

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

**May 13, 2019**  
**7:00 PM**

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 – Regular Meeting, March 11, 2019
5. Public Hearing – Planned Unit Development No. 2019-01 – A request by Woodside Homes for a planned unit development in the existing Brisbane East residential subdivision Tract 921 that would allow a minimum 5-foot side yard setback for two-story homes instead of the standard 10-foot minimum side yard setback.
6. Director's Report – Judy Holwell
7. Commission's Reports and Requests for Information
8. Adjournment

Upcoming Meetings

Regular Meeting of the Planning Commission, June 10, 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, May 13, 2019 at City Hall, 119 Fox Street, Lemoore, CA.

Posted this 10<sup>th</sup> day of May 2019.

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Kristie Baley, Planning Commission Secretary

**Minutes of the  
LEMOORE PLANNING COMMISSION  
Regular Meeting  
March 11, 2019**

PLEDGE OF ALLEGIANCE

MEETING CALLED TO ORDER

*At 7:05 p.m., the meeting was called to order.*

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

City Staff and Contract Employees Present: Community Development Director Holwell; 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 – SPECIAL MEETING, JANUARY 28, 2019

*Motion by Commissioner Meade, seconded by Commissioner Rogers, to approve the Minutes of the Planning Commission Special Meeting of January 28, 2019.*

*Ayes: Meade, Rogers, Franklin, Etchegoin  
Absent: Boerkamp, Clement  
Abstain: Koelewyn*

PUBLIC HEARINGS

ITEM NO. 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 (BEER AND WINE) AT 1160 N. LEMOORE AVENUE IN THE CITY OF LEMOORE (APN 021-300-009)

*City Planner Brandt presented the proposal. He noted, for the record, that Planning Commission approval would also serve as a finding of Public Convenience or Necessity.*

*The public hearing opened at 7:13 p.m.*

*Katy Schardt, representative for Grocery Outlet, spoke and offered to answer questions.*

*Commissioner Meade asked if the store will be similar to the one in Hanford.*

*Schardt stated that she hasn't visited the Hanford store, but that Grocery Outlet stores are generally uniform in nature.*

*There were no other comments.*

*The public hearing closed at 7:15 p.m.*

*Motion by Commissioner Franklin, seconded by Commissioner Koelewyn to approve Resolution No. 2019-02, a Resolution of the Planning Commission approving Conditional Use Permit No. 2019-01 with the findings and conditions in the staff report, with the addition of Finding No. 5, which states: The license applied for will serve as a public convenience or necessity.*

*Ayes: Franklin, Koelewyn, Meade, Rogers, Etchegoin*

*Absent: Boerkamp, Clement*

### COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

#### ITEM NO. 6

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

*City Council approved 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.*

*Staff met with both Jim Granthum and Jesse Singh regarding development and cross access between the properties located on Lemoore Avenue, across from the high school.*

*Wimpy's Hamburgers submitted building plans to rebuild the restaurant that was destroyed by fire across from Lemoore High School. The property is owned by Jim Granthum and is the site of the former Beto's restaurant.*

*Lennar Homes, located on the northeast corner of Hanford-Armona Road and 18 ¾ Avenue (Liberty Drive) added pilasters to the block wall every 100 feet per City Ordinance.*

*Staff approved a minor site plan review to construct a 4,000 sq. ft. dispatch center west of the police station. Building plans have been submitted for plan check.*

*Interior improvement plans have already been submitted by Grocery Outlet and will be sent to Interwest for plan check upon approval of Conditional Use Permit No. 2019-01.*

COMMISSION REPORTS AND REQUESTS FOR INFORMATION

ITEM NO. 7

*Commissioner Meade stated that he visited the Gateway Plaza shopping center during a heavy rain recently and noticed they may have drainage issues in the parking lot.*

*Brandt stated that a down pour will almost always flood a parking lot. He suggested to observe how long it takes the water to drain away.*

*Commissioner Rogers stated that he and Commission Secretary Baley attended the League of California Cities Planning Commissioners Academy March 6-8, 2019 and recommended it to other Commissioners, new and old. It was very informative.*

ADJOURNMENT

*At 7:25 p.m., the meeting adjourned.*

Approved the \_\_\_\_<sup>th</sup> day of \_\_\_\_\_ 2019.

