

**LEMOORE PLANNING COMMISSION**  
**Special Meeting**  
**AGENDA**  
**Lemoore Council Chamber**  
**429 'C' Street**

**January 28, 2019**  
**7:00 p.m.**

1. Pledge of Allegiance
2. Call to Order and Roll Call
3. Recognition of Jim Marvin for his service as a Planning Commissioner
4. Introduction of new Commissioner Ed Rogers
5. Reorganization of Commissioners – Election of Officers – Chair and Vice Chair

**6. Public Comment**

This time is reserved for members of the audience to address the Planning Commission on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Commission. It is recommended that speakers limit their comments to 3 minutes each and it is requested that no comments be made during this period on items on the Agenda. The Commission is prohibited by law from taking any action on matters discussed that are not on the Agenda. Prior to addressing the Commission, any handouts for Commissioners will be provided to the Planning Commission Secretary for distribution to the Commissioners and appropriate staff.

7. Approval – Minutes – Regular Meeting, October 8, 2018
8. Public Hearing – General Plan Amendment No. 2018-03: A proposal to remove the future alignment of Cedar Lane as a Collector street from the Circulation Element of the Lemoore General Plan between Vine Street and Lemoore Avenue
9. Director's Report – Judy Holwell
10. Commission's Reports and Requests for Information
11. Adjournment

Upcoming Meetings

Regular Meeting of the Planning Commission, February 11, 2019

Agendas for all Planning Commission meetings are posted at City Hall, located at 119 Fox Street, at least 72 hours prior to the meeting. 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 Community Development Department, located at 711 W. Cinnamon Drive, during normal business hours.

The City of Lemoore complies with the Americans with Disabilities Act (ADA of 1990). The Council Chamber is accessible to the physically disabled. Should you need special assistance, please call (559) 924-6740, at least four (4) business days prior to the meeting.

## CERTIFICATION OF POSTING

I, Kristie Baley, Planning Commission Secretary for the City of Lemoore, do hereby declare that I posted the above Planning Commission Agenda for the Special Meeting of Monday, January 28, 2019 at 7:00 p.m. at City Hall, 119 Fox Street in accordance with applicable legal requirements.

Posted this 24<sup>th</sup> day of January 2019.

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Kristie Baley, Planning Commission Secretary

**Minutes of the  
LEMOORE PLANNING COMMISSION  
October 8, 2018**

PLEDGE OF ALLEGIANCE

MEETING CALLED TO ORDER

*At 7:00 p.m., the meeting was called to order.*

ROLL CALL	Chair:	Clement
	Vice Chair:	Etchegoin
	Commissioners:	Boerkamp, Franklin, Marvin, Meade
	Absent:	Koelewyn

City Staff and Contract Employees Present: Community Development Director Holwell; Assistant City Manager Speer; City Attorney Linden; City Planner Brandt (QK); Commission Secretary Baley

PUBLIC COMMENTS AND INQUIRIES

ITEM NO. 3 PUBLIC COMMENT

*There was no comment.*

REQUESTS FOR APPROVAL

ITEM NO. 4 MINUTES – REGULAR MEETING, SEPTEMBER 10, 2018

*Motion by Commissioner Marvin, seconded by Commissioner Franklin, to approve the Minutes of the Planning Commission Regular Meeting of September 10, 2018.*

*Ayes: Marvin, Franklin, Boerkamp, Marvin, Etchegoin, Clement*

*Absent: Koelewyn*

PUBLIC HEARINGS

ITEM NO. 5 PUBLIC HEARING – TO CONSIDER AND ACCEPT PUBLIC COMMENT FOR A REQUEST BY SIM + PBK ON BEHALF OF CV HOUSING, LLC FOR MAJOR SITE PLAN REVIEW NO. 2016-03, ZONE CHANGE NO. 2017-01, AND GENERAL PLAN AMENDMENT NO. 2017-01 AND A RECOMMENDATION TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR A MIXED USE DEVELOPMENT CONSISTING OF A 176 MULTI-FAMILY APARTMENT COMPLEX ON 10.69 ACRES AND 4.57 ACRES REZONED FOR FUTURE NEIGHBORHOOD COMMERCIAL DEVELOPMENT. THE SITE IS LOCATED AT THE SOUTHEAST CORNER OF W. HANFORD-ARMONA ROAD AND SR 41 IN THE CITY OF LEMOORE (APN 021-660-031)

