

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

**April 13, 2015**  
**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 March 9, 2015

4. Public Hearing – Report and Recommendation – Resolution No. 2015-03 – Ginamarie DeMilio – Major Home Occupation Permit No. 2015-07 – Etiquette Classes in the RLD (Low Density Residential) Zone located at 652 Vista Court – APN 023-370-038

5. Public Hearing – Report and Recommendation – Resolution No. 2015-04 – Conditional Use Permit No. 2015-01 – Sam Lakhani (Bob Shockley, agent) – Allow Vehicle Sales on 3.3-Acre portion of a 43-Acre parcel in ML (Light Industrial) Zone located at 1575 Enterprise Drive – APN 024-051-027

6. Approval – Letter to City Council – Code Enforcement Policies

7. Planning Director's Report

8. Commission's Report and Request for Information

9. Adjournment

**Tentative Future Items**

May 11<sup>th</sup>

Public Hearing – Report and Recommendation – Zone Change and General Plan Amendment

June Notice of ADA Compliance: If you or anyone in your party needs reasonable accommodation to attend, or participate in, any Planning Commission 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](http://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, April 13, 2015 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 9<sup>th</sup> day of April 2015.

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Kristie Baley, 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. An agenda is prepared for each Planning Commission Meeting. 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, telephone 924-6740.

Minutes of the  
LEMOORE PLANNING COMMISSION  
March 9, 2015

**MEETING CALLED TO ORDER:**

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

**ATTENDANCE:**

Chairman Garcia, Vice-Chairman Clement, Commissioners Badasci, Dow, Marvin, Wynne; City Planner Brandt, Planning Director Wlaschin, Commission Secretary Baley

Absent: Monreal, Holwell

**PUBLIC COMMENT:**

There was no comment from the public.

**MINUTES – REGULAR MEETING FEBRUARY 9, 2015:**

It was moved by Commissioner Marvin and seconded by Commissioner Badasci to approve the Minutes of the Planning Commission Regular Meeting of February 9, 2015.

Ayes: Marvin, Badasci, Clement, Dow, Wynne, Garcia

Absent: Monreal

**PUBLIC HEARING – REPORT AND RECOMMENDATION – RESOLUTION NO. 2015-01 – WATHEN CASTANOS – AMENDMENT TO PUD 2004-04 – TRACT 752 – SIDE YARD SETBACKS:**

City Planner Brandt presented the recommendation and reason for amendment request and answered questions from Commissioners.

Chairman Garcia opened the Public Hearing and requested comment from the public at 7:07 pm.

Josh Pederson with Wathen Castanos Homes provided reasoning for the request and answered questions from the Commissioners.

There was no comment from the public.

Chairman Garcia closed the Public Hearing at 7:11 p.m.

It was moved by Commissioner Wynne and seconded by Commissioner Clement to approve Resolution 2015-01 – Approving a request by Wathen Castanos to Amend PUD 2004-04 – Tract 752 – Side Yard Setbacks.

Ayes: Wynne, Clement, Dow, Marvin, Garcia

Absent: Monreal

PUBLIC HEARING – REPORT AND RECOMMENDATION – RESOLUTION NO. 2015-02 – MAJOR SITE PLAN REVIEW 2015-02 – DR. RIEMER, DDS – 446 “C” STREET – APN’S 020-082-010 AND 020-082-014:

Commissioner Badasci recused herself and left the room.

City Planner Brandt presented the site plan and answered questions from Commissioners.

Chairman Garcia opened the Public Hearing and requested comment from the public at 7:16 pm.

There was no comment from the public.

Chairman Garcia closed the Public Hearing at 7:20 p.m.

It was moved by Commissioner Clement and seconded by Commissioner Marvin to approve Resolution 2015-02 – Approving Site Plan Review 2015-02 a request by Dr. Riemer, DDS to construct a dental office at 446 “C” Street.

Ayes: Clement, Marvin, Dow, Wynne, Garcia

Abstain: Badasci

Absent: Monreal

DISCUSSION – CODE ENFORCEMENT – COMMUNITY OFFICER DUTIES:

Police Chief Smith provided detailed information concerning community based programs, statistics, state laws, City ordinance changes, fines and the services provided by the City Community Service Officers.

Smith answered questions from Commissioners.

Community Service Officer Perez described her duties and discussed concerns on both sides with Commissioners.

Commissioners agreed to address concerns to the City Council via letter. Chairman Garcia will present a draft letter at the next regular meeting of the Commission.

PLANNING DIRECTOR’S REPORT:

Planning Director Wlaschin reported on ongoing projects.

Wlaschin reported that the cemetery fence has been replaced with a 6 foot fence, with no barbed wire and is in compliance with City Ordinance.

Wlaschin reported that Mitch Covington is not moving forward with Tract 908 at this time. He is waiting for a change in the market.

Wlaschin reported that GHQ Investments has begun requesting final inspections on Phase I of “The Grove” and occupancy is expected to begin in the coming months.

Wlaschin reported that the City applied for grant money to install sidewalks on either side of The Grove Apartments along 19<sup>th</sup> Avenue from Bush to Cinnamon Drive.

Wlaschin stated his retirement date will be April 16, 2015 and that Analyst Lauren Apone will be leaving in April as well.

Wlaschin reported on City will be doubling the storage tanks at the CNG station due to the demand.

COMMISSIONERS REPORT AND REQUESTS FOR INFORMATION:

Commissioner Badasci reported that she recently attended the 2015 Planning Commissioners Academy and would like to provide a report during the next regular meeting of the Commission.

ADJOURNMENT:

At 8:03 p.m. the meeting adjourned.

Approved the 13<sup>th</sup> day of April, 2015.

Full digital audio recording is available.

Attest:

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Dr. Jeffrey Garcia, Chairman

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Kristie Baley, Commission Secretary

**Mayor**  
Lois Wynne  
**Mayor Pro Tem**  
Jeff Chedester  
**Council Members**  
Ray Madrigal  
Eddie Neal  
William Siegel



**Public Works/  
Planning Services  
Department**  
711 W. Cinnamon Drive  
Lemoore, CA 93245  
Phone (559) 924-6740  
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## Staff Report

ITEM NO. 4

**To:** Planning Commission

**From:** Michael Hernandez, Assistant Planner and  
Steve Brandt, City Planner

**Date:** March 27, 2015                      **Meeting Date:** April 13, 2015

**Subject:** Public Hearing to consider Home Occupation Permit No. 2015-07: a request by Ginamarie DeMilio to operate a School of Etiquette in a residence located at 652 Vista Court (APN 023-370-038).

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### Discussion:

A Home Occupation Permit Application was received from Ginamarie DeMilio, a request to operate a School of Etiquette in a residence located at 652 Vista Court (APN 023-370-038). The site is located on the east side of Vista Court, on a corner lot where the street feeds into a cul-de-sac: the zoning is Low Density Residential (RLD.)

The applicant is proposing 250 square feet of the home will be occupied by the business. The service will teach/coach children and adults on social skills, communication skills, dining manners and etiquette. There is no equipment or material needed to be kept on the premises.

The applicant owns the proposed place of business. There is enough street frontage on the street for parking. Generally, homes typically have frontage to accommodate two parked cars on the street. However, the applicant's home is on a corner lot. There is enough street frontage on the street side yard to accommodate four cars, and also enough in the front to accommodate one or two cars. The maximum number of customers allowed per day is five. Therefore, even if they are all there at the same time, there is enough parking in front and side of the home. No noise will be generated from the home.

Staff believes that this service would be similar in nature and potential impact to a homeowner who gives music lessons. These types of home occupations are typically approved as long as the operator stays within the limit of a maximum of 5 customers per day.

### **Recommendation:**

Staff recommends that the Planning Commission conduct a public hearing to take testimony regarding Home Occupation Permit No. 2015-07. Following the public hearing, Staff recommends that the Planning Commission approve the Home Occupation Permit by adopting the attached resolution.

### **Attachments**

- Resolution 2015-03
- City of Lemoore Zoning Ordinance, Title 9; 9-4D-5: Home Occupations
- Figure 1: Vicinity Map of Proposed Home Occupation Site

**RESOLUTION #2015-03**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE  
APPROVING HOME OCCUPATION PERMIT NO. 2015-07 TO ALLOW  
A SCHOOL OF ETIQUETTE**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on April 13, 2015, 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**, Ginamarie DeMilio has requested a Home Occupation Permit, to allow her to operate a school of etiquette in her residence located at 652 Vista Court; and

**WHEREAS**, the proposed area of business will occupy a space of 250 square feet within the residence; and

**WHEREAS**, the zoning on the parcel is RLD (Low Density Residential); and

**WHEREAS**, the project is categorically exempt from the California Environmental Quality Act (CEQA.); and

**WHEREAS**, the Lemoore Planning Commission held a duly noticed public hearing at their April 13, 2015, meeting.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Lemoore hereby makes the following findings with regarding the proposed Home Occupation Permit:

1. The proposed home occupation is consistent with the general plan, any applicable specific plans, and all applicable provisions of this title (Section 9-4D-5). The proposed use of the building is consistent with the General Plan; the school shall be inside the applicant's home.
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 proposed use will not result in excessive amounts of traffic to the project site. The proposed structure will provide adequate space for its intended use.
3. The site of the proposed use is physically suitable for the type, density, and intensity of the use and related structures being proposed. The proposed site does provide sufficient parking that is in close proximity to the place of business.
4. The proposed home occupation 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 patterns, and service facilities in the vicinity. The proposed use and related structures are compatible with the adjacent service facilities.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Lemoore hereby approves Home Occupation Permit No. 2015-07, subject to the following performance standards:

1. Number of Home Occupations: There is no limit on the number of home occupations at a residence provided that the performance standards identified in this section are met.
2. Employees: Offsite employees or partners are not permitted. Only occupants of the home may work on site.
3. Habitable Floor Area: The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes. Not more than one hundred fifty (250) square feet or fifteen percent (15%) of the floor area of the dwelling, whichever is less, shall be used in the home occupation.
4. Offsite Effects: There shall be no mechanical equipment or operation used which creates or makes dust, odor, vibration, or other effects detectable at the property line. No process shall be used which is hazardous to public health, safety, morals, or welfare.
5. Sales:
  - a. Onsite Sales: There shall be no products sold on the premises except artist's originals or products individually made to order on the premises.
  - b. Offsite Sales: Offsite sales, including electronic and mail order commerce, shall be permitted.
6. Display: There shall be no display of products produced by occupants of the dwelling which are visible in any manner from the outside of the dwelling unit.
7. Traffic: The use shall not generate pedestrian or vehicular traffic beyond that which is normal in a residential district nor in any case require the parking of more than two (2) additional vehicles at any one time.
8. Vehicles: One truck or van, not more than three-quarters (3/4) ton capacity, may be kept on or adjacent to the premises associated with the home occupation. No campers or semitrailers incidental to the home occupation shall be kept on the premises.
9. Storage: There shall be no storage of material or supplies out of doors.
10. Exterior Appearance: There shall be no remodeling or construction of facilities especially for the home occupation which changes the external appearance of the neighborhood from a residential to a more commercial look when viewed from the front of the building.
11. Signs: Signs shall be allowed for the home occupation in accordance with chapter 5, article F, "Signage", of the Lemoore Zoning Ordinance. For a building attached sign, one sign of a maximum area of 2 square feet not higher than the roofline of the home if allowed.
12. Visitors and Customers: Visitors and customers shall not exceed those normally and reasonably occurring for a residence, including not more than five (5) a day, during the hours of eight in the morning (8:00 A.M.) to seven in the evening (7:00 P.M.).

