zoning district in which it is located. The proposed use and related structures are compatible with other land uses, transportation, and service facilities in the vicinity. The proposed location of the site is not contrary to the zoning district, (Light Industrial) and it is compatible with the Lemoore Raceway and other service facilities in the vicinity.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore approves Conditional Use Permit No. 2014-02, subject to the following conditions:

1. The operation shall be conducted in accordance with this Conditional Use Permit. Any deviations from the approvals shall require an amendment to the prior approvals or approval of a new permit or entitlement(s) as determined by the City.
2. All activities shall take place north of the existing drag strip area.
3. No structures other than the BMX track and associated shade structures, portable restrooms, and one seatrain container shall be constructed on the site, unless an amendment to this Conditional Use Permit is first obtained.
4. Any shade structures that are permanent shall be required to obtain a building permit and shall be inspected by a City building official.
5. Any expansion beyond the identified boundaries of the site shall first require an amendment to this Conditional Use Permit.
6. The site shall only be used for BMX racing and activities associated with BMX racing.
7. The proposed chain link fencing and parking area shall be set back 25 feet from the Idaho Avenue south right of way line.
8. Parking shall not be allowed along Idaho Avenue, except during a special event that has prior approval from the City Public Works Director.
9. The parking lot shall be paved. Decomposed granite to a depth approved by the City Engineer is acceptable.
10. An asphalt drive approach to a width and length approved by the City Engineer shall be constructed to provide a single access point from the street to the parking area. A barrier of fencing, hedge, or cabling shall be installed to prevent vehicles from accessing the site in any location other than the driveway.
11. Light structures shall be installed with shields to avoid direct light from shining onto adjacent properties.
12. If lighting is not installed, use of the site shall end each day by dusk.
13. The public announcement system shall meet the standards of the City's Noise Ordinance.
14. Water from the water tank shall not be used for drinking.
15. All improvements required by these conditions of approval shall be constructed or installed prior to the first event and practice session.

16. The existing drainage basin shall not be modified, except as approved by the City Public Works Director. No persons or objects shall be allowed in the existing drainage basin at any time.
17. The time limits and potential extensions and expiration of this Conditional Use Permit are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on July 28, 2014, by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Jeff Garcia, Chairperson

ATTEST:

Kristie Baley, Commission Secretary



LEMOORE BMX RACEWAY

Tim Hurley

Framework Racing Inc. Treasurer

OUR GOAL

- ▶ Open a community BMX track in Lemoore CA.
- ▶ Promote healthy living
- ▶ Provide On-Track riding instruction



FRAMEWORK CREATION

- ▶ Established a Board of Directors
- ▶ By-Laws published
- ▶ Held board meetings

INCORPORATION

- ▶ Granted a Tax ID number from IRS
- ▶ Establish a Wells Fargo Business Bank account
- ▶ Authorized to Operate as Framework Racing Inc.
- ▶ Granted a California Incorporation ID number

CURRENT EVENTS

- ▶ Website Launch
- ▶ Go Fund Me
- ▶ Bicycle Safety Check



REQUEST

- ▶ Framework Racing Inc. requests to lease land from the city of Lemoore, for the period of no less than 10 years, at the rate of \$1.00 per year. In return Framework Racing Inc. will develop and maintain a BMX facility on the property.



