

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

March 11, 2019
7:00 p.m.

1. Pledge of Allegiance
2. Call to Order and Roll Call
3. 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.

4. Approval – Minutes – Special Meeting, January 28, 2019
5. Public Hearing – Conditional Use Permit No. 2019-01 – A request by Grocery Outlet (SAFCO Capital Corp.) to allow the off-site sale of alcoholic beverages at 1160 N. Lemoore Avenue in the City of Lemoore (APN 021-300-009)
6. Director's Report – Judy Holwell
7. Commission's Reports and Requests for Information
8. Adjournment

Upcoming Meetings

Regular Meeting of the Planning Commission, April 8, 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 Regular Meeting of Monday, March 11, 2019 at 7:00 p.m. at City Hall, 119 Fox Street in accordance with applicable legal requirements.

Posted this 5th day of March 2019.

//s//

Kristie Baley, Planning Commission Secretary

**Minutes of the
LEMOORE PLANNING COMMISSION
Special Meeting
January 28, 2019**

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, Meade, Rogers
	Absent:	Koelewyn

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

PRESENTATION

ITEM NO. 3 RECOGNITION OF JIM MARVIN FOR HIS SERVICE AS A PLANNING COMMISSIONER

INTRODUCTION

ITEM NO. 4 INTRODUCTION OF NEW PLANNING COMMISSIONER ED ROGERS

REORGANIZATION OF COMMISSIONERS

ITEM NO. 5 ELECTION OF OFFICERS - CHAIR AND VICE CHAIR

Chair Clement opened nominations for Chair.

Commissioner Meade nominated Commissioner Clement.

There were no other nominations for Chair.

Motion by Commissioner Meade and seconded by Commissioner Etchegoin to elect Commissioner Clement to Chair.

Commissioner Clement was elected by unanimous vote.

Chair Clement opened nominations for Vice-Chair.

Commissioner Rogers nominated Commissioner Etchegoin.

There were no other nominations for Vice-Chair.

Motion by Commissioner Rogers, seconded by Commissioner Clement, to elect Commissioner Etchegoin to Vice-Chair.

Commissioner Etchegoin was elected Vice-Chair by unanimous vote.

PUBLIC COMMENTS AND INQUIRIES

ITEM NO. 6 PUBLIC COMMENT

There was no comment.

REQUESTS FOR APPROVAL

ITEM NO. 7 MINUTES – REGULAR MEETING, OCTOBER 8, 2018

Motion by Commissioner Meade, seconded by Commissioner Etchegoin, to approve the Minutes of the Planning Commission Regular Meeting of October 8, 2018.

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

Absent: Koelewyn

PUBLIC HEARINGS

ITEM NO. 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

City Planner Brandt presented the proposal.

The public hearing opened at 7:26 p.m.

Jim Granthum, 584 Lombardy Lane spoke in support of the proposal.

City Manager Nathan Olson spoke in support of the proposal.

There were no other comments.

The public hearing closed at 7:28 p.m.

Motion by Commissioner Franklin, seconded by Commissioner Etchegoin to approve Resolution No. 2019-01, a Resolution of the Planning Commission recommending approval of General Plan Amendment No. 2018-03.

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

Absent: Koelewyn

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

ITEM NO. 9

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

Clarification was provided regarding the approval of Resolution 2019-01 by the Planning Commission. It recommends approval of GPA 2018-03 to City Council.

Staff provided Anthony Rodriguez with final comments for minor site plan review to construct a three building industrial business park on the property located at 708 W. Iona Avenue.

Lennar Homes has begun construction at Tract 920, located on the northeast corner of Hanford-Armona Road and 18 ¾ Avenue (Liberty Drive). It was noted that pilasters will be added to the block wall every 100 feet per City Ordinance.

Staff is reviewing a minor site plan review to construct a 4,000 sq. ft. dispatch center west of the police station.

Staff approved a temporary use permit application for Valley Children's Hospital to sell newspapers in the public right of way on March 5, 2019.

G.J. Gardner has begun construction at Tract 839, located northwest of Iona Avenue and Vine Street.

A grocery store interested in the Gateway Plaza location appears to be moving forward.

Holwell answered Commissioners questions:

Building plans for the mixed use project to be located at the southeast corner of Hanford-Armona Road have not yet been submitted.

Staff has received inquiries regarding the recently vacated Kmart building located at the southeast corner of Hanford-Armona Road and Fox Street, but nothing concrete is known to be in the works at this time.