13. Deliveries: Deliveries shall not exceed those normally and reasonably occurring for a residence. Deliveries of materials for the home occupation shall not involve the use of commercial vehicles except for FedEx, UPS, or USPS type home pickups and deliveries.
14. Hazardous Materials: Storage of hazardous materials is limited to below those thresholds as established by the fire department to not require any special permits or licenses.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on April 13, 2015, by the following votes:

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

**APPROVED:**

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**Dr. Jeffrey Garcia, Chairperson**

**ATTEST:**

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**Kristie Baley, Planning Commission Secretary**

## Lemoore Zoning Ordinance

### 9-4D-5: HOME OCCUPATIONS:

- A. Purpose and Applicability: The regulations contained in this section shall apply to home occupations to ensure the compatibility of the home occupations with the principal residential uses in order to protect the integrity and character of neighborhoods.
- B. Approval Process: Prior to the establishment of a home occupation, the proprietor of a home occupation shall first obtain a home occupation permit and a business license from the city. The procedures for submittal, review, and approval of the home occupation permit shall be as described in chapter 2, article B, "Planning Permits and Entitlements", of this title. No business license shall be issued until a home occupation permit is first issued. Business licenses shall be reviewed and issued consistent with the provisions of title 3, "Business, License and Permit Regulations", of the municipal code.
- C. Categories of Home Occupations: As described in chapter 2, article B, "Planning Permits and Entitlements", of this title, there are two (2) types of home occupations permits - major and minor. Major permits are discretionary in nature and are reserved for those activities that may generate vehicular and pedestrian traffic and that may adversely impact residential neighborhoods. Minor permits are ministerial and are for those activities that have little or no impact on the neighborhood. Examples of each kind of activity are described below. The planning director shall have the authority to determine if a proposed activity is a major or minor activity, or is an activity prohibited as a home occupation.
1. Minor Home Occupation: Minor home occupations are home occupations that do not generate higher levels of traffic than that customarily found in a residential neighborhood, do not have customers visiting the home, and which do not have a noticeable appearance. Examples include, but are not limited to, the following types of occupations:
    - a. Art and craft work such as ceramics, flower arranging, jewelry making, painting, sculpting, and photography;
    - b. Electronic and other by mail commerce involving the storage and shipping of goods and products from the home; and
    - c. Office uses such as an office for a tax preparer, contractor, architect, attorney, consultant, counselor, engineer, insurance agent, planner, tutor, data and/or word processing, and real estate agent where no customers come to the home.
    - d. Cottage food operations that are established per California Government Code Section 51035.
  2. Major Home Occupation: Major home occupations are more intensive operations that may have a noticeable impact on surrounding residential land uses as a result of increased traffic (vehicular and pedestrian), that may have up to five (5) customers come to the home per day, and that send or receive goods beyond those customary for a residential neighborhood. Examples include, but are not limited to, the following types of occupations:
    - a. Furniture stripping and refurbishing;

b. Mobile clinics; and

c. Office uses such as an office for a contractor, architect, attorney, consultant, counselor, engineer, insurance agent, planner, tutor, data and/or word processing, and real estate agent where fewer than five (5) customers come to the home per day.

D. Activities Prohibited As Home Occupations: The following activities are specifically prohibited as home occupations:

1. Ambulance service;
2. Ammunition reloading, including custom reloading;
3. Boarding house, bed and breakfast, hotel, timeshare condominium;
4. Carpentry, cabinetmakers;
5. Ceramics (kiln of 6 cubic feet or more);
6. Firearms repair or sales;
7. Health salons, gyms, dance studios, aerobic exercise studios;
8. Massage therapy;
9. Medical, dental, chiropractic, or veterinary clinics (including boarding);
10. Mortician, hearse service;
11. Palm reading and fortune telling;
12. Private clubs;
13. Repair or reconditioning of boats or recreation vehicles;
14. Restaurants or taverns;
15. Retail sales from site (except direct distribution of artist's originals, food prepared at a cottage food operation, and electronic and mail order commerce);
16. Storage, repair, or reconditioning of major household appliances;
17. Storage, repair, or reconditioning of motorized vehicles or large equipment on site other than personal use;
18. Tattoo service;
19. Tow truck service; and
20. Welding service.

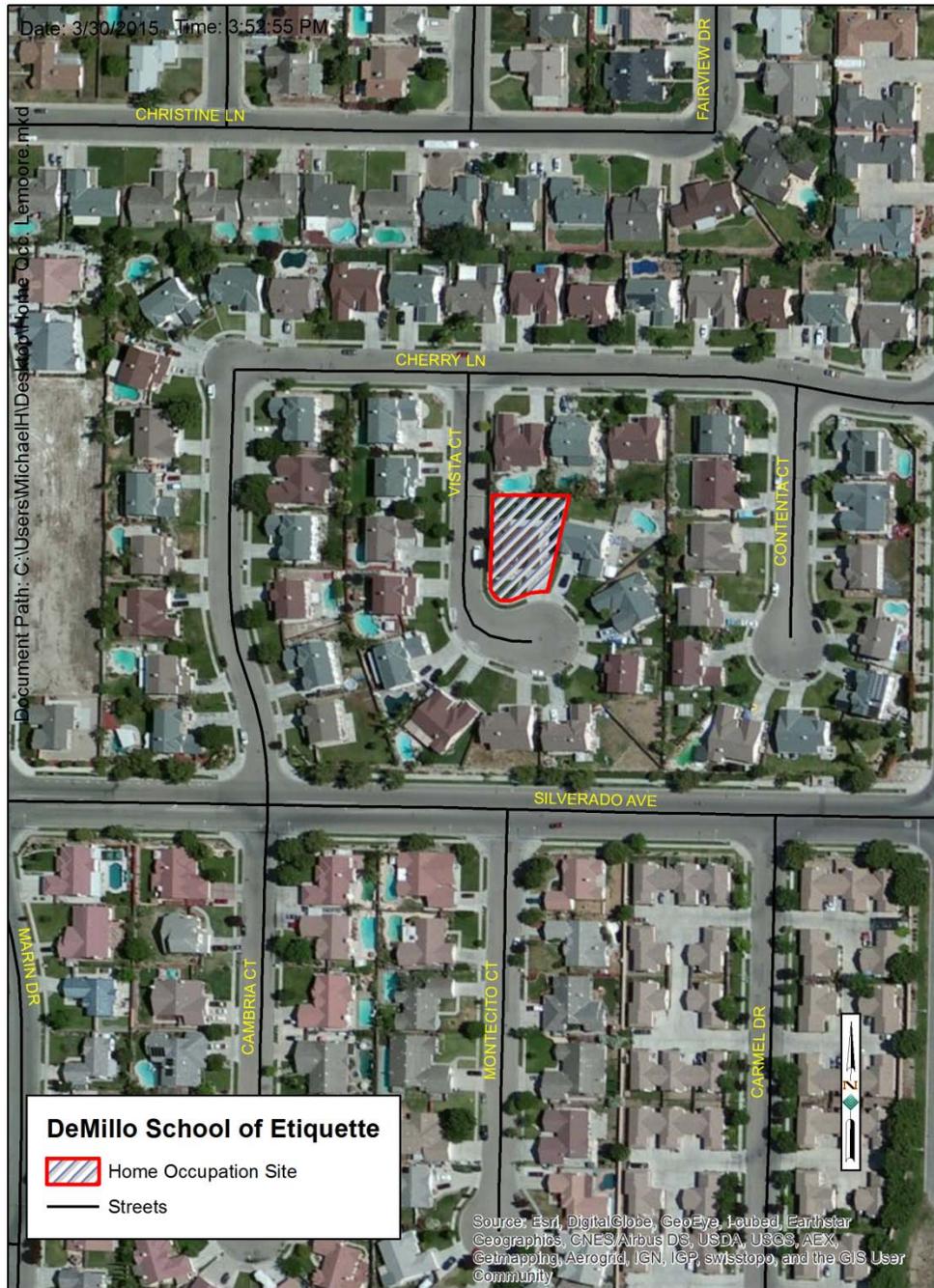
E. Performance Standards: The following standards shall apply to all minor home occupation permit applications. The standards may be modified by the approving authority for major home occupations.

1. Number of Home Occupations: There is no limit on the number of home occupations at a residence provided that the performance standards identified in this section are met.
2. Employees: Offsite employees or partners are not permitted. Only occupants of the home may work on site.
3. Habitable Floor Area: The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes. Not more than one hundred fifty (150) square feet or fifteen percent (15%) of the floor area of the dwelling, whichever is less, shall be used in the home occupation.
4. Offsite Effects: There shall be no mechanical equipment or operation used which creates or makes dust, odor, vibration, or other effects detectable at the property line. No process shall be used which is hazardous to public health, safety, morals, or welfare.
5. Sales:
  - a. Onsite Sales: There shall be no products sold on the premises except artist's originals or products individually made to order on the premises.
  - b. Offsite Sales: Offsite sales, including electronic and mail order commerce, shall be permitted.
6. Display: There shall be no display of products produced by occupants of the dwelling which are visible in any manner from the outside of the dwelling unit.
7. Traffic: The use shall not generate pedestrian or vehicular traffic beyond that which is normal in a residential district nor in any case require the parking of more than two (2) additional vehicles at any one time.
8. Vehicles: One truck or van, not more than three-quarters (3/4) ton capacity, may be kept on or adjacent to the premises associated with the home occupation. No campers or semitrailers incidental to the home occupation shall be kept on the premises.
9. Storage: There shall be no storage of material or supplies out of doors.
10. Exterior Appearance: There shall be no remodeling or construction of facilities especially for the home occupation which changes the external appearance of the neighborhood from a residential to a more commercial look when viewed from the front of the building.
11. Signs: Signs shall be allowed for the home occupation in accordance with chapter 5, article F, "Signage", of this title.
12. Visitors and Customers: For minor home occupation permits, no visitors or customers shall be allowed. For major home occupation permits, Visitors and customers shall not exceed those normally and reasonably occurring for a residence, including not more than five (5) a day, during the hours of eight in the morning (8:00 A.M.) to seven in the evening (7:00 P.M.).
13. Deliveries: Deliveries shall not exceed those normally and reasonably occurring for a residence. Deliveries of materials for the home occupation shall not involve the use of commercial vehicles except for FedEx, UPS, or USPS type home pickups and deliveries.

14. Hazardous Materials: Storage of hazardous materials is limited to below those thresholds as established by the fire department to not require any special permits or licenses.

15. Notwithstanding the foregoing standards, a cottage food operation may have one (1) employee who does not live at the site, and may sell goods at the site.