Google



Google earth

700



500 feet

300 feet

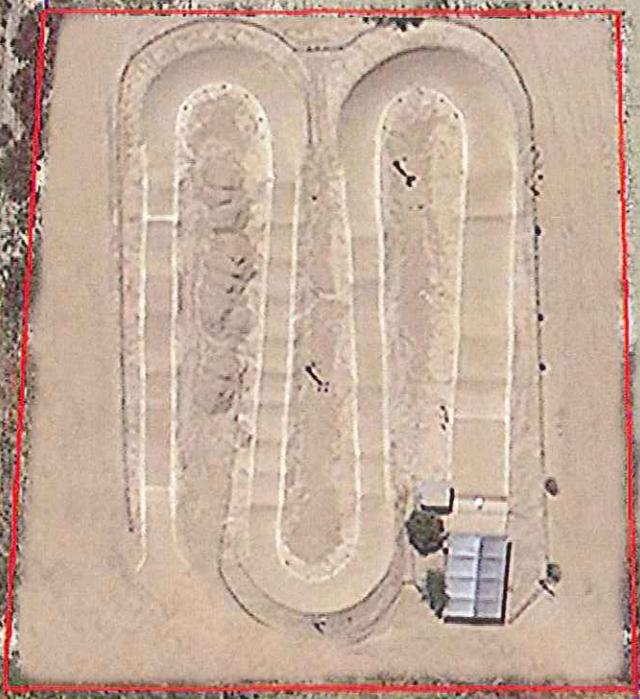
300 feet

500 feet

179 ft

Google earth

PLAN A



179 ft

PLAN B

41

BMX Plan A

2350 feet of pipe and road

1300 feet of fence

43,000 square feet parking area

power pole

power pole

Power Pole

Road Crossing with Covert Pipe

1200 feet of pipe

1200 feet of fence

84,000 square foot parking lot

Lemoore BMX Plan B

© 2014 Google

GO

power pole

Power Pole

1200 feet of pipe

1200 feet of fence

Idaho Ave

84,000 square foot parking lot

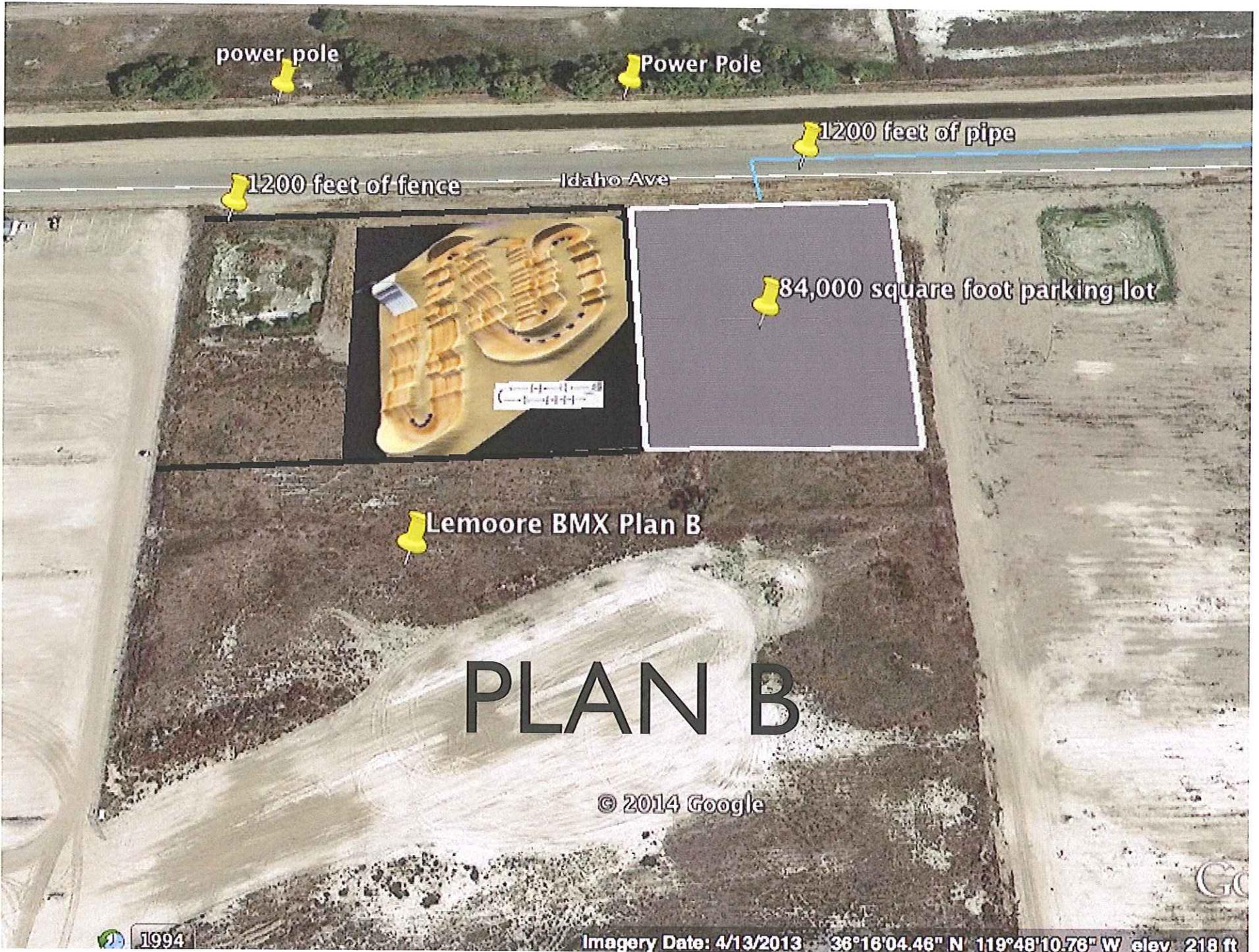
Lemoore BMX Plan B

PLAN B

© 2014 Google

1994

Imagery Date: 4/13/2013 36°16'04.46" N 119°48'10.76" W elev. 218 ft



COST TO BUILD

- ▶ Fence: \$13,000*
- ▶ Ground Work Leveling: \$14,000*
- ▶ Electrical Hook-up: \$1,500
- ▶ Starting Gate: \$8,500
- ▶ Total Cost to open: \$37,000

*items to be funded by the City of Lemoore \$25,000 investment

FUTURE DEVELOPMENT

- ▶ LIGHTING: \$15,000
- ▶ WATER ON SITE: \$8000
- ▶ OFFICE AND CONCESSIONS: \$2,000
- ▶ ON SITE STORAGE: \$1,000
- ▶ PA SYSTEM: 1,000

- ▶ TOTAL additional cost: \$27,000

CONCERNS

- ▶ Participant turnover
- ▶ Future Growth
- ▶ Project failure / abandonment
- ▶ Water Use

MITIGATIONS

- ▶ Initial Set-up
- ▶ Initial Investment
- ▶ Worse Case scenario
 - ▶ Benefit to Lemoore
 - ▶ Lasting improvements

ENSURED SUCCESS

- ▶ Lease agreement
- ▶ Initial investment
- ▶ Property maintenance
- ▶ Participant turnover and growth

THE LEMOORE BMX RACEWAY



QUESTIONS

Google earth

Mayor
William Siegel
Mayor Pro Tem
Lois Wynne
Council Members
Eddie Neal
Willard Rodarmel



**Public Works/Planning
Services Department**

711 W. Cinnamon Drive
Lemoore CA 93245
Phone(559)924-6740
FAX(559)924-6708

Planning Commission Staff Report

ITEM 5

To: Lemoore Planning Commission

From: Steve Brandt, City Planner

Date: July 28, 2014

Subject: Public Hearing to consider **ZONING TEXT AMENDMENT NO. 2014-01**: amending the landscape and irrigation standards in the City Zoning Ordinance to promote greater water conservation.

Recommended Action

