

LEMOORE PLANNING COMMISSION
Regular Meeting
AGENDA
Lemoore Council Chambers
429 'C' Street
Monday, March 24, 2014 at 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 November 25, 2013
4. Introduction – Commissioner Judy Badasci
5. Election – Chairman – Vice-Chairman
 - a. Open Nominations for Chairman
 - b. Motion and Decision – Chairman
 - c. Chairman Seated
 - d. Open Nominations – Vice-Chairman
 - e. Motion and Decision – Vice-Chairman
6. Review – Code of Ethics for Elected Officials – Government Section 8920
7. Review – California Environmental Quality Act (CEQA)
8. Planning Director's Report
9. Commission's Report and Request for Information
10. Adjournment

Tentative Future Items

April 14th
None at this time.

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, March 24, 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 21st day of March 2014.

//s//
Kristie Baley, Planning Commission Secretary

WELCOME TO YOUR LEMOORE PLANNING COMMISSION MEETING

Whether you are attending this meeting because of general interest, or because a particular item of special interest is to be reviewed, your presence is an important means of helping to insure an informed public and responsible City Government.

PLANNING COMMISSION

The Planning Commission has been established to advise the City Council in planning and zoning matters.

REGULAR PLANNING COMMISSION MEETINGS

Meetings are held at 7:00 p.m. on Second and Fourth Monday of each month. Business requiring Commission action is listed on the Planning Commission Meeting Agenda posted at City Hall located at 119 Fox Street and on the City of Lemoore website www.lemoore.com. In compliance with the State open meeting laws (Brown Act), only those items on the agenda may be acted upon by the Planning Commission.

CONDUCT AT PUBLIC MEETINGS

Your courtesy is requested to help our meeting run smoothly. If you'll be kind enough to follow these simple rules, we can make the best possible use of time. Please silence all electronic devices. Please refrain from public displays or outbursts such as unsolicited applause, comments, cheering, foul language, or obscenities. Any disruptive activities that substantially interfere with the ability of the City to carry out its meeting or prevents/disrupts others from fully participating in the meeting will not be permitted and offenders will be requested to leave the meeting pursuant to Government Code § 54957.9.

PUBLIC COMMENTS

At a Planning Commission meeting, those who wish to be heard on matters on the agenda should indicate their desire to speak when the item is ready for discussion. If you wish to comment on an item which is not on the agenda, you may do so under "Public Comments". In order to allow time for all public comments, each individual's comments are limited to five minutes. Time shall not be shared/loaned from speaker to speaker. If you wish to request time on an upcoming Planning Commission Agenda to present a particular item or matter to the Planning Commission, you may contact the Planning Commission Secretary at any time before 12:00 noon on the Tuesday immediately preceding the Planning Commission meeting to so request. If the matter is within the Planning Commissions jurisdiction, and the Planning Commission has not taken action or considered the item at a recent meeting, the Planning Director may place the item on the Agenda. When addressing the Planning Commission, you are requested to come forward to the speaker's microphone, state your name and address, and then proceed with your presentation.

PLANNING COMMISSION ACTION

Resolution

A Resolution is a formal written expression of a policy, opinion or desire of the Planning Commission. It requires only one reading and becomes effective on adoption.

Minute Order

Actions of the Planning Commission recorded only in the Minutes taken in all cases where a formal Resolution is not needed or required.

SUGGESTIONS, INQUIRIES OR COMPLAINTS

While any citizen may speak directly to the Planning Commission concerning suggestions, inquiries or complaints, the Planning Director or Department Head responsible for the service or work concerned, can usually provide pertinent information or handle the matter without delay if a request is made directly to him or her. If you are not sure which department to call, or whenever you feel the matter has not been properly handled, please contact the office of the Planning Director at 711 W. Cinnamon Drive or telephone 924-6740.

Minutes of the
LEMOORE PLANNING COMMISSION
November 25, 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, Marvin, Monreal, Wynne; City Planner Brandt; Planning Director Wlaschin; Project Manager Holwell; Planning Commission Secretary Baley

PUBLIC COMMENT:

Dallas Jewel of 610 Oakdale Lane, located on the northeast corner of Vine Street and Oakdale Lane, presented information concerning the location of his fence.

Public Works/Planning Director presented front yard vs. side yard setback issues relating to corner lots and requested direction from Commissioners.