COMMISSION REPORTS AND REQUESTS FOR INFORMATION

ITEM NO. 10

Etchegoin welcomed Ed Rogers to the Commission.

Commissioner Rogers stated that he will be attending the League of California Cities Planning Commissioners Academy March 6-8, 2019.

ADJOURNMENT

At 7:45 p.m., the meeting adjourned.

Approved the ____th day of _____ 2019.

APPROVED:

Bob Clement, Chairperson

ATTEST:

Kristie Baley, Commission Secretary



119 Fox Street • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-9003

Staff Report

To: Lemoore Planning Commission **Item No. 5**
From: Steve Brandt, City Planner
Date: February 8, 2019 **Meeting Date:** March 11, 2019
Subject: **Conditional Use Permit No. 2019-01:** A request by Grocery Outlet (SAFCO Capital Corp.) to allow the off-site sale of alcoholic beverages at 1160 N. Lemoore Avenue in the City of Lemoore (APN 021-300-009).

Proposed Motion:

I move to adopt Resolution No. 2019-02, approving Conditional Use Permit No. 2019-01, with the attached conditions.

Project Proposal:

The applicant is planning to open a Grocery Outlet store at 1160 N. Lemoore Avenue in the Lemoore Plaza Shopping Center. A grocery store without the alcohol sales is an allowed use. However, the applicant is proposing to sell beer and wine for off-site consumption (Type 20 ABC license), and the sale of alcohol requires a Conditional Use Permit (CUP) per the Lemoore Zoning Ordinance.

Applicant	Grocery Outlet (SAFCO Capital Corp.)
Location	1160 N. Lemoore Avenue
Existing Land Use	Vacant building in existing neighborhood shopping center
APN(s)	021-300-009
Total Building Size	22,980 square feet
Zoning	NC (Neighborhood Commercial)
General Plan	Neighborhood Commercial

Adjacent Land Use, Zone and General Plan Designation

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	Residential triplexes and fourplexes	RMD	Medium Density Residential
South	Commercial businesses	NC	Neighborhood Commercial
East	Heritage Apartments (apartment complex)	RMD	Medium Density Residential
West	Single-family residences	RLD	Low Density Residential

Previous Relevant Actions:

None.

Zoning/General Plan:

The site is planned as Neighborhood Commercial and zoned NC. Per the Lemoore Municipal Code, the sale of alcohol is a use that can be approved through a CUP in the Neighborhood Commercial zone. This project is being brought to the Planning Commission because the sale of alcohol requires a CUP.

There are residential uses north, east, and west of the site. There is an existing block wall on the north and east sides of the shopping center dividing the commercial zoning from the residential zoning. Lemoore Avenue separates the commercial zoning from the residential zoning on the west side of the shopping center.

Access and Right of Way:

The building's main entrance faces a large parking lot that can be accessed from W. Hanford-Armona Road and Lemoore Avenue. There is a service entrance behind the shopping center that allows access to the back of the building.

Parking / On-site Circulation:

There is a substantial amount of parking for the shopping center as a whole, and the proposed grocery store would share that parking lot. No additional parking spaces are required. There are five ADA (Americans with Disabilities Act) parking spaces near the entrance to the building that have faded striping. A condition is recommended to upgrade the spaces and ramps to current ADA standards prior to occupancy.

Architectural and Site Design Standards:

The interior of the building will be remodeled in accordance with the attached floor plan. The applicant estimates that alcohol sales will take up approximately 4.5% of the sales floor area. No changes to the outer façade of the building are expected, except for new signage placement.

Operations:

The grocery store will sell groceries and consumer goods. The sale of alcohol is incidental to their wide selection of offerings in the store. The applicant has provided an operations statement (attached), which states that "Grocery Outlet has had no significant issues raised by local law enforcement agencies with respect to alcoholic products or public disturbances." The statement includes a commitment to install surveillance cameras and to maintain a staff trained in proper alcoholic sales rules. These have been made recommended conditions of the approval of the CUP.

Signage:

All new signage would be required to meet the City Zoning Ordinance. The project would be allowed building signage per the standards in the Ordinance.

Environmental Assessment:

The project is exempt from the requirements of the California Environmental Quality Act (CEQA) under the Class 1 (Existing Facilities) categorical exemption contained in Section 15301 of the CEQA Guidelines.