F. Failure to comply with these standards may result in revocation of the home occupation permit and/or business license. (Ord. 2013-05, 02/06/2014)



Home Occupation-Vicinity Map

Figure 1

**Mayor**  
Lois Wynne  
**Mayor Pro Tem**  
Jeff Chedester  
**Council Members**  
Ray Madrigal  
Eddie Neal  
William Siegel



**Public Works/  
Planning Department**

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

## Staff Report

ITEM 5

**To:** Planning Commission  
**From:** Steve Brandt, City Planner  
**Date:** April 7, 2015

**Hearing Date:** April 13, 2015

**Subject:** Public Hearing to consider CUP No. 2015-01: a request by Bronco Trailers (Sam Lakhani) to establish vehicle and trailer sales lot located on the southwest corner of Commerce Way and Enterprise Drive.

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### Recommended Action

City staff recommends that the Planning Commission conduct a public hearing to take testimony regarding CUP No. 2015-01. 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, Sam Lakhani, requests a Conditional Use Permit to establish a vehicle and trailer sales lot. Bronco Trailers sells a variety of covered and uncovered trailers for hauling vehicles, equipment, goods, and commodities. The vacant site is 43.47 acres and is located on the southwest corner of Enterprise Drive and Commerce Way. A 2.99-acre portion located at the northwest corner of the overall site is the only portion proposed for development at this time. No parcel map to divide the property is proposed at this time.

Proposed improvements include a 3,000 sq.ft. office and warehouse with roll-up doors, a 9-space parking lot for employees and customers, and a trailer display lot. A 6-foot tall chain link fence would surround the 2.99-acre site, with a gate at the entrance from Enterprise Drive. The fence would be set back 20 feet from Enterprise Drive and 30 feet from Highway 41. There would be a trash enclosure on the north end of the site, and 20-foot tall security lights and chain link fencing surrounding the site.

<b>Applicant</b>	Bronco Trailer, Sam Lakhani
<b>Location</b>	Southwest corner of Commerce Way and Enterprise Drive.
<b>Existing Land Use</b>	Vacant Lot
<b>APN</b>	024-051-027
<b>Site Size</b>	2.99 Acres
<b>Lot Size</b>	43.47 Acres

**Zoning** ML (Light Industrial)

**General Plan** 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	G.V. Burrows, Inc.	ML	Light Industrial
South	vacant land	ML	Light Industrial
East	OLAM Tomato Processor	ML	Light Industrial
West	State Route 41	N/A	N/A

### **Zoning/General Plan**

The site is zoned Light Industrial. As stated in the General Plan, “This district is designated for manufacturing, warehousing, storage, distribution, sales, and services with ancillary commercial and office space. Free standing stores are not permitted.” The trailer sales lot would be consistent with the intent of the Light Industrial use designation in the General Plan.

This zone allows Auto and Vehicle Sales with a Conditional Use Permit. Auto and Vehicle Sales is the listed use that is closest to trailer sales in the Zoning Ordinance.

### **Access**

The only access to the site will be from the new drive approach on Enterprise Drive. The gates will remain open during business hours.

### **Environmental Assessment**

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

### **Architectural and Site Design Standards**

The Zoning Ordinance contains a number of architectural and site design standards for new development in industrial zones. City staff reviewed the site plan for compliance with these standards during minor site plan review and determined that the site plan, as proposed, meets all of the architectural and site design standards.

### **Landscaping**

The landscape schematic (Sheet 4) shows landscaping around the perimeter of the 2.99-acre site, around the building, and around the parking area. The location of landscaping meets the standards in the zoning ordinance, however, a number of plant types and sizes that are shown in the planting schedule do not meet the zoning ordinance standard as defined within Article D1: Landscaping Standards of the Zoning Ordinance. City staff is recommending that the following

changes be added into the landscape schematic. These requirements have been added as a condition of approval.

- Raywood ash trees are known to have root systems that break up nearby concrete. Staff would recommend that this tree type be replaced with a tree type that is on the City's approved street tree list and has been deemed acceptable for parkway strips. Raywood ash could be used along State Route 41 since there is much more space for roots.
- The zoning ordinance requires trees to be a minimum 15 gallon size and shrubs to be a minimum 5 gallon size.
- The zoning ordinance requires one tree in the parking lot landscaping for every 3 parking spaces. The site plan shows one tree. Staff recommends that a total of four trees be planted there.
- Escallonia plants are known to die for no apparent reason after about 5 or so years. Staff recommends that a different plant be used in its place.
- Miniature oleanders will be used around the perimeter of the site. They are shown at roughly 10-foot intervals. Staff recommends, based on their typical growth pattern, that they be placed roughly 5 feet apart in order to provide adequate coverage. This would roughly double their amount.

## **Parking**

A 3,000 sq.ft. building for a sales lot requires 11 parking spaces (3.5 per 1,000 sq.ft.) There are 11 spaces shown on the site plan. Bicycle parking is also provided near the building entrance to meet building code requirements (see note 34.)

The majority of the site will be used for the trailer display area. The applicant is proposing to initially construct a surface of 4" of base rock with decomposed granite paving on top, and will permanently pave with asphalt within one year of the beginning of operations. (See note 29 on page 2 of the site plan.) Staff is supportive of this, and has added it as a condition of approval.

## **Signage**

All signage shall meet the requirements of Chapter 5F of the Zoning Ordinance. Signs require a building permit. The site is allowed building signage and a monument sign that is no taller than the height of the building. A sign application for a monument sign had previously been submitted, but it was denied because it was taller than the proposed height of the new building. The sign shown on Sheet 1.1 of the application is the same height as the proposed building and would be approved if resubmitted in this form. A modified sign application has not yet been resubmitted.

A highway-oriented sign would be allowed on the site if the sign provides spaces for at least six businesses that would be located on the 49-acre site in the future. The applicant has provided a conceptual site plan showing a number of future businesses on the site. This overall site plan is conceptual, and has not been reviewed through the Site Plan Review process. For now, its purpose is to establish that a highway-oriented sign could be applied for because there is the potential for at least six businesses to be on the site in the future.

## **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 proposed use of the building is consistent with the General Plan; the proposed use would serve as a vehicle and trailer sales lot.
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 proposed use will not result in excessive amounts of traffic to the project site. The proposed structure will provide adequate space for its intended use.
3. The site of the proposed use is physically suitable for the type, density, and intensity of the use and related structures being proposed. The proposed site does provide sufficient parking and it is in close proximity to the structure that it will be serving.
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 patterns, and service facilities in the vicinity. The proposed use and related structures are compatible with the adjacent service facilities.

City staff recommends that these findings be made, based upon review of the submitted site plan, and with the recommended conditions of approval.

## **Recommended Conditions**

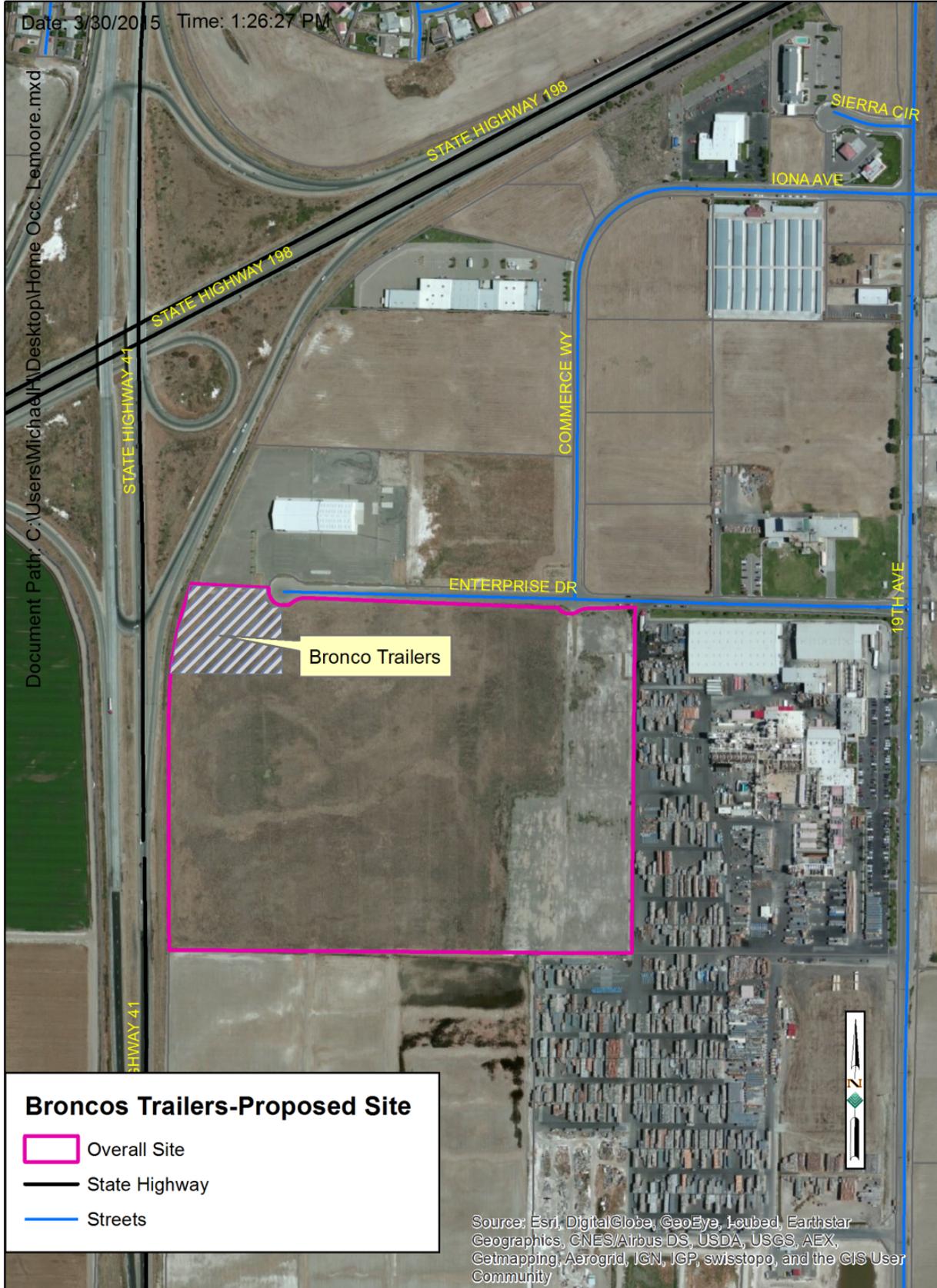
Staff recommends the following conditions be applied to the approval of the Conditional Use Permit:

1. The site shall be developed consistent with the submitted site plan, floor and elevation plans, and landscape schematic (Sheets 2, 3, and 4), except as modified by these conditions, the comments of Minor Site Plan Review, and applicable development standards found in the Zoning Ordinance.
2. 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.
3. The operation shall be conducted entirely within the site.
4. Any expansion beyond the site shall first require an amendment to this conditional use permit.