*City Planner Brandt presented the project and entered comments received into record.*

*Brandt provided clarification to comments received and provided staff's recommendation.*

*The public hearing opened at 7:25 p.m.*

*Bret Fugman, Partner for the Applicant, spoke.*

*There were no other comments.*

*The public hearing closed at 7:27 p.m.*

*Motion by Commissioner Etchegoin, seconded by Commissioner Meade to approve Resolution No. 2018-09, a Resolution of the Planning Commission recommending approval of General Plan Amendment No. 2017-01, Zone Change No. 2017-01, and Major Site Plan Review No. 2016-03 to allow for 176 multi-family units and 4.67 acres of commercial development located at the southeast corner of Hanford-Armona Road and Highway 41 in the City of Lemoore (APN 021-660-031)*

*Ayes: Etchegoin, Meade, Boerkamp, Franklin, Clement*

*Noes: Marvin*

*Absent: Koelewyn*

ITEM NO. 6 PUBLIC HEARING – TO CONSIDER AND ACCEPT PUBLIC COMMENT ON A RECOMMENDATION TO ADOPT A MITIGATED NEGATIVE DECLARATION AND A RECOMMENDATION TO THE CITY COUNCIL REGARDING ADOPTION OF AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT PROPOSED BY AND BETWEEN THE CITY OF LEMOORE AND KASHIAN (KKAL, LP/DEVELOPER) TO ESTABLISH THE TERMS ON WHICH CITY WILL SELL THE PROPERTY LOCATED ON THE NORTHEAST CORNER OF IDAHO AVENUE AND SR 41 TO DEVELOPER AND DEVELOPER WILL ACQUIRE FROM THE CITY AND CONSTRUCT A MANUFACTURING, DISTRIBUTION AND WAREHOUSE CENTER CONSISTING OF APPROXIMATELY 1,025,000 SQ. FT. OF BUILDING SPACE ACCORDING TO SCHEDULE IMPOSED HEREIN; ALL IN CONSIDERATION OF THE CITY CONSTRUCTING THE REQUISITE RIGHT OF WAY AND INFRASTRUCTURE TO ACCOMMODATE THE INDUSTRIAL DEVELOPMENT (“CITY IMPROVEMENTS”) AND SELLING THE PROPERTY TO DEVELOPER FOR THE SUM DISCLOSED TO THE CITY COUNCIL IN CLOSED SESSION (“PROJECT”)

*Assistant City Manager Speer presented the Disposition and Development Agreement and answered questions.*

*Brandt presented the Initial Study/Mitigated Negative Declaration and clarified that the Commission’s scope of review was limited to that which is in the realm of their authority.*

*The public hearing opened at 7:49 p.m.*

*Charlie Schuh, Colliers International, Representing KKAL, LP spoke.*

*There were no other comments.*

*The public hearing closed at 7:54 p.m.*

*Motion by Commissioner Meade, seconded by Commissioner Franklin to approve Resolution No. 2018-08, a resolution of the Planning Commission of the City of Lemoore recommending adoption*

*of the CEQA Initial Study and Mitigated Declaration and approval of the Disposition and Development Agreement between the City of Lemoore and KKAL, LP for development of approximately 83.5 acres located on the northeast corner of State Route 41 and Idaho Avenue in the City of Lemoore (APN 024-051-031)*

*Ayes: Meade, Franklin, Boerkamp, Marvin, Etchegoin, Clement*

*Absent: Koelewyn*

#### COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

##### ITEM NO. 7

*Community Development Director Holwell provided the Commission with the following information:*

*Staff provided Cannon Moving and Storage with comments for minor site plan review to construct an office building on the property located at 583 W. Iona Avenue and requested resubmittal.*

*Staff provided Anthony Rodrigues with comments for minor site plan review to construct an industrial building on the property located at 708 W. Iona Avenue and requested resubmittal.*

*Subdivision Developers D.R. Horton, Lennar, and Woodside Homes have been submitting plot plans and are building homes. GJ Gardner is moving dirt.*

*Staff received use inquiries for a potential grocery store and a charter school at Gateway Plaza.*