Recommended Approval Findings:

A CUP shall be granted only when the designated approving authority determines that the proposed use or activity complies with all of the following findings. City staff recommends that these findings be made based upon review of the project as described in this staff report, and with the recommended conditions of approval.

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 land uses are consistent with the Zoning Ordinance.
2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city. The site is located near other compatible retail uses. The closest residential uses are separated by either a major street or a block wall.

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 site is physically able to support the use.
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.

Recommended Conditions:

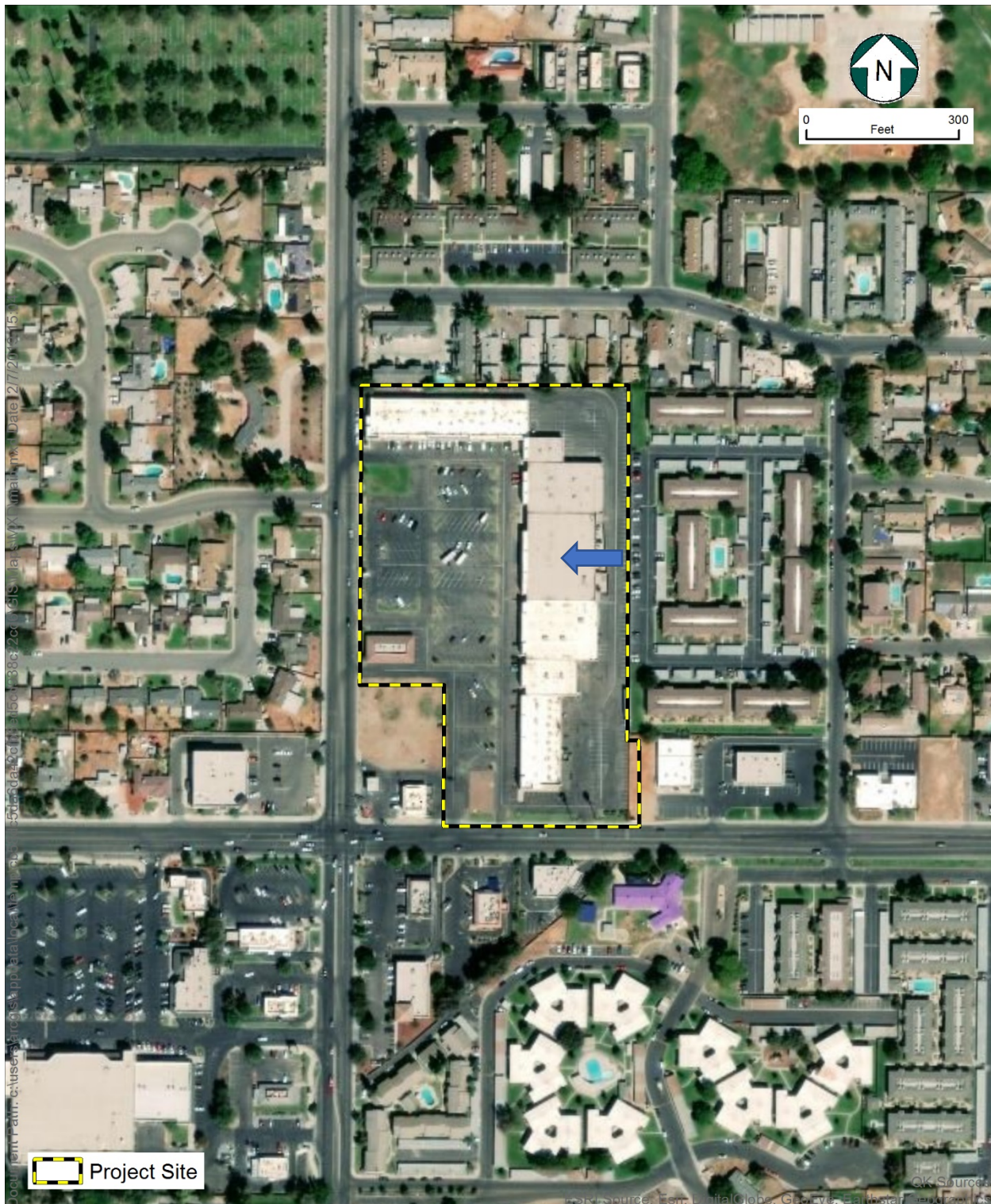
Staff recommends the following conditions be applied to the approval of the CUP:

1. The site shall be developed consistent with the submitted site plan 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 first require approval of an amendment to this CUP.
3. The establishment shall obtain and maintain a valid Type 20 license from the Alcoholic Beverages Control Board (ABC). A change to a more intensive license type shall require an amendment to this conditional use permit.
4. The establishment shall comply with all federal and state laws regarding the sale of alcohol.
5. Business hours and the sale of alcohol shall comply with ABC regulations.
6. The operation shall be conducted in accordance with the operational statement provided by the applicant dated January 2019.
7. Surveillance cameras shall be located throughout the sales area that are capable of storing at least one month of activity. Camera records and images shall be made available to the police department if it relates to a criminal investigation.
8. All clerks shall be trained in proper alcoholic sales rules and shall sign the Alcoholic Beverage Control's Clerk's Affidavit. These affidavits shall be kept on file by the store operator.
9. All signs shall require a sign permit separate from the building permit.
10. Window signs shall not restrict visibility into the building by law enforcement officers.

11. The project and all subsequent uses must meet the requirements found in Section 9-4D-20 of the Zoning Ordinance and Chapter 5 of Title 4 of the Municipal Code related to management of shopping carts.
12. 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.
13. The time limits and potential extensions and expiration of this conditional use permit are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.

Attachments:

Vicinity Map
Resolution No. 2019-02
Shopping Center Plan
Floor Plan
Operation Statement



Vicinity Map
CUP NO. 2019-01

RESOLUTION NO. 2019-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING CONDITIONAL USE PERMIT NO. 2019-01 TO ALLOW THE OFF-SITE SALE OF
ALCOHOLIC BEVERAGES AT 1160 N. LEMOORE AVENUE
IN THE CITY OF LEMOORE (APN 021-300-009)**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on March 11, 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, Grocery Outlet (SAFCO Capital Corp.) has requested a conditional use permit (CUP) to allow the off-site sale of alcoholic beverages at 1160 N. Lemoore Avenue in the City of Lemoore (APN 021-300-009); and

WHEREAS, the proposed site contains an existing vacant commercial building; and

WHEREAS, the zoning on the parcel is NC (Neighborhood Commercial); and

WHEREAS, the project is exempt from the requirements of the California Environmental Quality Act (CEQA) under the Class I (Existing Facilities) categorical exemption contained in Section 15301 of the CEQA Guidelines; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its March 11, 2019, 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 proposed land uses are consistent with the Zoning Ordinance.
2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city. The site is located near other compatible retail uses. The closest residential uses are separated by either a major street or a block wall.
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 site is physically able to support the use.
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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore finds that the project is exempt from the requirements of the CEQA pursuant to the Class I exemption

(Existing Facilities) set forth in Section 15301 of the CEQA Guidelines, and approves CUP No. 2019-01 subject to the following conditions:

1. The site shall be developed consistent with the submitted site plan 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 first require approval of an amendment to this CUP.
3. The establishment shall obtain and maintain a valid Type 20 license from the Alcoholic Beverages Control Board (ABC). A change to a more intensive license type shall require an amendment to this conditional use permit.
4. The establishment shall comply with all federal and state laws regarding the sale of alcohol.
5. The Americans with Disabilities Act (ADA) parking spaces and associated ramps in front of the building shall be upgraded as needed to current standards prior to the approval of final occupancy.
6. Business hours and the sale of alcohol shall comply with ABC regulations.
7. The operation shall be conducted in accordance with the operational statement provided by the applicant dated January 2019.
8. Surveillance cameras shall be located throughout the sales area that are capable of storing at least one month of activity. Camera records and images shall be made available to the police department if it relates to a criminal investigation.
9. All clerks shall be trained in proper alcoholic sales rules and shall sign the Alcoholic Beverage Control's Clerk's Affidavit. These affidavits shall be kept on file by the store operator.
10. All signs shall require a sign permit separate from the building permit.
11. Window signs shall not restrict visibility into the building by law enforcement officers.
12. The project and all subsequent uses must meet the requirements found in Section 9-4D-20 of the Zoning Ordinance and Chapter 5 of Title 4 of the Municipal Code related to management of shopping carts.
13. 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.
14. The time limits and potential extensions and expiration of this conditional use permit are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on March 11, 2019, by the following votes:

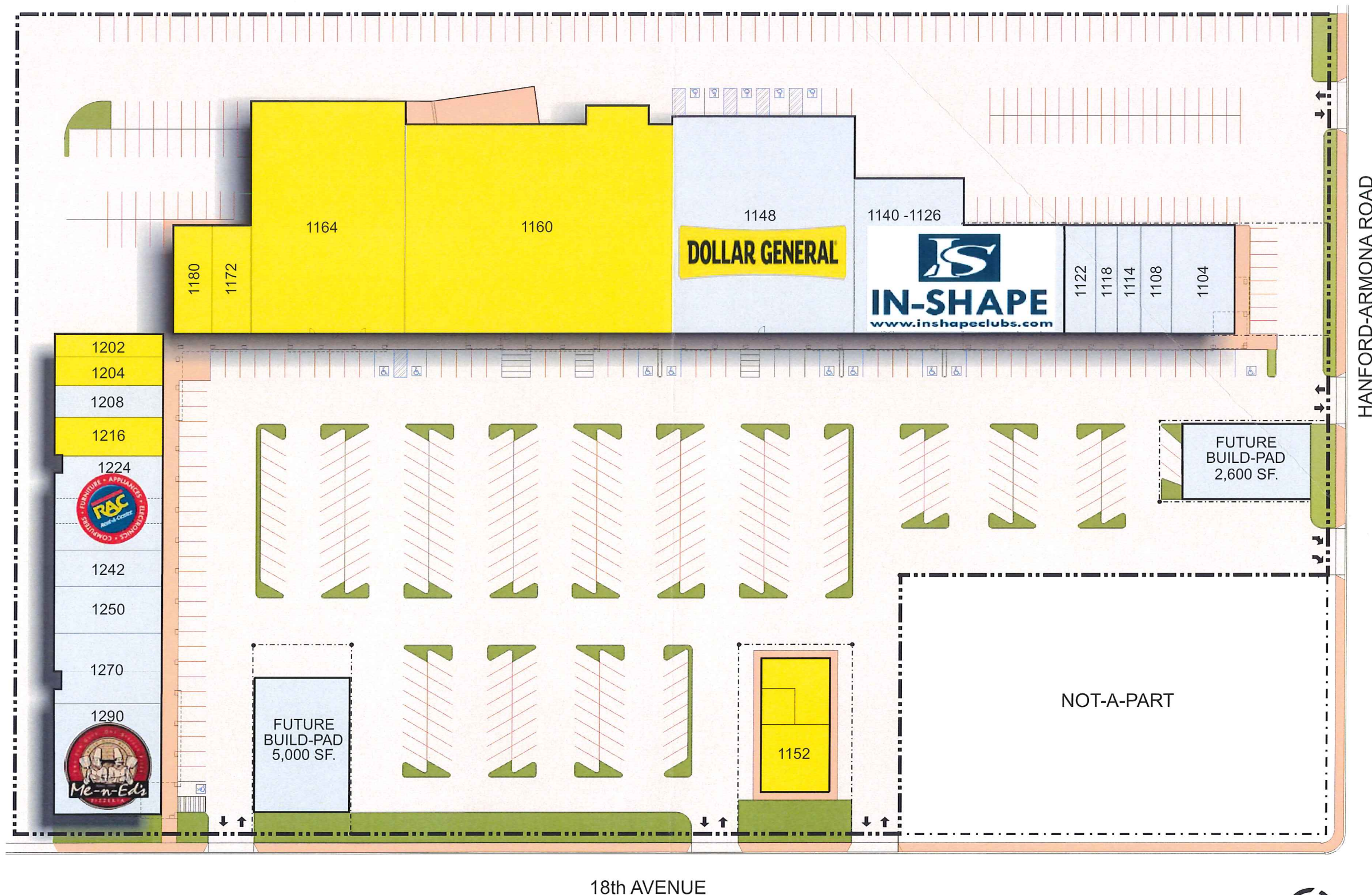
AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Bob Clement, Chairperson

ATTEST:

Planning Commission Secretary



GATEWAY PLAZA

1104-1290 LEMOORE AVE. LEMOORE, CA 93245

LEMOORE, CA -
 FIXTURE PLAN - 12/07/18
 VERSION 6
 BUILDING AREAS (GROSS):
 SALES = 14,720 SF
 B.O.H. = 8,260 SF
 SHELL = 22,980 SF

MERCHANDISING (NET) = 14,720 SF
STOCK (NET) = 5,287 SF

LEGEND	
SYMBOL	DESCRIPTION
	BRASS BELL (AT CHECKSTAND #1)
	ECO BAG GRIDS (3 PER PLAN)
	ABS BROOM HOLDERS (4 PER PLAN AT CLEANER AISLE)
	APPAREL RACKS (PROMOTIONAL EVENT\$)
BUMP	BUMP OUT SECTIONS (12 @ HBC - PER PLAN)
	SECURITY CAMERA (SINGLE DIRECTION)
	SECURITY CAMERA (360 DEGREE)