5. The time limits and potential extensions and expiration of this conditional use permits are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.
6. The proposed use, by its nature, involves outdoor sales and storage, so it is exempt from the 10% maximum area requirement in Section 9-4D-17D2. Only goods and services associated with the primary use may be stored, sold or displayed. No outdoor storage or sales shall occur in landscaped areas or on pedestrian walkways.
7. The project and all subsequent uses must meet the requirements found in Section 9-5B-2 of the Zoning Ordinance related to noise, odor, and vibration, and maintenance.
8. Installation of curbs, gutters, and sidewalks shall be required. All on site utilities shall be installed underground.
9. The project shall meet all the applicable requirements for outdoor lighting found in Section 9-5B-4 of the Zoning Ordinance.
10. 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.
11. Refuse areas shall be screened from public view and adjoining public streets and rights of way and residential zoned areas. The chain link fence and the landscape area provide screening for the refuse area from view from the street.
12. A landscape and irrigation plan shall be submitted with the building permit application that meets the requirements of the zoning ordinance and the building code, including but not limited to:
  - a. The raywood ash tree type shall not be allowed, except in the area near State Route 41. Another tree type shall be chosen as a replacement that is on the approved street tree list.
  - b. The minimum plant sizes found in the Zoning Ordinance shall be adhered to.
  - c. A total of four trees shall be planted in the parking area planter adjacent to the 11 parking space.
  - d. The escallonia plant type shall be replaced with another plant type that is acceptable to the Community Development Director.
  - e. Spacing of shrubs/plants around the perimeter of the site shall be on more than 5 feet.
13. The vehicle and trailer display area shall be surfaced with 4" of base rock with decomposed granite prior to occupancy, and shall be permanently paved within one year of occupancy.

## **Attachments**

- Aerial Photo of Site
- Draft Resolution 2015-04 for Approval
- Site Plan Package (Site Plan, Floor Plan, Elevation Plan, Landscape Schematic)
- Conceptual Overall Master Plan for the Property
- Minor Site Plan Review – Bronco Trailers – February 24, 2015



**RESOLUTION #2015-04**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE;  
APPROVING, CONDITIONAL USE PERMIT NO. 2015-01 TO ALLOW BRONCO TRAILER SALES  
LOCATED ON THE SOUTHEAST CORNER OF HIGHWAY 41 AND ENTERPRISE DRIVE.**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on April 13, 2015, 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**, Bronco Trailer Sales, Inc., represented by Sam Lakhani, has requested a conditional use permit to allow vehicle and trailer sales on the southeast corner of Highway 41 and Enterprise Drive; and

**WHEREAS**, the proposed site is 2.99 Acres of an overall 43.47 Acre lot in size; and

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

**WHEREAS**, the project is categorically exempt from CEQA requirements per the exemption in Section 15303 of the CEQA Guidelines, pertaining to new, small structures; and

**WHEREAS**, the Lemoore Planning Commission held a duly noticed public hearing at their April 13, 2015, 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 proposed use of the building is consistent with the General Plan; the Trailer Sales Lot is a minor site plan that precludes a conceptual master site plan that would serve as an extension of an existing sales lot.
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 proposed use will not result in excessive amounts of traffic to the project site. The proposed structure will provide adequate space for its intended use.
3. The site of the proposed use is physically suitable for the type, density, and intensity of the use and related structures being proposed. The proposed site does provide sufficient parking and it is in close proximity to the building that it will be serving.
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 patterns, and service facilities in the vicinity. The proposed use and related structures are compatible with the adjacent service facilities.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Lemoore approves Conditional Use Permit No. 2015-01, subject to the following conditions:

1. The site shall be developed consistent with the submitted site plan, floor and elevation plans, and landscape schematic (Sheets 2, 3, and 4), except as modified by these conditions, the comments of Minor Site Plan Review, and applicable development standards found in the Zoning Ordinance.
2. 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.
3. The operation shall be conducted entirely within the site.
4. Any expansion beyond the site shall first require an amendment to this conditional use permit.
5. 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.
6. The proposed use, by its nature, involves outdoor sales and storage, so it is exempt from the 10% maximum area requirement in Section 9-4D-17D2. Only goods and services associated with the primary use may be stored, sold or displayed. No outdoor storage or sales shall occur in landscaped areas or on pedestrian walkways.
7. The project and all subsequent uses must meet the requirements found in Section 9-5B-2 of the Zoning Ordinance related to noise, odor, and vibration, and maintenance.
8. Installation of curbs, gutters, and sidewalks shall be required. All on site utilities shall be installed underground.
9. The project shall meet all the applicable requirements for outdoor lighting found in Section 9-5B-4 of the Zoning Ordinance.
10. 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.
11. Refuse areas shall be screened from public view and adjoining public streets and rights of way and residential zoned areas. The chain link fence and the landscape area provide screening for the refuse area from view from the street.
12. A landscape and irrigation plan shall be submitted with the building permit application that meets the requirements of the zoning ordinance and the building code, including but not limited to:
  - a. The raywood ash tree type shall not be allowed, except in the area near State Route 41. Another tree type shall be chosen as a replacement that is on the approved street tree list.

- b. The minimum plant sizes found in the Zoning Ordinance shall be adhered to.
  - c. A total of four trees shall be planted in the parking area planter adjacent to the 11 parking space.
  - d. The escallonia plant type shall be replaced with another plant type that is acceptable to the Community Development Director.
  - e. Spacing of shrubs/plants around the perimeter of the site shall be on more than 5 feet.
13. The vehicle and trailer display area shall be surfaced with 4" of base rock with decomposed granite prior to occupancy, and shall be permanently paved within one year of occupancy.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on April 13, 2015, by the following votes:

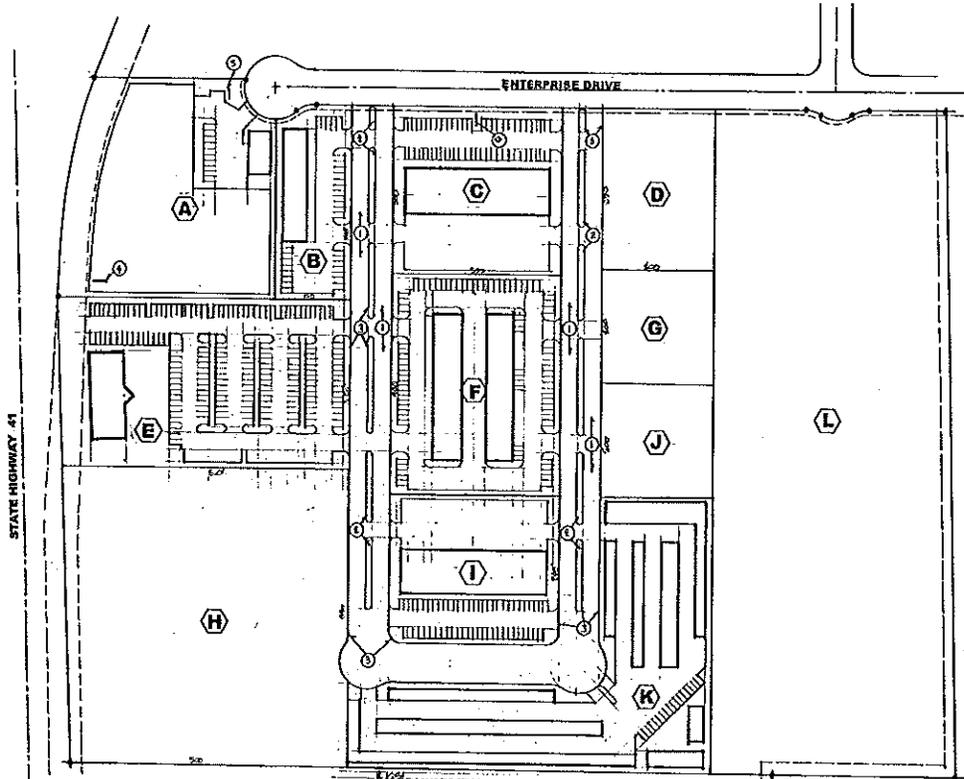
**AYES:**  
**NOES:**  
**ABSTAINING:**  
**ABSENT:**

**APPROVED:**

\_\_\_\_\_  
**Dr. Jeffrey Garcia, Chairperson**

**ATTEST:**

\_\_\_\_\_  
**Planning Commission Secretary**



STATE HIGHWAY 41

ENTERPRISE DRIVE

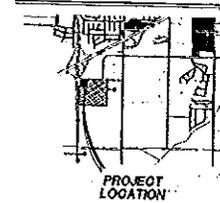
### CONCEPTUAL MASTER SITE PLAN

**KEY NOTES:**

- ① TYPICAL 24'-0" WIDE PAVED DRIVEWAYS.
- ② TYPICAL 8'-0" WIDE PLANTER ISLANDS.
- ③ TYPICAL CONCRETE CURBS AND OUTTERS.
- ④ PROPOSED "HIGHWAY SIGN" PLANS BY OTHERS.
- ⑤ PROPOSED "BRONCO TRAILER SALES" SIGN BY OTHERS.
- ⑥ PROPOSED "BRONCO BUSINESS PARK" SIGN BY OTHERS.



**VICINITY MAP**



**PROPOSED BUILDINGS:**

- (A) BRONCO TRAILER SALES  
3202 S.F. BUILDING  
ON 3.3 ACRES
- (B) RETAIL SALES/SHOP  
8000 S.F. (40' X 200') BUILDING  
ON 1 ACRE
- (C) SHOW ROOM/WAREHOUSE  
20,000 S.F. BUILDING  
ON 2 ACRES
- (D) BUILDING SITE  
200' X 280' = 1.34 ACRES
- (E) FITNESS CENTER  
10,000 S.F. (67' X 150') BUILDING  
ON 3.6 ACRES
- (F) MECHANIC'S SHOPS  
2- 12,500 S.F. BUILDINGS  
ON 2.8 ACRES
- (G) BUILDING SITE  
200' X 200' = 0.82 ACRES
- (H) BUILDING SITE  
500' X 530' = 6.1 ACRES
- (I) SHOW ROOM/WAREHOUSE  
20,000 S.F. (80' X 280') BUILDING  
ON 1.8 ACRES
- (J) BUILDING SITE  
200' X 200' = 0.92 ACRES
- (K) MINI-STORAGE FACILITY  
60,000 S.F. OF STORAGE BUILDINGS  
3,000 S.F. OFFICE/MANAGER  
ON 3.8 ACRES
- (L) UNDEVELOPED AREA  
18 ACRES