APPROVED:

\_\_\_\_\_  
Bob Clement, Chairperson

ATTEST:

\_\_\_\_\_  
Kristie Baley, Commission Secretary



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## Staff Report

**To:** Lemoore Planning Commission **Item No. 5**  
**From:** Steve Brandt, City Planner  
**Date:** May 7, 2019 **Meeting Date:** May 13, 2019  
**Subject:** **Planned Unit Development No. 2019-01:** A request by Woodside Homes for a planned unit development in the existing Brisbane East residential subdivision that would allow a minimum 5-foot side yard setback for two-story homes instead of the standard 10-foot minimum side yard setback (former APN 023-020-010).

### **Proposed Motion:**

Move to adopt Resolution No. 2019-03, recommending approval of Planned Unit Development No. 2019-01, in accordance with the findings and conditions in the resolution.

### **Project Proposal:**

This project is requesting approval of a Planned Unit Development (PUD) for the already approved Tract No. 921, Brisbane East, which has 64 single-family lots. A PUD was not applied for when the subdivision was originally approved. After approval of Brisbane, the land was sold to a different developer, Woodside Homes. Woodside's PUD request focuses on the required minimum side yard setbacks. The minimum side yard setback is 5 feet for one-story homes and 10 feet for two-story homes. Woodside's two-story homes fit the lots with 10 feet on each side, but only if they do not offer a three-car garage. They are requesting the PUD to allow a minimum 5-foot setbacks for two-story homes. This will allow the three-car garage or room on one side for RV storage. Existing lot sizes range from 6,000 square feet to 11,616 square feet with an average size of 8,808 square feet. The applicant has submitted elevations and floor plans for four home plans that will be built on the lots. Each plan has two different elevation types.

<b>Applicant</b>	Woodside Homes
<b>Location</b>	Northwest corner of East D Street and the Lemoore Canal
<b>Existing Land Use</b>	Vacant Land

<b>APN(s)</b>	Former APN 023-020-010
<b>Total Building Size</b>	Min. 1,571 sq.ft. – Max. 2,316 sq.ft.
<b>Lot Size</b>	Min. 6,000 sq.ft. – Max. 11,616 sq.ft. Average 8,808 sq.ft.
<b>Zoning</b>	RLD
<b>General Plan</b>	Low Density Single-Family Residential

### **Adjacent Land Use, Zone and General Plan Designation**

<b>Direction</b>	<b>Current Use</b>	<b>Zone</b>	<b>General Plan</b>
North	Railroad and Residential Subdivision	RLD	Low Density Single Family Residential
South	Residence, Medical Clinic	MU	Mixed Use
East	Lemoore Canal and Agricultural Fields	PR	Greenway
West	Religious Sanctuary and Residences	RLD and PR	Low Density Single Family Residential and Greenway

### **Previous Relevant Actions:**

The tentative subdivision map for Brisbane East was approved on July 11, 2016. After approval, the land was sold by Greg Nunley, the original applicant, to Woodside Homes. Woodside's home plans were approved by the Planning Commission on July 10, 2017, through the approval of Major Site Plan Review No. 2017-07.

### **Planned Unit Development**

The RLD zone has a minimum side setback of 5 feet. However, an additional 5 feet must be added for every additional story to the home. The applicant has proposed modifications to the development standards, which can be obtained through the approval of a Planned Unit Development (LMC, Title 9, Chapter 9, Article B), which requires adoption of an ordinance by the City Council establishing an overlay zone for the Planned Unit Development. The proposed Planned Unit Development would modify those standards to allow for 5-foot side yard setbacks with two-story homes.

Staff is recommending approval of the request so that three-car garages may be offered for sale and so that homes can be designed to allow for RV parking on the garage side. Staff is further recommending that the wider side yard (when there is one) be placed on the same side as the garage so the homeowners storing RVs can use the garage's driveway to access the side yard.