Staff recommends that the Commission conduct a public hearing to take testimony regarding **ZONING TEXT AMENDMENT NO. 2014-01**. Following the public hearing staff recommends that the Planning Commission discuss the proposed changes, and then adopt a resolution recommending the changes to the Lemoore City Council.

Proposal

At their May 6, 2014, meeting, the Lemoore City Council adopted a tiered water conservation plan in response to the on-going drought facing Lemoore and the entire Central Valley. The intent was to enact more stringent water conservation requirements on water users. There has also been discussion at Council and at City staff levels about additional ways to conserve water used for landscaping. Quad Knopf's landscape architect reviewed the City's landscape standards in the Zoning Ordinance and has recommended a number of changes to the Zoning Ordinance that could be adopted as further ways to conserve water.

In general, these proposed changes would reduce or eliminate certain landscaping requirements, mostly on new construction projects. While the desired effect of the changes would be to reduce the amount of water used for landscaping, another effect is that the landscaping required to be provided would be of lesser quantity than currently required of the new projects. However, City staff believes that the revised requirements will still provide an acceptable aesthetic standard for the City of Lemoore.

Proposed Text Changes

The following are sections from the Zoning Ordinance being proposed for modification, followed by the staff's reasoning for recommending the modification. All of the sections are from Chapter 9.5D1 of the Zoning Ordinance.

Section 9.5D1-2.A.2 shall be amended to read: Unused Areas: All areas of a project site not intended for a specific use or purpose in conjunction with a current application, including pad sites being held for future development, shall be landscaped ~~in compliance with this article~~ with low growing ground cover, such as Cotoneaster, and watered with a drip irrigation system.