PROPOSED SITE PLAN FOR  
**BRONCO BUSINESS PARK**  
 ENTERPRISE DRIVE  
 LEMOORE, CA 93245  
 503-307-0877

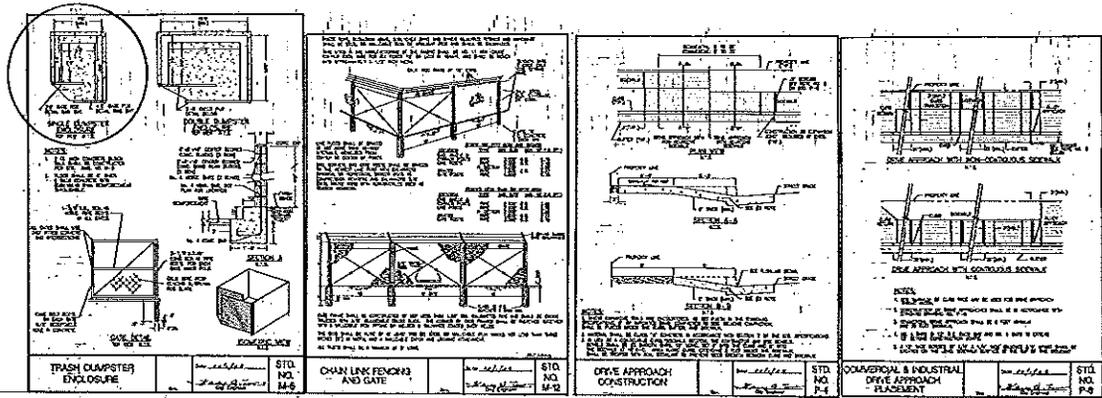
CONCEPTUAL MASTER  
 SITE PLAN

OWNER:  
 SAM LADDUM  
 855 S. COMMERCE AVE.  
 LEMOORE, CA 93245

SCALE:  
 1" = 200'  
 DATE:  
 11/10/2015

**MS**

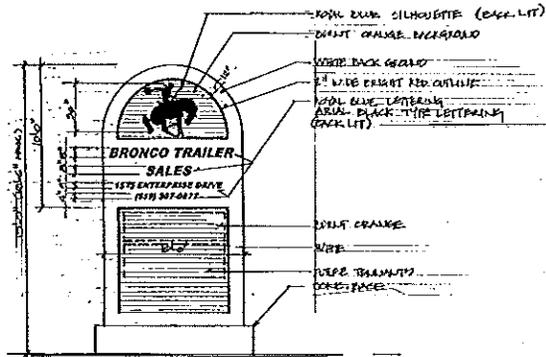
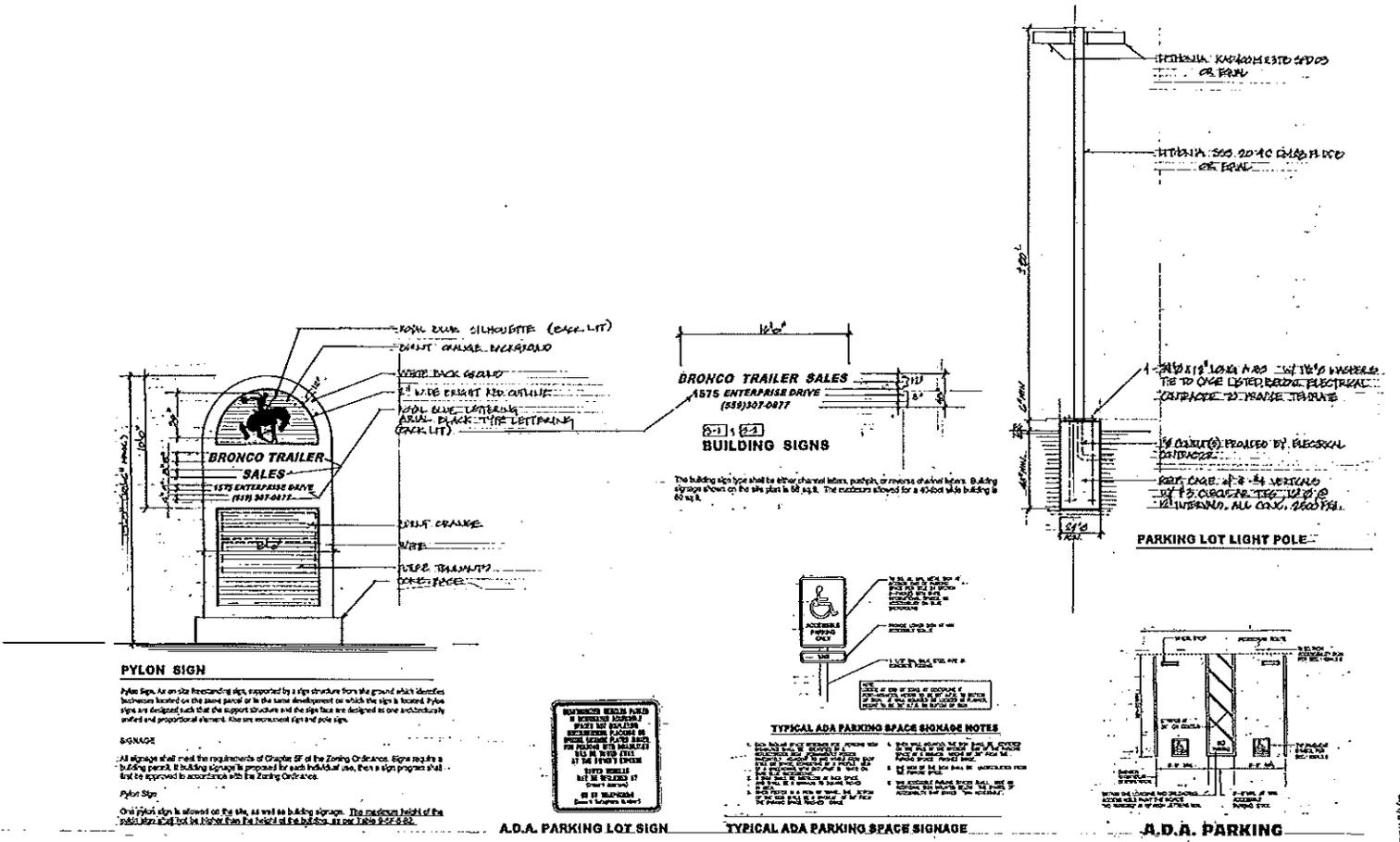




Richard Herring Construction, Inc.  
 68333011000  
 503-247-7774  
 503-247-7774  
 503-247-7774

**RHC**

NEW OFFICE AND WAREHOUSE FOR  
**BRONCO TRAILER**  
 1575 ENTERPRISE DRIVE  
 LEMOORE, CA 93245  
 558-307-0877



**PYLON SIGN**

Pylon Sign: An on-site freestanding sign, supported by a sign structure from the ground which identifies businesses located on the same parcel or in the same development on which the sign is located. Pylon signs are designed such that the support structure and the sign face are designed as one architecturally unified and proportional element. Also see monument sign and pole sign.

**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 program shall first be approved in accordance with the Zoning Ordinance.

Pylon Sign

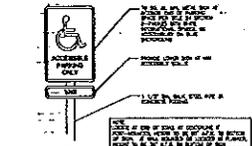
Only pylon signs are allowed on the site, as well as building signage. The maximum height of the building sign shall not be higher than the height of the building. See Table 5.5F.2.2B.



A.D.A. PARKING LOT SIGN



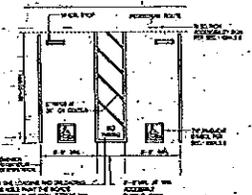
BRONCO TRAILER SALES BUILDING SIGNS



**TYPICAL ADA PARKING SPACE SIGNAGE NOTES**

1. SIGN SHALL BE 18" HIGH BY 12" WIDE
2. SIGN SHALL BE 18" HIGH BY 12" WIDE
3. SIGN SHALL BE 18" HIGH BY 12" WIDE
4. SIGN SHALL BE 18" HIGH BY 12" WIDE
5. SIGN SHALL BE 18" HIGH BY 12" WIDE
6. SIGN SHALL BE 18" HIGH BY 12" WIDE
7. SIGN SHALL BE 18" HIGH BY 12" WIDE
8. SIGN SHALL BE 18" HIGH BY 12" WIDE
9. SIGN SHALL BE 18" HIGH BY 12" WIDE
10. SIGN SHALL BE 18" HIGH BY 12" WIDE

TYPICAL ADA PARKING SPACE SIGNAGE



A.D.A. PARKING

SITE PLAN DETAILS

OWNER:  
 SAM LAJUHANI  
 585 S. COMMERCE AVE.  
 LEMOORE, CA, 93245

DATE:	15 JULY 2015	REV:	1 15 JULY 15
DESIGNER:	RS	CHECKER:	RS
DATE:	15 JULY 15	DATE:	15 JULY 15
DATE:	15 JULY 15	DATE:	15 JULY 15
DATE:	15 JULY 15	DATE:	15 JULY 15

**EXISTING IMPROVEMENTS:**

- 1 CURBS AND GUTTERS
- 2 STREET LIGHT
- 3 FIRE HYDRANT
- 4 DRAINAGE INLET
- 5 12" OF PUBLIC UTILITIES EASEMENT
- 6 STREET MAIN LOCATION, VELOCITY LOCATION AND DEPTH.
- 7 WATER MAIN LOCATION, VELOCITY LOCATION AND DEPTH.
- 8 STREET PAVING
- 9 30" WIDE DRAINAGE EASEMENT
- 10 30" WIDE ABANDONED DRAINAGE EASEMENT