Some of the homes in the neighborhood have already been sold (they met current setback requirements.) Staff requested, and the applicant provided, the mailing addresses of homeowners who have already purchased homes in the neighborhood. These homeowners were also sent a notice of the Planning Commission public hearing.

### **Residential Master Home Plans:**

The architecture of the home plans is depicted in the attached floor plan and elevation plans. The three smallest homes are single-story homes, while the largest is a two-story home. The Planning Commission reviewed and approved these home plans at their July 10, 2017 meeting.

### **Environmental Assessment:**

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15305(a), Minor Alterations in Land Use Limitations, it has been determined that this project is categorically exempt from additional CEQA processes.

### **Recommended Findings:**

1. The proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, including the proposed overlay zone for the Planned Unit Development, specific plan provisions, and improvement standards adopted by the city.

### **Recommended Conditions**

1. The site shall be developed consistent with the approved tentative map, the applicable development standards found in the Zoning Ordinance and City Municipal Code, and Major Site Plan Review No. 2017-07 comments dated July 10, 2017.
2. The minimum building setbacks for both one-story and two-story homes shall be as follows:
  - front yard – 18 feet, stagger 2 feet per the Zoning Ordinance
  - front yard garage – 20 feet
  - interior side yard – 5 feet
  - street side yard – 10 feet
  - rear yard – 10 feet for one-story, 15 feet for two-story
3. On lots with two interior side yards, the home shall be sited so that the larger side yard is on the same side as the garage.

### **Attachments:**

Site Location - Aerial Photo  
Resolution  
Subdivision Map  
Building Elevation and Floor Plans



Site Location – Aerial Photo  
Planned Unit Development No. 2019-01

**RESOLUTION NO. 2019-03**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE  
RECOMMENDING APPROVAL OF PLANNED UNIT DEVELOPMENT NO. 2019-01  
FOR THE BRISBANE EAST SUBDIVISION  
LOCATED 500 FEET NORTH OF THE EAST BUSH AND EAST D STREET INTERSECTION  
IN THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on May 13, 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 tentative subdivision map for the Brisbane East subdivision, located 500 feet north of the East Bush and East D Street Intersection (Former APN: 023-020-010), was approved on July 11, 2016; and

**WHEREAS**, the Brisbane East subdivision is in a Low Density Single Family Residential zone, and a planned unit development (PUD) was not applied for when the Brisbane East subdivision was originally approved; and

**WHEREAS**, after approval, the Brisbane East subdivision was sold by Greg Nunley, the original applicant, to Woodside Homes; and

**WHEREAS**, the home plans for the Brisbane East subdivision, were approved by the Planning Commission on July 10, 2017, through the approval of Major Site Plan Review No. 2017-07; and

**WHEREAS**, the RLD zone has a minimum side setback of 5 feet; however, an additional 5 feet must be added for every additional story to the home; and

**WHEREAS**, modifications to the City's development standards can be obtained through the approval of a PUD, which requires adoption of an ordinance by the City Council establishing an overlay zone for the PUD; and

**WHEREAS**, Woodside Homes is seeking the approval of a PUD with different minimum building setbacks for both one-story and two-story homes so that three-car garages may be offered for sale and that homes can be designed to allow for RV parking on the garage side; and

**WHEREAS**, the project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15305(a), Minor Alterations in Land Use Limitations, because the PUD involves adjustments of setback standards that do not create any new parcels, and there are no applicable exceptions; and

**WHEREAS**, the Lemoore Planning Commission held a duly noticed public hearing at its May 13, 2019, meeting.

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

1. The proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, including the proposed overlay zone for the Planned Unit Development, specific plan provisions, and improvement standards adopted by the City.
2. The proposed project is categorically exempt from CEQA pursuant to Section 15305(a), Minor Alterations in Land Use Limitations.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Lemoore recommends approval of Planned Unit Development No. 2019-01, subject to the following conditions:

1. The site shall be developed consistent with the approved tentative map, the applicable development standards found in the Zoning Ordinance and City Municipal Code, and Major Site Plan Review No. 2017-07 comments dated July 10, 2017.
2. The minimum building setbacks for both one-story and two-story homes shall be as follows:
  - front yard – 18 feet, stagger 2 feet per the Zoning Ordinance
  - front yard garage – 20 feet
  - interior side yard – 5 feet
  - street side yard – 10 feet
  - rear yard – 10 feet for one-story, 15 feet for two-story
3. On lots with two interior side yards, the home shall be sited so that the larger side yard is on the same side as the garage.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on May 13, 2019, by the following votes:

**AYES:**

**NOES:**

**ABSTAINING:**

**ABSENT:**

**APPROVED:**

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**Bob Clement, Chairperson**

**ATTEST:**

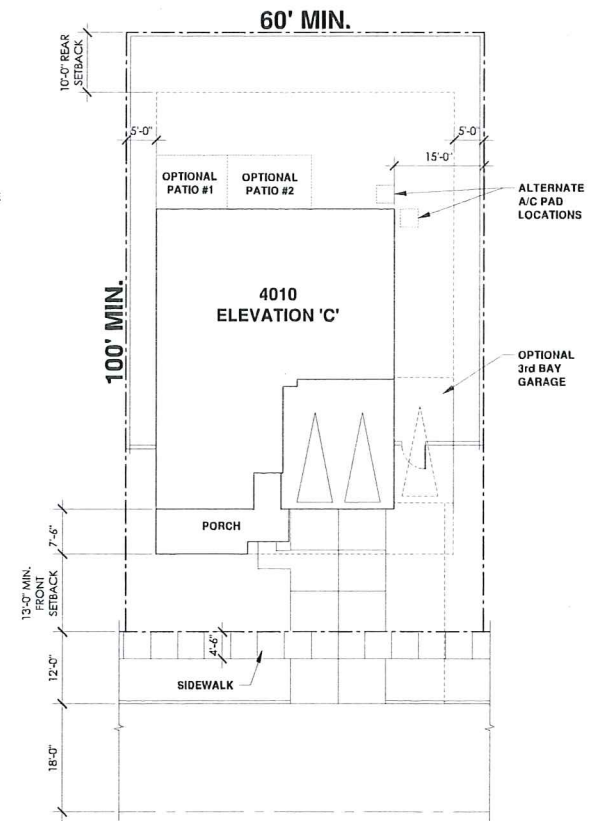
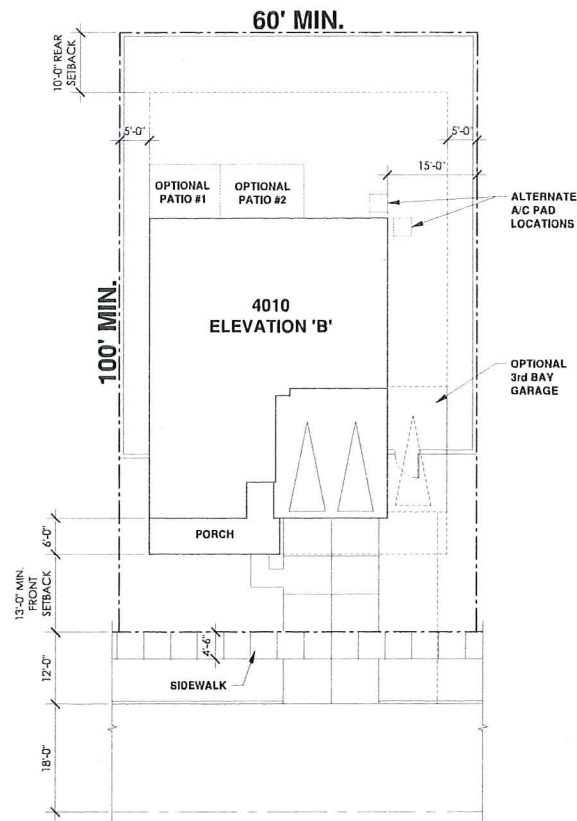
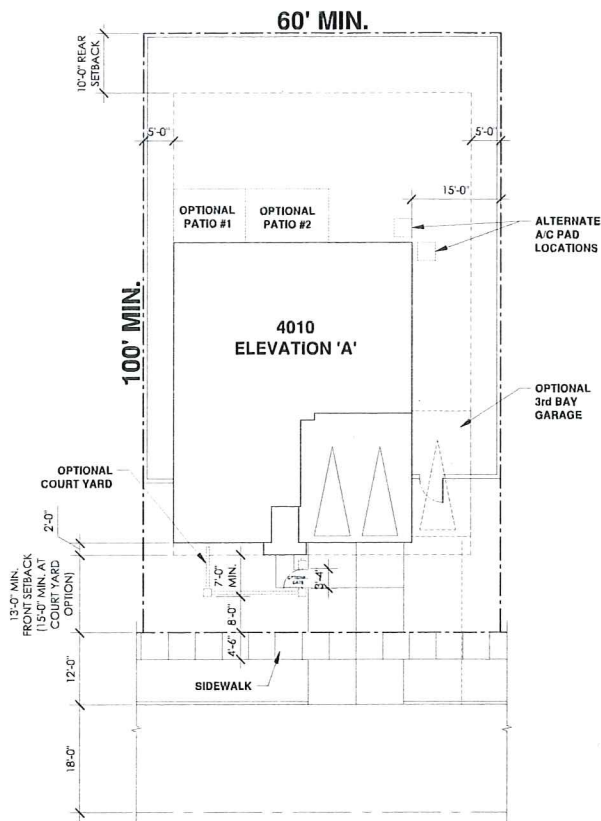
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**Kristie Baley, Commission Secretary**