City Planner Brandt answered City Ordinance questions and discussed alternative options to alleviate confusion.

The Commission did not take action, but due to the nature of Mr. Jewel's case, agreed staff should allow the fence to remain in its current location to accommodate the property owner until such time, if necessary, that staff presents a formal request to the Planning Commission to relocate or remove the fence.

MINUTES – REGULAR MEETING OCTOBER 28, 2013:

It was moved by Commissioner Clement, seconded by Commissioner Wynne, and carried to approve the Minutes of the Regular Meeting of October 28, 2013.

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

PUBLIC HEARING – RESOLUTION 2013-06 – RECOMMENDEING AMENDMENTS TO THE CITY OF LEMOORE ZONING CODE AND AN ORDINANCE(S) REPEALING AND RE-ADOPTING LEMOORE MUNICIPAL CODE CHAPTER 9, TITLES 1-12 (ZONING):

Chairman Meade opened the Public Hearing at 7:26 p.m.

There was no comment from the public.

City Planner Brandt presented a final review of changes.

Vice-Chairman Garcia requested further review of changes to the Ordinance as it relates to Vending Machines.

Commissioner Monreal excused himself at 8:27 p.m.

The Commission recommended that Brandt not strike (F) from the Vending Machine Ordinance.

Commissioner Monreal returned at 8:30 p.m.

Vice-Chairman Garcia requested further explanation concerning changes to the Downtown Design Ordinance.

The Commission recommended that Brandt strike the word “preferred”, in reference to the Downtown Color Pallet.

Public Works/Planning Director Wlaschin requested discussion of page 164 of the redline version (front yard variances), front yard/side yard setback requirements as it relates to fences and the site plan requirements for custom homes.

Discussion ensued.

City Planner Brandt recapped the recommended changes, striking “(f)” from Vending Machines section; striking “preferred” concerning the Downtown Color Pallet; including a setback exception as it relates to corner lots with front door facing the side yard; additional clarification to the table concerning number of units allowed per lot; and striking “custom homes” from developments requiring a site plan review.

Wlaschin requested that Brandt discuss parking and setback requirements, particularly in the DMX and Mixed Use Zones.

Brandt provided information, particularly, as it is currently affecting new development.

The Commission agreed to the recommendation to include an exception for specific cases; permitting a deviance in parking requirements to better suit the site.

Commissioner Meade closed the Public Hearing at 8:51 p.m.

It was moved by Commissioner Wynne, seconded by Commissioner Monreal, and carried to approve Resolution 2013-06 – Recommending Amendments to the City of Lemoore Zoning Code and Ordinance(s) Repealing and Re-adopting Lemoore Municipal Code Chapter 9. Titles 1-12 (Zoning) and acknowledging additional changes recommended during the Public Hearing.

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

PLANNING DIRECTOR'S REPORT:

Public Works/Planning Director Wlaschin reported:

The Grove Apartment Complex to be developed on 19 1/2 Ave, north of the rail-road tracks pulled permits for first phase of the project.

Chevron pulled permits for the City Wide Solar Project and panels should be in place by April or May.

Virgil Beard postponed pulling a grading permit for the industrial project on Enterprise Drive. The property was found to be 1 1/2 ft. lower than the adjacent properties and dirt is being brought in prior to grading.

Agusa is expected to move forward with the development of a wastewater treatment plant at their facility. Improvements will be made inside and outside of the facility as well the addition of another road access and will require a site plan review.

Building Inspector RT Henson is out on medical leave. City of Lemoore Building Inspector Frank Rivera is assisting with the workload. Kings County Building Inspectors are providing assistance when necessary.

COMMISSIONER REPORTS AND REQUESTS FOR INFORMATION:

Vice-Chairman Garcia requested information regarding the projects that Jerry Irons had shown interest in on Lemoore Ave. Wlaschin reported that Mr. Irons had shown interest in several properties, but that he appears to have pulled out. Wlaschin was not sure exactly why.

Commissioner Wynne thanked Brandt for the excellent work he did on Zoning Ordinance changes. The Commission agreed

ADJOURNMENT:

At 8:58 p.m. the meeting adjourned.

Approved the 24th day of March 2014.

Full digital audio recording is available.

Attest:

, Chairman

Kristie Baley, Secretary