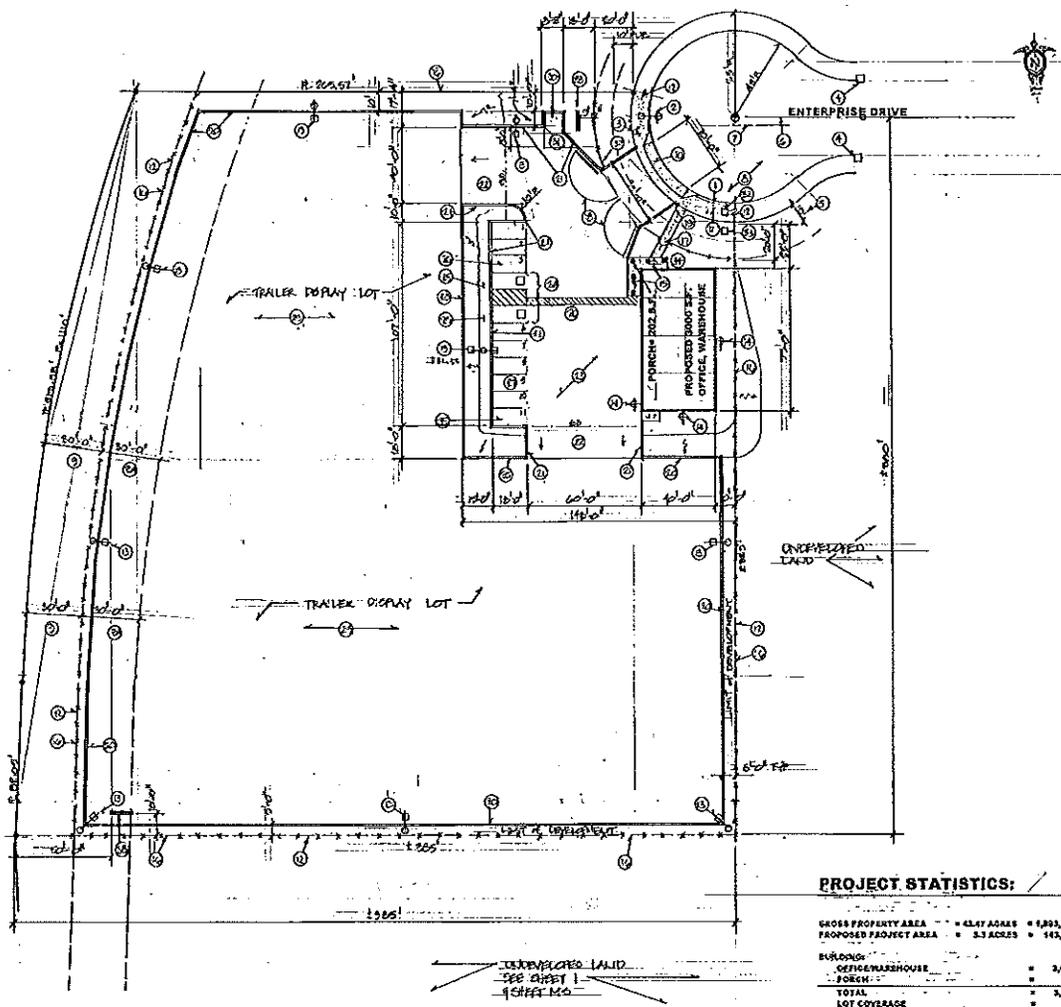
**PROPOSED IMPROVEMENTS:**

- 11 30" WIDE CONCRETE DRIVE APPROACH PER CITY PUBLIC WORKS STANDARDS P-4 AND P-5.
- 12 CITY CONCRETE BIKEWALK PER CITY PUBLIC WORKS STANDARD P-3. LIMIT OF THIS PROJECTS IMPROVEMENTS.
- 13 12" TALL POLYESTER LIGHTS WITH 7 DAY (DARK) ASTRONOMICAL TIME CLOCK AND DAY LIGHT SENSORS. 150 WATT EQUIVALENT LED. 1000 AND 2000 HOURS SO AS NOT TO CAUSE A NUISANCE TO ADJACENT PROPERTY. SEE DETAIL ON SHEET 1.1.
- 14 LED WALL PACK LIGHT FIXTURES AT 12' AFF WITH ASTRONOMICAL TIME CLOCK AND DAY LIGHT SENSORS. 150 WATT EQUIVALENT. 1000 AND 2000 HOURS SO AS NOT TO CAUSE A NUISANCE TO ADJACENT PROPERTY.
- 15 LED WALL SCONES. SEE NOTE 14 ABOVE.
- 16 12" TALL CHAIN LINK FENCE PER CITY PUBLIC WORKS STANDARD M-12.
- 17 30" WIDE CHAIN LINK GATE PER CITY PUBLIC WORKS STANDARD M-12.
- 18 12" TALL ROLLING GATES PER CITY PUBLIC WORKS STANDARD M-12. GATES SHALL REMAIN OPEN DURING BUSINESS HOURS.
- 19 12" WIDE CONCRETE PAVING ACCESS WALK AND PATH OF TRAVEL PER A.S.A. STANDARDS.
- 20 12" TALL ROLLED ASPHALT CURBS. DETAILS ON GRADING PLAN AT TIME OF PERMIT.
- 21 12" WIDE CONCRETE CURBS. DETAILS ON GRADING PLAN AT TIME OF PERMIT.
- 22 12" WIDE CONCRETE CURBS. DETAILS ON GRADING PLAN AT TIME OF PERMIT.
- 23 12" THICK AC PAVING OVER 4" ROAD BASE PKL AT UPPER PAVED AREA. SEE DETAILS ON GRADING PLAN.
- 24 TYPICAL A.S.A. VAN STYLE PARKING STALLS. SEE DETAILS ON SHEET 1.1.
- 25 A.S.A. VAN STYLE PARKING STALL SIGNS. SEE DETAILS ON SHEET 1.1.
- 26 12" MIN. WIDE STRIPES PATH OF TRAVEL PER A.S.A. STANDARDS.
- 27 TYPICAL 12" PARKING STALL WITH 3' OVERHANG CLEARANCE IN FRONT. PROVIDE 4" CONTRASTING PAINTED STRIPES BETWEEN STALLS.
- 28 12" MIN. WIDE STRIPES PER CITY SIGN CLEARANCE 9' 6". SEE DETAILS ON SHEET 1.1.
- 29 PROVIDE 4" BASE ROCK ON PAVING AT TRAILER DISPLAY AREA. SEE GRADING PLAN. AREA SHALL BE PERMANENTLY PAVED WITH IN ONE YEAR OF THE BUILDING'S FINAL INSPECTION.
- 30 SINGLE ROW CONCRETE BLOCK TRASH ENCLOSURE PER CITY PUBLIC WORKS STANDARD M-5.
- 31 6" X 6" THICK REINFORCED CONCRETE ROLL OUT PAD FOR TRASH ENCLOSURE.
- 32 1" WATER RETEIL. ONE FOR DOMESTIC AND ONE FOR LANDSCAPING PER CITY PUBLIC WORKS STANDARDS M-1, M-2, AND M-3.
- 33 1" BACK FLOW DEVICES WITH PROTECTIVE SCREENS PER CITY PUBLIC WORKS STANDARDS M-1 AND M-2.
- 34 12" BOTTLE PARKING RACK PER CAL GREEN AND SVAPOO REQUIREMENTS.
- 35 SPECIAL RESERVED PARKING STALL FOR 'ALOHA BOB AND FRIENDS' (OPTIONAL).
- 36 CANYON POOL RESERVED PARKING PER SVAPOO REQUIREMENTS.
- 37 A.S.A. PARKING LOT SIGN. SEE DETAIL ON SHEET 1.1.
- 38 FUTURE HIGHWAY POLE SIGN PER FUTURE PLANS BY OTHERS.

A Highway oriented sign is allowed on the site. It is required for a study site covers over 10 acres or is zoned for 2 or more lots. A conceptual plan showing signs for the property that show the location of signs and the location of signs on the site.

**DESIGN STANDARDS**

- 9-50-2 NOISE, VIBRATION, AND MAINTENANCE PERFORMANCE STANDARDS  
The project and all subsequent uses shall meet the requirements in Section 9-50-2 of the Zoning Ordinance related to noise, color, and vibration.
- 9-50-3 PROPERTY AND UTILITY IMPROVEMENTS  
Installation of such pipes, conduits, and conduits shall be required. All on-site utilities shall be installed underground.
- 9-50-4 OUTDOOR LIGHTING  
The project shall meet all of the applicable requirements for outdoor lighting found in Section 9-50-4 of the Zoning Ordinance.
- 9-50-5 FENCES AND WALLS  
The chain link fence does not require a separate building permit unless it exceeds 8 feet tall. The location of the fence and back fence shall be consistent with existing development's parking area to the north.
- 9-50-6 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 adjacent public streets. Screening of mechanical equipment shall be completed with other on-site development in terms of color, materials, and/or architectural design.
- Public areas shall be screened from public view and existing public streets and rights of way and residential yards areas. The chain link fence and the landscape area provide screening for the street from view from the street.



**SITE PLAN**

FOR AREA BEING DEVELOPED WITH THIS APPLICATION.

ZONING: M1 "LIGHT INDUSTRIAL"  
OCCUPANCY GROUP: F-2  
OCCUPANCY LOAD: 6 PEOPLE & 1 DOG

All required engineering plans shall be prepared by a Registered Civil Engineer.  
All work to be done within the City street right-of-way shall require a permit issued by the Public Works Department and shall be done under the supervision of the Public Works Inspector.  
All work shall be done in accordance with local City Public Works Department Standards and Specifications.

**PROJECT STATISTICS:**

GROSS PROPERTY AREA	= 4.47 ACRES	= 1,931,553 S.F.
PROPOSED PROJECT AREA	= 3.3 ACRES	= 1,412,748 S.F.
BUILDING:		
OFFICE/WAREHOUSE	= 2,800 S.F.	
TRAILER	= 292 S.F.	
TOTAL	= 3,092 S.F.	
LOT COVERAGE		= 2.2 %
PAVING AREAS:		
OFFICE/WAREHOUSE UPPER AREA	= 11,430 S.F.	
TRAILER DISPLAY LOWER AREA	= 151,416 S.F.	
TOTAL	= 162,846 S.F.	
LOT COVERAGE		= 9%
LANDSCAPE AREAS:		
TOTAL	= 19,428 S.F.	
LOT COVERAGE		= 9.2%
PAVING EASEMENTS:		
TOTAL	= 15,000 S.F.	
LOT COVERAGE		= 8.3%

Richard Keeney Construction, Inc.  
Civil, California, 0910  
055-333-0771 Office  
055-333-0771 Cell  
055-333-0771 Fax  
Richard@rkc.com  
California License 44570

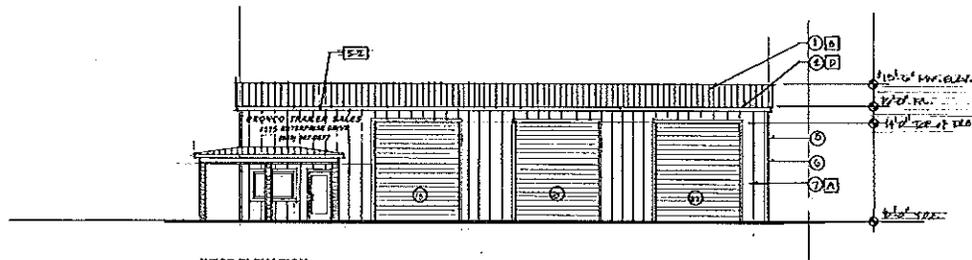


NEW OFFICE AND WAREHOUSE FOR  
**BRONCO TRAILER**  
1575 ENTERPRISE DRIVE  
LINDSEY, CA 93245  
558-397-0877

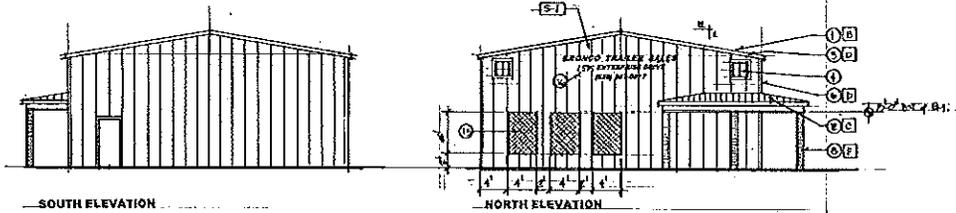
AREA OF IMPROVEMENT SITE PLAN

OWNER:  
SAM LAHMANI  
958 S. COMMERCE AVE.  
LINDSEY, CA. 93245

DATE: 12/24/15  
DRAWN BY: [Signature]