*Staff received an inquiry for a potential restaurant.*

*Staff has received several mural inquiries.*

*Staff toured the new PG&E service center site.*

*Holwell answered Commissioners questions.*

#### COMMISSIONER'S REPORTS AND REQUESTS FOR INFORMATION

##### ITEM NO. 9

*There were no reports or requests for information.*

#### ADJOURNMENT

*At 8:07 p.m., the meeting adjourned.*

*Approved the 14<sup>th</sup> day of January 2019.*

APPROVED:

ATTEST:

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, Chairperson

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Kristie Baley, Commission Secretary



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## Staff Report

**Item No: 8**

**To: Lemoore Planning Commission**

**From: Steve Brandt, AICP**

**Date: December 17, 2018 Meeting Date: January 28, 2019**

**Subject: General Plan Amendment No. 2018-03:** A proposal to remove the future alignment of Cedar Lane as a Collector street from the Circulation Element of the Lemoore General Plan between Vine Street and Lemoore Avenue.

### **Proposed Motion:**

City staff recommends that the Planning Commission adopt Resolution No. 2019-01 recommending approval of General Plan Amendment No. 2018-03.

### **Project Proposal:**

This General Plan Amendment is being proposed by the City staff. As stated below, there have been several discussions over the years about the extension of Cedar Lane to connect to Lemoore Avenue. City staff is proposing now that the future street be removed from the Circulation Element. This would remove the requirement that the street be constructed to Collector street standards. It would not prohibit all or a portion being constructed to Local street standards at the time that adjacent properties propose new development.

### **Previous Relevant Actions:**

The current version of the Lemoore General Plan was adopted in 2008. In late 2013/early 2014 the City Council selected an alignment for the future extension of Cedar Lane (see attachment) in accordance with the General Plan. The process to begin acquiring land for the roadway was placed on hold for budgetary reasons. In 2015, the 19<sup>th</sup> Avenue interchange with State Route 198 was completed, which also resulted in the closure of Vine Street access to State Route 198.

A Minor Site Plan Review application has been received for the site of the former Beto's restaurant on Lemoore Avenue proposing to demolish the old building and build a new similarly sized restaurant with a drive-through on the site. The requirement to connect Cedar

Lane to Lemoore Avenue would require acquisition of a portion of the property of this site, which would negatively affect the proposed site plan by eliminating space on the site that would be needed for the new the drive-through lane.

### **Evaluation:**

In typical planning practice, the usual placement of Arterial and Collector streets in Central Valley cities is for Arterials to be through streets on one-mile intervals and for Collector streets to be at the half-mile intervals between the Arterial streets. Arterial streets usually traverse an entire community either east-west or north-south, but Collector streets often have more breaks in them. Because of the presence of State Route 198 approximately one-half mile south of Bush Street (an Arterial) the 2008 General Plan showed Cedar Lane as a future Collector street closer than normal to Bush Street. The purpose of Cedar Lane is to collect traffic and get it to either Bush Street, 19<sup>th</sup> Avenue or Lemoore Avenue.

The unbuilt portion of Cedar Lane would require the purchase and demolition of at least two homes, which increases right of way costs and affects at least two families. Before the 19<sup>th</sup> Avenue interchange was completed, the City speculated that the closure of Vine Street at State Route 198 would result in traffic issues in the neighborhood that would need to be alleviated by the construction of Cedar Lane to Lemoore Avenue. However, since the Vine Street closure has taken place there have not been any observed traffic problems or complaints. The lack of complaints and issues along with higher than typical expense of constructing the new part of Cedar Lane is what caused City staff to consider removing it from the Circulation Element.

The neighborhood has two characteristics that would support removal of Cedar Lane as a Collector street. The first is that the neighborhood has a good number of local through streets that serve as “mini collectors”. Larish Street, Lombardy Lane, and Champion Street. When a neighborhood has more stub streets and cul de sacs, it puts more traffic onto Collector and Arterial streets than if the neighborhood has a good internal circulation of through local streets.

The second characteristic is that the neighborhood is almost completely built out. There are estimated to be about 850 homes in the neighborhood (inside the boundaries of Bush Street, Lemoore Avenue, State Route 198, and 19<sup>th</sup> Avenue. There is undeveloped land that could support an estimated 80 more homes. All the major streets are currently operating at Level of Service (LOS) C or better. The General Plan predicts that this will continue through the life of the General Plan, which is the year 2030. The City standard is LOS D or better. The addition of 80 more homes would not be enough to increase traffic from and LOS below C to an LOS worse than D.