DRAWN BY:	SR
CHECKED BY:	AD
INDEXED BY:	
DATE:	3/26/2018
OB NO:	0763514
SHEET:	1 OF 1



○ - INDICATES CURRENT PLOT PLAN REQUEST



**Woodside Homes**  
BETTER BY DESIGN

ball architects, inc.  
PHOENIX/ARIZONA 602-252-6678

**Brisbane East**  
Lemoore, CA

PLAN:	BE-4010
JOB:	1710
SCALE:	1" = 20'
SITE:	4010



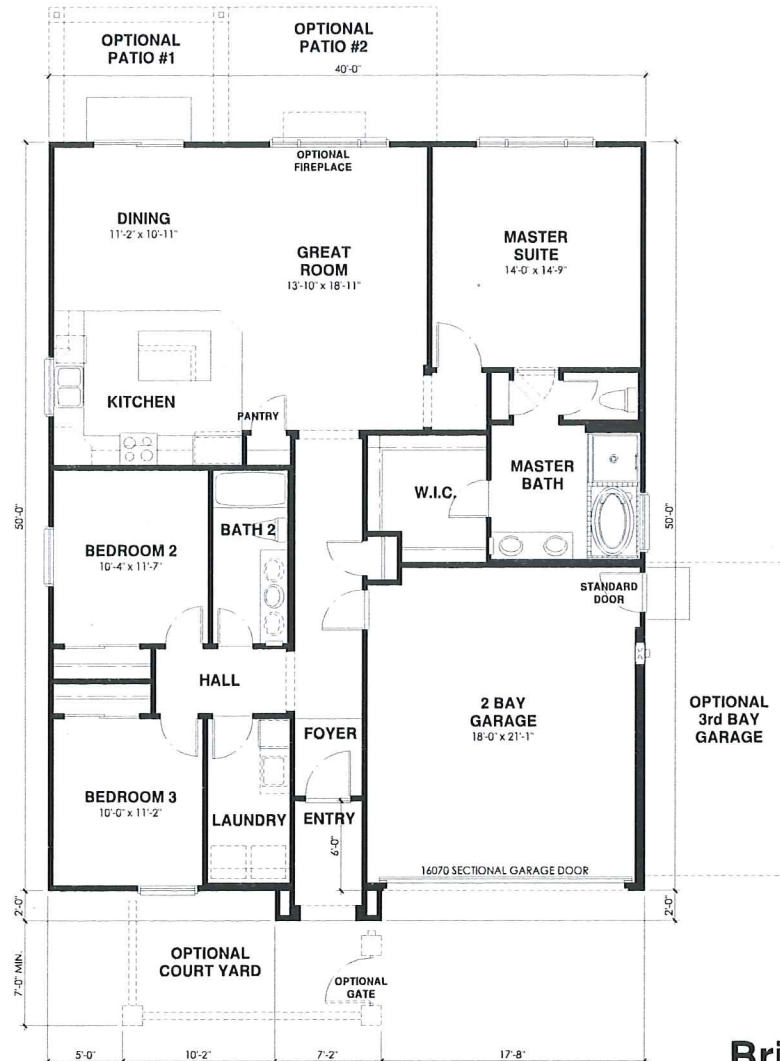
ALT.  
TUB/SOWER AT  
MASTER BATH



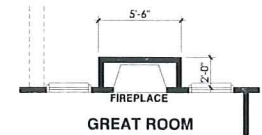
OPT. SHOWER  
AT MASTER  
BATH



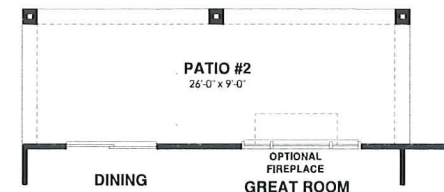
OPT. SUPER  
SHOWER AT  
MASTER BATH



OPTIONAL PATIO #1



OPT. FIREPLACE AT  
GREAT ROOM



OPTIONAL PATIO #2

## AREA TABULATION

### CONDITIONED SPACE

FLOOR AREA - TOTAL  