Recommendation: Changing this requirement will provide similar aesthetic results while using a low water use groundwater and a more inexpensive drip irrigation system and that also uses less water. Since this landscaping and irrigation will be temporary, the desire is to require a low cost solution that also uses less water and avoids soil erosion from irrigation.

Section 9.5D1-2.B.2 shall be eliminated: ~~As appropriate, building and site design shall include the use of pots, vases, wall planters, and/or raised planters, as well as flowering vines, both on walls and on arbors.~~

Recommendation: Eliminate this requirement. Pots and raised planters almost always contain plants that are heavy water users. The irrigation also often drains out of the bottom of the planter onto sidewalks where it cannot be absorbed back into the ground. Making this change does not prohibit use of pots and raised planters; it only eliminates the requirement to use them.

Section 9.5D1-2.C.1 shall be eliminated: ~~Planting Layout and Plant Diversity: Plant selection shall vary in type and planting pattern. Informal planting patterns are preferred over uniform and entirely symmetrical planting patterns. Use of deciduous flowering trees and shrubs and colorful plantings is encouraged in conjunction with evergreen species. Groupings of shrubs shall contain multiple plant types, interspersed with varying heights and blooming seasons for year round interest.~~

Recommendation: Eliminate. Colorful plantings are heavy water users. Making this change does not prohibit use of deciduous flowering trees and shrubs and colorful plantings; it only eliminates the requirement to use them.

Section 9.5D1-2.C.4 shall be amended to read: Turf Limitations for Residential Uses: High water use turf grasses and other similar plantings shall only be utilized in high use areas with high visibility or functional needs and shall be limited to twenty five percent (25%) of all irrigated, landscape areas. The designated approving authority may grant an exception to this limitation when ~~only drought tolerant turf grasses are used~~ it finds that there are special circumstances specific to the site that support an exception. Lawn areas that are greater than twenty five percent (25%) of all irrigated, landscape areas shall use low water / drought tolerant grasses, such as hybrid Bermuda.

Recommendation: Change. This requirement, as currently written, is difficult to enforce. Most new homes put in more than 25% turf. Note: High water use turf = Fescue; Low/Drought tolerant = Bermuda grass. Additionally, the use of fescue was specifically discussed by the Council as something that maybe the City should prohibit. Revising the wording allows large lawns if drought tolerant grass is used, and allows fescue only in smaller lawns. In a typical 60-foot wide residential lot with a two-car wide driveway, the total front yard landscaped area would be around 1,000 square feet. In this case, fescue could be used for a lawn the size of 250 square feet, with the rest of the landscaping being shrubs, flowers, or drought tolerant grasses.

Section 9.5D1-2.D.1 shall be amended to read: Trees: The minimum planting size for trees shall be fifteen (15) gallon, ~~with twenty five percent (25%) of all trees on a project site planted at a minimum twenty four inch (24") box size.~~ For commercial, office, community/civic, and industrial development, tree spacing within perimeter planters along streets and abutting residential property shall be planted no farther apart on center than the mature diameter of the proposed species. Minimum planter widths shall be five feet (5').

Recommendation: Change parkway trees minimum requirement to 15 gallon size. This is a cheaper alternative that is usually not noticeable after a few years.

Section 9.5D1-2.D.2 shall be amended to read: Shrubs: Shrub planting shall be a minimum five (5) gallon size, ~~with a fifteen (15) gallon minimum size required where an immediate landscape screen is conditioned by the designated approving authority (e.g., screening of headlights from drive-through aisles).~~ The minimum planter width for planters with only shrubs (no trees) is four feet (4').

Recommendation: Change all shrub size requirements to by 5 gallon size. This is a cheaper alternative that is usually not noticeable after a few years.

Section 9.5D1-2.D.4 shall be amended to read: Vines: Vines are normally planted to provide landscaping screening of a wall or as part of a trellis to screen other site improvements that require screening. Where provided, vines shall be planted every ~~five feet (5')~~ fifteen feet (15') on center in a planter with a minimum width of two feet (2').

Recommendation: Increase minimum spacing from 5 feet to 15 feet. This requires less water, and will still provide adequate coverage of the wall. The difference will not be noticeable after a few years.