The removal of Cedar Lane does not eliminate the possibility that Cedar Lane could be extended east to Champion Street or further as a local street. It would be built to a local street width when new development is proposed.

### **Environmental Assessment:**

An EIR was prepared and certified when the General Plan was adopted in 2008. Pursuant to Section 15183 of the CEQA Guidelines (14 Cal. Code Regs. §15183), environmental review

for this project shall be limited to examination of any significant project-specific environmental effects not analyzed in the 2008 General Plan EIR. There are no project-specific environmental effects peculiar to this project. There are no environmental effects that were not analyzed in the 2008 General Plan EIR. There are no potentially significant off-site impacts and cumulative impacts which were not discussed in the EIR prepared for the 2008 General Plan. No mitigation measures from the 2008 General Plan EIR are relevant or have been made part of the project. Based on the above findings, CEQA requires no additional environmental review for the proposed General Plan Amendment.

**Recommended Approval Findings:**

Staff recommends that the Commission make the following findings and recommend approval of the project to the City Council:

1. The general plan amendment is in the public interest, and the General Plan, as amended, will remain internally consistent.
2. Table 4.3 in the General Plan indicates all nearby Arterial and Collector streets are planned to operate at LOS C or better.
3. The 19th Avenue interchange was completed in 2015 and Vine Street access to State Route 198 closed shortly thereafter. There have been no observable significant increases in traffic congestion on other nearby Arterial and Collector streets that warrant additional major streets, such as connecting Cedar Lane to Lemoore Avenue.
4. The project has no effect on the density of development in the 2008 General Plan. The amount of undeveloped land that could be developed for housing could result in approximately 80 more housing units.
5. Removal of Cedar Lane as a Collector street from Vine Street to Lemoore Avenue is consistent with the 2008 General Plan because existing major roads in the vicinity (Bush Street, Vine Street, 19th Avenue, Lemoore Avenue) are currently operating at LOS C or better. There is land to develop about 80 more housing units, compared with the roughly 850 housing units already constructed, resulting in a future increase of 9.4%. This increase will not increase traffic levels from the current LOS C to worse than the goal of LOS D.
6. If needed to serve local traffic connectivity needs in the neighborhood, portions of Cedar Lane could still be constructed as local streets when new development is proposed.

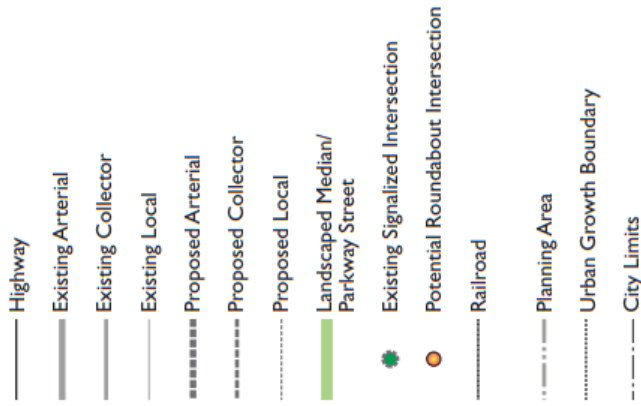
**Attachments:**

General Plan Circulation Element Map  
Aerial Photo with Portion Proposed for Removal  
Options Presented to City Council in 2013  
Draft Resolution