<p>GENERAL MERCH</p> <p>BASE DECKS 28"</p> <p>SHELVES 24"</p> <p>SAHARA COLOR</p>	<p>HBC PERIMETER</p> <p>BASE DECKS 24"</p> <p>SHELVES 24"</p> <p>SAHARA COLOR</p>
<p>SEASONAL</p> <p>BASE DECKS 28"</p> <p>SHELVES 24"</p> <p>SAHARA COLOR</p>	<p>CANDY PERIMETER</p> <p>BASE DECKS 24"</p> <p>SHELVES 24"</p> <p>SAHARA COLOR</p>
<p>INT. SIGNAGE:</p> <p>USE 4-0" PACKAGE</p> <p>(LIGHT/TVG @ 14-0")</p>	<p>WINE PERIMETER</p> <p>BASE DECKS 24"</p> <p>SHELVES 24"</p> <p>BLACK COLOR</p>
	<p>HOLDING BOXES</p> <p>FREEZER 400 SF</p> <p>DARY 659 SF</p> <p>MEAT 200 SF</p>

[illegible]

DATE:

DRAWN BY: SEW

CHECKED BY:

JOB #62900000

FIXTURE PLAN

FX1.0

 B&R Original printed on recycled paper

GROCERY OUTLET
bergain market

1160 N. LEMOORE AVE
LEMOORE, CA



**1160 N Lemoore Ave, Lemoore, CA
CONDITIONAL USE PERMIT APPLICATION**

January 2019

Planning Department
Lemoore, CA

Grocery Outlet offers fantastic bargains and deals on a variety of products including grocery, frozen foods, deli items, vitamins, health and beauty items, housewares, gift items and much, much more. Brand names for less is the name of the game and smart shoppers get incredible savings over regular store prices every day when they shop Grocery Outlet. Grocery Outlet gets products by searching the nation's major manufacturers for amazing one-time buys resulting from excess production, packaging/design changes, and special promotions. Grocery Outlet's assortment of product changes frequently because of the nature of the one-time buys.

As such, Grocery Outlet stores are "destination stores". Although the sale of beer and wine is a minor percentage of the sales revenues, the customers desire the convenience of being able to purchase alcoholic beverages together with the typical grocery items. This convenience is imperative to Grocery Outlet's ability to serve and attract customers. Moreover, Grocery Outlet believes that offering a full assortment is beneficial to the neighborhood and city. As a destination store, Grocery Outlet typically has customers who shop from other cities. A full product offering maximizes sales tax revenue for the City.

Grocery Outlet owns over 200 stores in California with off-sale alcohol licenses. Operators and their employees of all of the locations are careful to make sure the store is always clean, neat and free from debris. Grocery Outlet has had no significant issues raised by local law enforcement agencies with respect to alcoholic products or public disturbances. Grocery Outlet has a history of service to the California community and will continue to operate in a conscientious and thoughtful way with sensitivity to any possible detriment to nearby businesses or residents that might be affected. Grocery Outlet is fully aware of the unique responsibilities of operating a store associated with alcoholic beverage sales.

The store will be open no earlier than 6:00AM and no later than 11:00PM 7 days a week. Grocery Outlet expects the store will be staffed with approximately 35-40 employees. As related to beer/wine sales, all register clerks will be trained in proper alcoholic beverage sales rules, including use of point of sale required identification age verification. All of the clerks will have read and signed the Alcoholic Beverage Control's Clerk's Affidavit. These affidavits will be kept on file by the store operator. For security, Grocery Outlet will install a minimum of a 16 camera system which has a view of all parts of the store, especially the alcoholic beverage display area. The video system has a 30-day retrieval function which can track previous days' activity.

Given the "one-time buy" nature of Grocery Outlet's business, the amount of sales area devoted to alcoholic beverages will vary. The alcohol display area is estimated to be 4.5% of the sales floor area as shown on the floor plan included with this application. Grocery Outlet will be submitting an application to the State Department of Alcoholic Beverage Control to transfer a type 20 Off-sale Beer/Wine license to this location.

Grocery Outlet appreciates your consideration and looks forward to opening this new store in the City of Lemoore.