Section 9.5D1-2.E.1.a.1 shall be amended to read: Street Trees: Street trees shall be provided a minimum of every thirty feet (30') on center on street adjacent to a side yard, and a minimum one per lot when adjacent to a front yard. Tree species shall be approved by the city as part of the improvement plan review process and shall be selected from a city approved tree list. Trees shall be planted ten feet (10') away from alleys, driveways, fire hydrants, water lines, and sewer lines and five feet (5') from gas, electrical, telephone, cable television, and adjoining property lines. They shall also be planted a minimum of twenty feet (20') from city streetlights. Ultimate planting locations shall be subject to city review and approval based upon field conditions.

Recommendation: Change first sentence to require 30' on center when not in front of houses, and one per house when fronting a house. This will still provide adequate coverage of street

trees along the street. It is also more consistent with what is actually occurring in most new subdivisions.

Section 9.5D1-2.E.5 shall be eliminated: ~~Project Entry Landscaping: Entries to multi-tenant projects (both residential and nonresidential) shall be designed as a special statement reflective of the character and scale of the project to establish identity for tenants, visitors, and patrons. Flowering accent plantings and specimen trees shall be used to reinforce the entry statement.~~

Recommendation: Eliminate. This would still be allowed, but would not be required. Flowering accent plants are high water users.

Section 9.5D1-2.E.6.e.2 shall be amended to read: Trees shall be planted throughout the parking area at a minimum ratio of one tree for each ~~six (6)~~ eight (8) double loaded parking spaces or one tree for each ~~three (3)~~ four (4) single loaded or side loaded parking spaces.

Recommendation: Change tree spacing to one tree per 8 double loaded spaces and one tree for 4 single loaded spaces. This would provide an acceptable level of tree coverage in parking lots and would require less water.

Section 9.5D1-2.F.3 shall be amended to read: Trees shall be replaced with 45-inch box a fifteen (15) gallon size tree.

Recommendation: Change to 15 gallon size. The difference will not be noticeable after a few years.

Section 9.5D1-3.A.1.f shall be amended to read: Check valves are required ~~where elevation differences may cause low head drainage~~ on all new sprinkler heads.

Recommendation: Modify code to require Check Valves on all sprinkler heads. This is a new State mandated requirement.

Section 9.5D1-3.A.1.b shall be eliminated: ~~Sprinkler heads with a precipitation rate of 0.85 inch per hour or less shall be used on slopes exceeding fifteen percent (15%) or on slopes exceeding ten percent (10%) within ten feet (10') of hardscapes to minimize runoff.~~

Recommendation: Eliminate. Not needed if all sprinkler heads will have check valves, as recommended in the previous section.

RESOLUTION NO. 2014-03

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
RECOMMENDING APPROVAL OF ZONING ORDINANCE TEXT AMENDMENT NO. 2014-01
TO MODIFY LANDSCAPE DESIGN STANDARDS IN THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on July 28, 2014, 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, the San Joaquin Valley is continuing through a difficult drought period; and

WHEREAS, the City of Lemoore desires to encourage the conservation of water; and

WHEREAS, the City Public Works and Planning staff have proposed changes to the City of Lemoore's landscape requirements; and

WHEREAS, the Planning Commission reviewed the proposed changes in a regular meeting on June 9, 2014, and then initiated the zoning ordinance text amendment by directing staff to bring back the changes for formal review; and

WHEREAS, the project is categorically exempt from CEQA requirements per the minor alterations to land use limitations exemption in Section 15305 of the CEQA Guidelines.

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at their July 28, 2014, meeting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed zoning ordinance text amendment:

1. The zoning ordinance text amendment is consistent with the general plan goals, policies, and implementation programs.
2. The zoning ordinance text amendment will reduce the requirements for types of landscaping in new developments that can be heavy water users, thereby encouraging water conservation.
3. The revised landscape standards will still provide a minimum standard that new developments must achieve to maintain high aesthetic standards for the City.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore recommends approval of Zoning Ordinance Text Amendment No. 2014-01 as described in Attachment A.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on July 28, 2014, by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Jeff Garcia, Chairperson

ATTEST:

Kristie Baley, Commission Secretary

Attachment A
Zoning Text Amendment No. 2014-01

The Lemoore Planning Commission recommends changes to the following specified sections of Title 9 of the Lemoore Municipal Code. Text in ~~strikeout~~ shall be removed. Underlined text shall be added.

Section 9.5D1-2.A.2 shall be amended to read: Unused Areas: All areas of a project site not intended for a specific use or purpose in conjunction with a current application, including pad sites being held for future development, shall be landscaped ~~in compliance with this article~~ with low growing ground cover, such as Cotoneaster, and watered with a drip irrigation system.