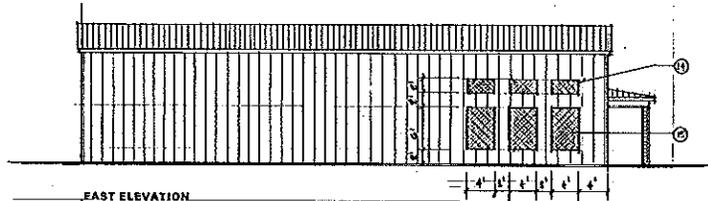


WEST ELEVATION

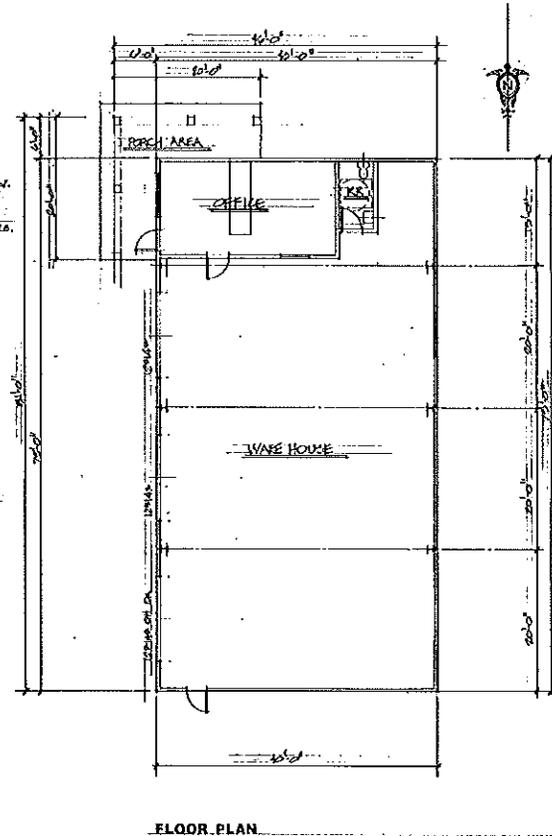


SOUTH ELEVATION

NORTH ELEVATION



EAST ELEVATION



FLOOR PLAN

**KEY NOTES:**

- 1) STANDARD METAL ROOFING FOR METAL BUILDINGS.
- 2) 6" TALL METAL FASCIA RAIN GUTTER.
- 3) 2" TALL METAL FASCIA AND TRIM.
- 4) 24" X 24" SQUARE FIXED CLEAR STORY WINDOWS.
- 5) 6" STANDARD METAL TRIM.
- 6) 4" X 4" METAL DOWNSPOUTS FOR RAIN GUTTERS.
- 7) STANDARD METAL RIBBED SKINS.
- 8) 18" SQUARE METAL COLUMNS WITH METAL EDGING.
- 9) ALUMINUM FRAMED STORM FRONT WINDOW ASSEMBLIES.
- 10) 12" WIDE X 10" TALL ROLL UP GARAGE DOORS.
- 11) METAL GRATES AT 20" O.C.
- 12) 2" TALL STANDING METAL BEAM ROOFING AT PORCH.
- 13) TYPICAL SIGN LOCATION. SEE SIGN SCHEDULE.
- 14) 6" WIDE X 2" OF TALL 'BARKETT' TRADITIONAL VINYL LATTICE PANELS ATTACHED DIRECTLY TO BULKING. COLOR = BLACK.
- 15) 6" WIDE X 6" OF TALL 'BARKETT' TRADITIONAL VINYL LATTICE PANELS ATTACHED DIRECTLY TO BULKING. COLOR = BLACK.
- 16) ADDRESS SIGN PER CITY STANDARD. 1575" HORIZONTAL 8" TALL WITH 1/2" STROKE.

**COLORS AND MATERIALS:**

- A) MAIN BUILDING COLOR = POLAR WHITE (R# 59, I# 0, J# 64, S# 17)
- B) MAIN ROOF COLOR = AZTEC BLUE (R# 25, I# 0, J# 24, S# 24)
- C) PORCH ROOF COLOR = AZTEC BLUE
- D) FASCIA AND TRIM COLOR = AZTEC BLUE
- E) WINDOW AND DOOR FRAME COLOR = ALUMINUM SATIN METAL
- F) COLUMNS = POLAR WHITE WITH AZTEC BLUE TRIM

Richard Hazzog Construction, Inc.  
747 North Highland Ave.  
Oxnard, California 93030  
562-322-2015 FAX  
562-322-7777 OR  
www.rhazog.com  
CONTRACT LICENSE 002979

**RHC**

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NEW OFFICE AND WAREHOUSE FOR  
**BRONCO TRAILER**  
1575 ENTERPRISE DRIVE  
LEMOORE, CA 93245  
562-307-0877

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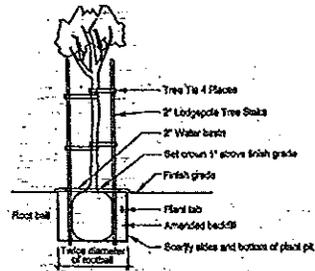
FLOOR PLAN AND ELEVATIONS

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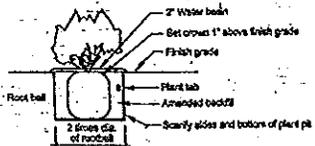
OWNER:  
SAM LAKHANI  
555 S. COMMERCE AVE.  
LEMOORE, CA 93245

NO. 141  
IN. 411  
SCALE: 1/8" = 1'-0"  
DATE: 7/11/2015  
PAGE: 3

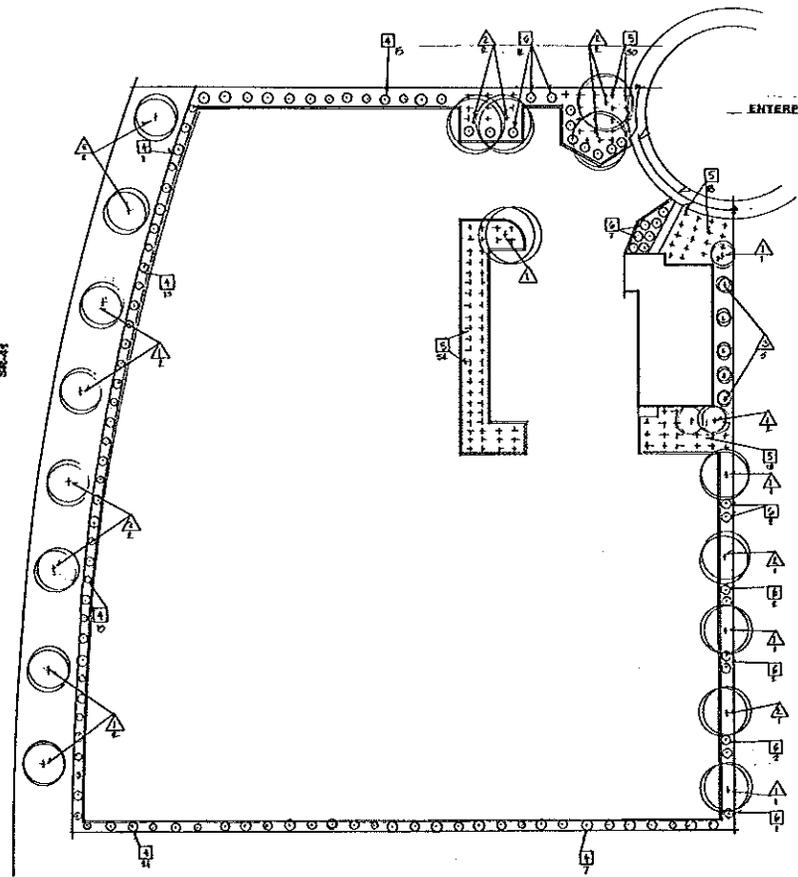
**3**



L-1 TREE PLANTING



L-2 SHRUB PLANTING



**LANDSCAPE SCHEMATIC**

**PLANTING SCHEDULE:**

▲	Fraxinus O. Redwood "Raywood Ash"	8 gal.	11 Trees
▲	Platanus Chinensis "Chinese Plane"	8 gal.	10 Trees
▲	Cupressus Sempervirens "Halim Cypress"	8 gal.	8 Trees
■	Wickstroemia "Wickstroemia"	1 gal.	80 Plants
■	Phloxes "Phloxes"	1 gal.	117 Plants
■	Kalanchoe "Kalanchoe"	1 gal.	28 Plants
<b>Totals</b>			<b>26 Trees</b> <b>228 Plants</b>

**SHADING:**

PROPOSED PAYING	\$114,550 S.F.
24 TREES AT \$43 S.F. (MATURE)	= 24,720 S.F.
8 TREES AT \$12 S.F. (MATURE)	= 9,600 S.F.
<b>TOTAL</b>	<b>= 34,320 S.F.</b> <b>= 30% SHADING</b>

Richard Herzog Construction, Inc.  
7201 North Hollywood  
Covina, California, 91710  
661-233-7171 Fax  
661-233-7177 Cell  
661-233-7177 Cell  
661-233-7177 Cell  
Contract # 10000000000000000000



NEW OFFICE AND WAREHOUSE FOR  
**BRONCO TRAILER**  
1575 ENTERPRISE DRIVE  
LEMOORE, CA 93245  
559-307-0877

LANDSCAPE  
SCHEMATIC

OWNER:  
SAM LAHIAN  
555 S. COMMERCE AVE.  
LEMOORE, CA. 93245

DATE	12-14-2010	REV	1/1/2010
DESIGNER	POST-2010		
PROJECT			
SCALE			
DATE	11/30/10		
BY			
CHECKED			
DATE			

**Mayor**  
Lois Wynne  
**Mayor Pro Tem**  
Jeff Chedester  
**Council Members**  
Ray Madrigal  
Eddie Neal  
William Siegel



**Public Works/  
Planning Department**

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

## City Planner Decision

**To:** Sam Lakhani – Bronco Trailer  
**From:** Steve Brandt, City Planner *SB*  
**Date:** February 24, 2015  
**Subject:** Minor Site Plan Review – Bronco Trailer

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This site plan is being reviewed under the current Zoning Ordinance requirements for Minor Site Plan Review. This is a ministerial review by the City staff. This review may be appealed to the Planning Commission. Review is limited to evaluating whether or not the proposed project meets the use provisions and design standards in the Municipal Code. 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.

### SITE PLAN DESCRIPTION

The overall site is 43.47 acres and is located on the southwest corner of Enterprise Drive and Commerce Way. A 2.99-acre portion located at the northwest corner of the overall site is the only portion proposed for development. No parcel map to divide the property is proposed at this time.

The 2.99-acre site has access to the end of the cul de sac on Enterprise Drive. The site is also adjacent to State Highway 41, but direct access to the highway is prohibited. The site is proposed to be used for trailer sales. Improvements include a 3,000 sq.ft. office and warehouse with roll-up doors, a 9-space parking lot for employees and customers, and a trailer display lot. A 6-foot tall chain link fence would surround the 2.99-acre site, with a gate at the entrance from Enterprise Drive. The fence would be set back 20 feet from Enterprise Drive and 30 feet from Highway 41. There would be a trash enclosure on the north end of the site, and 20-foot tall security lights surrounding the site.

### USE

The site is zoned Light Industrial. This zone allows Auto and Vehicle Sales with a Conditional Use Permit. Auto and Vehicle Sales is the listed use that is closest to trailer sales in the Zoning Ordinance. The proposed project will be required to obtain a conditional use permit from the Planning Commission.

### *9-4D-17: OUTDOOR DISPLAY, SALES, AND STORAGE:*

The proposed use, by its nature, involves outdoor sales and storage, so it is exempt from the 10% maximum area requirement in Section 9-4D-17D2. Only goods and services associated with the primary use may be stored sold or displayed. No outdoor storage or sales shall occur in landscaped areas or on pedestrian walkways.

## **ACCESS**

The only access to the site will be from the new drive approach on Enterprise Drive. The gates need to remain open during business hours.