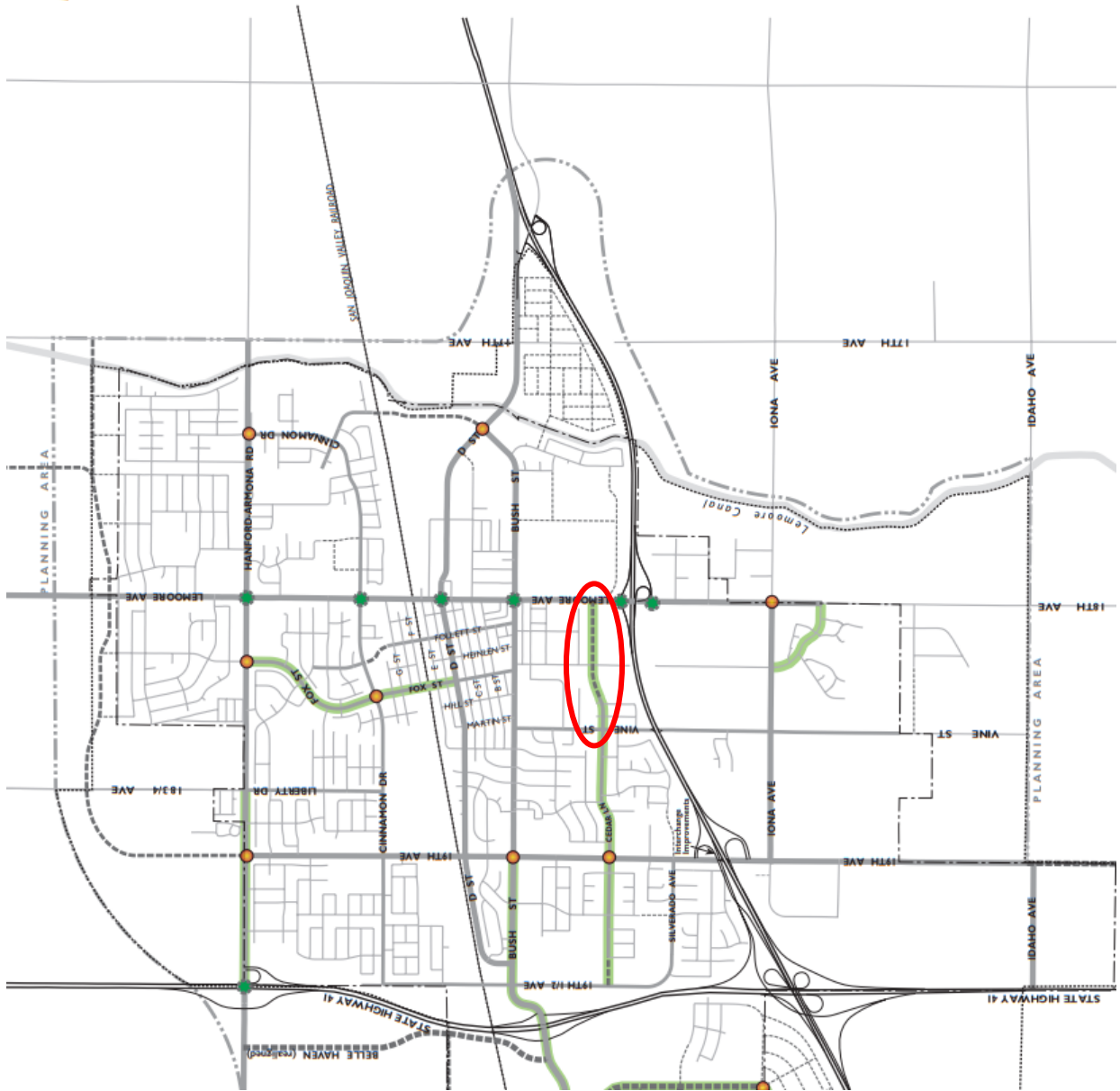
# General Plan Circulation Element Map

Cedar Lane circled in Red

Figure 4-1  
Roadway Classification



Sources: City of Lemoore, 2006; Kings County, 2006.



## Aerial Photo

### Proposed removal from General Plan of Cedar Lane Collector Designation shown in Red

Green = Arterial streets

Orange = Collector streets

Yellow = Local streets



## Options Presented to City Council in December 2013

Option 3 was Selected



**2**



**3**



**3S**

**RESOLUTION NO. 2019-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE  
RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 2018-03  
TO REMOVE THE FUTURE ALIGNMENT OF CEDAR LANE AS A COLLECTOR STREET  
FROM THE CIRCULATION ELEMENT OF THE LEMOORE GENERAL PLAN  
BETWEEN VINE STREET AND LEMOORE AVENUE**

At a Special Meeting of the Planning Commission of the City of Lemoore duly called and held on January 28, 2019, at 7:00 p.m. on said day, it was moved by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_ and carried that the following Resolution be adopted:

**WHEREAS**, the City of Lemoore's General Plan, adopted in 2008, identifies Cedar Lane as a Collector street from 19 ½ Avenue to Lemoore Avenue; and

**WHEREAS**, Cedar Lane is currently constructed and is operating between 19 ½ Avenue and Brooks Drive, but is not constructed between Brooks Drive and Lemoore Avenue; and

**WHEREAS**, City of Lemoore staff has proposed to remove the Collector street status on Cedar Lane from Vine Street to Lemoore Avenue, making the constructed portion of Cedar Lane from Vine Street to Brooks Drive a local street, and eliminating the requirement to construct Cedar Lane from Brooks Drive to Lemoore Avenue; and

**WHEREAS**, no land use designation changes are proposed; and

**WHEREAS**, General Plan Policy C-I-7 requires the City to develop and manage a roadway system that obtains a Level of Service (LOS) D or better for a.m. and p.m. peak hour periods on all major roads; and

**WHEREAS**, Cedar Lane was originally planned as a Collector street to provide traffic with an alternative route due to the planned (now completed) closure of Vine Street at State Route 198; and

**WHEREAS**, an Environmental Impact Report (EIR) was certified for the 2008 General Plan, which identified environmental effects of future citywide development under the General Plan, including significant effects, mitigated effects, and insignificant effects; and

**WHEREAS**, the 2008 General Plan EIR concluded that the build-out of the 2008 General Plan would have a less than significant impact on the local transportation system; and

**WHEREAS**, the Lemoore Planning Commission held a duly noticed public hearing at its January 28, 2019, meeting.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Lemoore recommends that the Lemoore City Council make the following findings regarding California Environmental Quality Act (CEQA) compliance:

1. An EIR was prepared and certified when the General Plan was adopted in 2008.
2. Pursuant to Section 15183 of the CEQA Guidelines (14 Cal. Code Regs. §15183), environmental review for this project shall be limited to examination of any significant project-specific environmental effects not analyzed in the 2008 General Plan EIR.

3. There are no project-specific environmental effects peculiar to this project.
4. There are no environmental effects that were not analyzed in the 2008 General Plan EIR.
5. There are no potentially significant off-site impacts and cumulative impacts which were not discussed in the EIR prepared for the 2008 General Plan.
6. No mitigation measures from the 2008 General Plan EIR are relevant or have been made part of the project.
7. Based on the above findings, CEQA requires no additional environmental review for the proposed General Plan Amendment.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Lemoore recommends that the Lemoore City Council adopt General Plan Amendment No. 2018-03 to remove the future alignment of Cedar Lane as a Collector street from the Circulation Element of the General Plan between Vine Street and Lemoore Avenue based on the evidence presented and the following specific findings:

1. The general plan amendment is in the public interest, and the General Plan, as amended, will remain internally consistent.
2. Table 4.3 in the General Plan indicates all nearby Arterial and Collector streets are planned to operate at LOS C or better in the year 2030.
3. The 19<sup>th</sup> Avenue interchange was completed in 2015 and Vine Street access to State Route 198 closed shortly thereafter. There have been no observable significant increases in traffic congestion on other nearby Arterial and Collector streets that warrant additional major streets, such as connecting Cedar Lane to Lemoore Avenue.
4. The project has no effect on the density of development in the 2008 General Plan. The amount of undeveloped land that could be developed for housing could result in approximately 80 more housing units.
5. Removal of Cedar Lane as a Collector street from Vine Street to Lemoore Avenue is consistent with the 2008 General Plan because existing major roads in the vicinity (Bush Street, Vine Street, 19th Avenue, Lemoore Avenue) are currently operating at LOS C or better. There is land to develop about 80 more housing units, compared with the roughly 850 housing units already constructed, resulting in a future increase of 9.4%. This increase will not increase traffic levels from the current LOS C to worse than the goal of LOS D.
6. If needed to serve local traffic connectivity needs in the neighborhood, portions of Cedar Lane could still be constructed as local streets when new development is proposed.

Passed and adopted at a Special Meeting of the Planning Commission of the City of Lemoore held on January 28, 2019, by the following votes:

**AYES:**

**NOES:**

**ABSTAINING:**

**ABSENT:**

**APPROVED:**

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, Chairperson

**ATTEST:**

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**Planning Commission Secretary**