Section 9.5D1-2.B.2 shall be eliminated: ~~As appropriate, building and site design shall include the use of pots, vases, wall planters, and/or raised planters, as well as flowering vines, both on walls and on arbors.~~

Section 9.5D1-2.C.1 shall be eliminated: ~~Planting Layout and Plant Diversity: Plant selection shall vary in type and planting pattern. Informal planting patterns are preferred over uniform and entirely symmetrical planting patterns. Use of deciduous flowering trees and shrubs and colorful plantings is encouraged in conjunction with evergreen species. Groupings of shrubs shall contain multiple plant types, interspersed with varying heights and blooming seasons for year round interest.~~

Section 9.5D1-2.C.4 shall be amended to read: Turf Limitations for Residential Uses: High water use turf grasses and other similar plantings shall only be utilized in high use areas with high visibility or functional needs and shall be limited to twenty five percent (25%) of all irrigated, landscape areas. The designated approving authority may grant an exception to this limitation ~~when only drought tolerant turf grasses are used~~ it finds that there are special circumstances specific to the site that support an exception. Lawn areas that are greater than twenty five percent (25%) of all irrigated, landscape areas shall use low water / drought tolerant grasses, such as hybrid Bermuda.

Section 9.5D1-2.D.1 shall be amended to read: Trees: The minimum planting size for trees shall be fifteen (15) gallon, ~~with twenty five percent (25%) of all trees on a project site planted at a minimum twenty four inch (24") box size.~~ For commercial, office, community/civic, and industrial development, tree spacing within perimeter planters along streets and abutting residential property shall be planted no farther apart on center than the mature diameter of the proposed species. Minimum planter widths shall be five feet (5').

Section 9.5D1-2.D.2 shall be amended to read: Shrubs: Shrub planting shall be a minimum five (5) gallon size, ~~with a fifteen (15) gallon minimum size required where an immediate landscape screen is conditioned by the designated approving authority (e.g., screening of headlights from drive-through aisles).~~ The minimum planter width for planters with only shrubs (no trees) is four feet (4').

Section 9.5D1-2.D.4 shall be amended to read: Vines: Vines are normally planted to provide landscaping screening of a wall or as part of a trellis to screen other site improvements that

require screening. Where provided, vines shall be planted every ~~five feet (5')~~ fifteen feet (15') on center in a planter with a minimum width of two feet (2').

Section 9.5D1-2.E.1.a.1 shall be amended to read: Street Trees: Street trees shall be provided a minimum of every thirty feet (30') on center on street adjacent to a side yard, and a minimum one per lot when adjacent to a front yard. Tree species shall be approved by the city as part of the improvement plan review process and shall be selected from a city approved tree list. Trees shall be planted ten feet (10') away from alleys, driveways, fire hydrants, water lines, and sewer lines and five feet (5') from gas, electrical, telephone, cable television, and adjoining property lines. They shall also be planted a minimum of twenty feet (20') from city streetlights. Ultimate planting locations shall be subject to city review and approval based upon field conditions.

Section 9.5D1-2.E.5 shall be eliminated: ~~Project Entry Landscaping: Entries to multi-tenant projects (both residential and nonresidential) shall be designed as a special statement reflective of the character and scale of the project to establish identity for tenants, visitors, and patrons. Flowering accent plantings and specimen trees shall be used to reinforce the entry statement.~~

Section 9.5D1-2.E.6.e.2 shall be amended to read: Trees shall be planted throughout the parking area at a minimum ratio of one tree for each ~~six (6)~~ eight (8) double loaded parking spaces or one tree for each ~~three (3)~~ four (4) single loaded or side loaded parking spaces.

Section 9.5D1-2.F.3 shall be amended to read: Trees shall be replaced with ~~15-inch box~~ a fifteen (15) gallon size tree.

Section 9.5D1-3.A.1.f shall be amended to read: Check valves are required ~~where elevation differences may cause low head drainage~~ on all new sprinkler heads.

Section 9.5D1-3.A.1.b shall be eliminated: ~~Sprinkler heads with a precipitation rate of 0.85 inch per hour or less shall be used on slopes exceeding fifteen percent (15%) or on slopes exceeding ten percent (10%) within ten feet (10') of hardscapes to minimize runoff.~~