## **AREA, SETBACK, HEIGHT AND COVERAGE STANDARDS**

### *9-5A-4: GENERAL ZONING DISTRICT DEVELOPMENT STANDARDS*

The project as proposed in the site plan meets all standards in Table 9-5A-4A.

## **DESIGN STANDARDS**

### *9-5B-2: NOISE, ODOR, VIBRATION, AND MAINTENANCE PERFORMANCE STANDARDS*

The project and all subsequent uses must meet the requirements found in Section 9-5B-2 of the Zoning Ordinance related to noise, odor, and vibration, and maintenance.

### *9-5B-3: PROPERTY AND UTILITY IMPROVEMENTS:*

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

### *9-5B-4: OUTDOOR LIGHTING:*

The project shall meet all the applicable requirements for outdoor lighting found in Section 9-5B-4 of the Zoning Ordinance.

### *9-5B-5: FENCES AND WALLS:*

The chain link fence does not require a separate building permit unless it exceeds 6 feet tall. The location of the fence set back from the street is consistent with existing development's parking area to the north.

### *9-5B-6: 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 chain link fence and the landscape area provide screening for the refuse area from view from the street.

## **9-5C. ARCHITECTURAL AND SITE DESIGN STANDARDS**

### *9-5C-1: PURPOSE AND APPLICABILITY:*

A. Purpose: This article establishes design standards to guide discretionary review decisions related to various development types.

B. Applicability: The provisions within this section apply to all projects subject to site plan and architectural review as described in section 9-2B-12, "Minor Site Plan and Architectural Review".

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

A. Site Design: The intent of design standards within this section is to provide for the appropriate functional and aesthetic arrangement of buildings and site components for industrial developments.

1. Circulation: Develop a circulation system that minimizes conflicts between automobiles, large trucks, and other modes of travel. *The site plan meets this requirement.*

a. 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 site plan shows ornamental landscaping. And a monument sign at the entrance.*

b. Separation shall be provided between vehicle parking/loading areas and pedestrian areas (e.g., access paths to buildings from the public sidewalk, pedestrian plazas, transit stops).

*The site plan is designed to meet this requirement.*

2. Building Placement and Orientation: Industrial projects should present an attractive appearance to the public and minimize any adverse impacts on adjacent properties.

a. 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.

b. A continuous pedestrian path shall be provided between the public street and the primary building.

c. 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 (6) feet in height or at least as high as the stored materials.

d. Long expanses of fence or screen walls shall be architecturally designed with offsets and other techniques to prevent monotony.

*The site plan is designed to meet these requirements.*

3. Landscaping: Provide for attractive and functional landscaping for purposes of screening, buffering, and softening of various site elements.

*The site plan is designed to meet this requirement.*

B. Architectural Design: The intent of the following design provisions is to encourage projects that contribute positively to the community.

1. Entries: 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 site plan is designed to meet this requirement.*

2. Materials: 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 site plan is designed to meet this requirement.*

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

Revise the conceptual landscape plan prior to submittal of the Conditional Use Permit application for review by City staff and the Planning Commission. The area between the parking area and the Highway 41 right of way shall be included.

### **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**

A 3,000 sq.ft. building for auto and vehicle sales requires 11 parking spaces. (3.5 per 1,000 sq.ft.) Revise the site plan prior to Conditional Use Permit submittal to include a total of 11 parking 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-7: BICYCLE PARKING REQUIREMENTS:**

Section 9-5E-7 requires 2 bicycle parking spaces for this site (10% of the number of required parking spaces.) *The proposed site plan meets this requirement.*

### **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 program shall first be approved in accordance with the Zoning Ordinance.

#### *Pylon Sign*

One pylon sign is allowed on the site, as well as building signage. The maximum height of the pylon sign shall not be higher than the height of the building, as per Table 9-5F-5-B2. Revise height of sign shown on site plan prior to CUP submittal.

The building sign type shall be either channel letters, pushpin, or reverse channel letters. Building signage shown on the site plan is 56 sq.ft. The maximum allowed for a 40-foot wide building is 60 sq.ft.

### *Highway-oriented Sign*

A highway-oriented sign is allowed on the site if it is meant for a single use covers over 50 acres, or is meant for 6 or more tenants. A conceptual plan showing future plans for the property that show either of these scenarios would be needed to approve a highway-oriented sign.

### **ENGINEERING REQUIREMENTS**

The attached engineering requirements and comments/requirements on the attached plans are also made a part of this approval.

**TO:** City of Lemoore, City Planner  
**FROM:** Quad Knopf, Inc.  
**SUBJECT:** Tentative Parcel Map No. \_\_\_\_\_  
 Design Review Application No. \_\_\_\_\_  
 Conditional Use Permit No. \_\_\_\_\_  
 Zoning Application No. \_\_\_\_\_  
 Variance Application No. \_\_\_\_\_  
 Planned Unit Development No. \_\_\_\_\_  
Minor Site Plan Review – Sam Lakhani – Bronco Trailer  
 \_\_\_\_\_  
 LOCATION: 1301 Enterprise Drive  
 \_\_\_\_\_  
 OWNER/DEVELOPER: Sam Lakhani  
 \_\_\_\_\_

It is recommended that the engineering considerations checked below be made a condition of approval of the subject request:

- \_\_\_\_\_ 1) Curb: \_\_\_\_\_
- \_\_\_\_\_ 2) Gutter: \_\_\_\_\_
- \_\_\_\_\_ 3) Cross Gutter (Alley/Street): \_\_\_\_\_
- \_\_\_\_\_ 4) Vee Gutter: \_\_\_\_\_
- X 5) Sidewalk: City Standard

- \_\_\_\_\_ 6) Ramped Return: \_\_\_\_\_
- X \_\_\_\_\_ 7) Drive Approach: City Standard \_\_\_\_\_
- \_\_\_\_\_ 8) Depressed Curb (Replace unused with vertical curb): \_\_\_\_\_  
 \_\_\_\_\_
- \_\_\_\_\_ 9) Street Paving: \_\_\_\_\_
- \_\_\_\_\_ 10) Street Trees: \_\_\_\_\_  
 \_\_\_\_\_ a) Remove conflicting trees 2 feet below proposed grade: \_\_\_\_\_  
 \_\_\_\_\_ b) Plant trees (as approved by the City): \_\_\_\_\_  
 \_\_\_\_\_ c) Install water distribution system: \_\_\_\_\_
- \_\_\_\_\_ 11) Street Lights: \_\_\_\_\_
- \_\_\_\_\_ 12) Street Name Signs: \_\_\_\_\_
- \_\_\_\_\_ 13) Traffic Signs: \_\_\_\_\_
- \_\_\_\_\_ 14) Conflicting Utilities – Remove as per utility company requirements: \_\_\_\_\_
- \_\_\_\_\_ 15) Water Main Extension/Connection: \_\_\_\_\_
- \_\_\_\_\_ 16) Fire Hydrants: \_\_\_\_\_
- X \_\_\_\_\_ 17) Water Service: \_\_\_\_\_  
 \_\_\_\_\_ a) Metered Service: \_\_\_\_\_  
 \_\_\_\_\_ b) Non-Metered Service: \_\_\_\_\_
- \_\_\_\_\_ 18) Water Wells – Abandon, fill and seal: \_\_\_\_\_  
 \_\_\_\_\_
- \_\_\_\_\_ 19) Sanitary Sewer Main Extension/Connection: \_\_\_\_\_

- 20) Sewer Lateral: \_\_\_\_\_
- \_\_\_\_\_ 21) Control Manhole: \_\_\_\_\_
- \_\_\_\_\_ 22) Septic Tanks – Abandon, fill and seal: \_\_\_\_\_  
\_\_\_\_\_
- \_\_\_\_\_ 23) Storm Drain Main Extension/Connection: \_\_\_\_\_
- \_\_\_\_\_ 24) Storm Drain: \_\_\_\_\_
  - \_\_\_\_\_ a) Lateral: \_\_\_\_\_
  - \_\_\_\_\_ b) Drainage Inlet: \_\_\_\_\_
- 25) Storm Drainage: \_\_\_\_\_
  - a) On-Site: Provide on-site grading plan and on site basin
  - \_\_\_\_\_ b) Off-Site: \_\_\_\_\_
- \_\_\_\_\_ 26) Culverts – Abandon and plug: \_\_\_\_\_
- \_\_\_\_\_ 27) Storm Drain Area Fee: \_\_\_\_\_
- 28) Refuse: \_\_\_\_\_
  - a) Disposal Bin Site: \_\_\_\_\_
  - \_\_\_\_\_ b) Recessed Container Site: (alley): \_\_\_\_\_
- \_\_\_\_\_ 29) Right-of-Way Dedication (street/alley): \_\_\_\_\_
- \_\_\_\_\_ 30) Easement Dedication (water, sewer, storm drain, ingress/egress):  
\_\_\_\_\_
- \_\_\_\_\_ 31) Engineering Improvement Plan & Profile Drawings Needed for Items:  
\_\_\_\_\_

- \_\_\_\_\_ 32) Master Plan Needed for Items: \_\_\_\_\_
- \_\_\_\_\_ 33) Encroachment Permit: \_\_\_\_\_
- \_\_\_\_\_ a) County: \_\_\_\_\_
- \_\_\_\_\_ b) State: \_\_\_\_\_
- \_\_\_\_\_ 34) Make corrections to plan(s) as shown in red: \_\_\_\_\_
- \_\_\_\_\_ 35) Grade Staking: \_\_\_\_\_
- \_\_\_\_\_ a) By City for Items: \_\_\_\_\_
- \_\_\_\_\_ b) By Developer's Engineer for Items: \_\_\_\_\_
- \_\_\_\_\_ 36) Payment of fees as applies to Item(s) 15, 17, 19, 20, & 31 at time of  
 permit: \_\_\_\_\_
- \_\_\_\_\_

All required engineering plans shall be prepared by a Registered Civil Engineer.

Any work to be done within the City street rights-of-way shall require a permit issued by the Public Works Department and shall be done under the inspection of the Public Works Inspector.

All work shall be done in conformance with latest City Public Works Department Standards and Specifications.

April 1, 2015

To: Lemoore City Council  
119 Fox Street  
Lemoore, CA 93245

From: Lemoore Planning Commission

Re: City of Lemoore Code Enforcement Policies

The Planning Commission has identified and discussed an issue which we feel has become an obvious problem within our City's business districts.

Over the past several months, there have been an increasing number of code violations affecting our area businesses. These code violations, not only seem to be increasing in number and severity, but they are not being dealt with proactively.

The City of Lemoore has a set of codes by which we operate under; however, it is a well known fact that the City Council in its effort to be "more business friendly" has advised staff in both the Planning Department and Lemoore Police Department to only investigate and cite violations that have received complaints.

We feel that this lack of proactive code enforcement is actually creating and "un-business friendly" environment by creating blight and confusion among business owners as to what the rules are. It gives the impression that codes are not being enforced fairly or at all among businesses owners. A lack of code enforcement today, will only serve to make code enforcement more difficult in the future.

Therefore, we urge City Council to reverse its current policy with regards to code enforcement violations and allow Chief Smith and his dedicated staff to proactively enforce all code violations that are identified, swiftly and fairly for the betterment of our fine City.

Respectfully,