DWELLING 1571 SQFT

### UNCONDITIONED SPACE

2 BAY GARAGE	402 SQFT.
OPT. 3 BAY GARAGE	611 SQFT.
ENTRY AT ELEV. 'A'	41 SQFT.
PORCH AT ELEV. 'B'	159 SQFT.
PORCH AT ELEV. 'C'	181 SQFT.
OPT. COURTYARD ONLY AT ELEV. 'A'	99 SQFT.
OPT. PATIO #1	108 SQFT.
OPT. PATIO #2	234 SQFT.

ball architects, inc.  
PHOENIX/ARIZONA 602-252-6678

**Brisbane East**  
Lemoore, CA

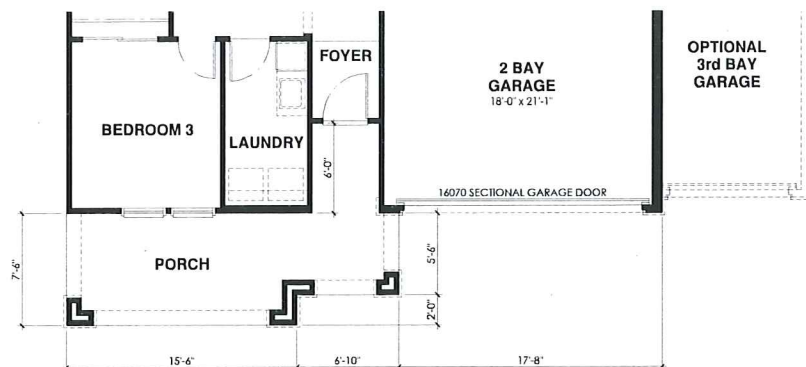
PLAN:	BE-4010
JOB:	1710
SCALE:	1/8" = 1'-0"
FLOORPLAN:	1 of 8



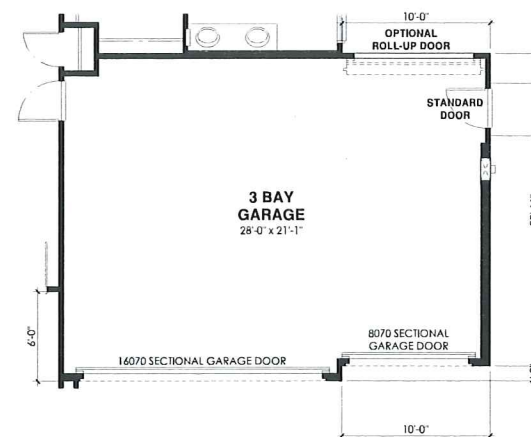
**Woodside Homes**  
BETTER BY DESIGN



PORCH AT ELEVATION 'B'



PORCH AT ELEVATION 'C'



OPTIONAL 3 BAY GARAGE



**Woodside Homes**  
BETTER BY DESIGN

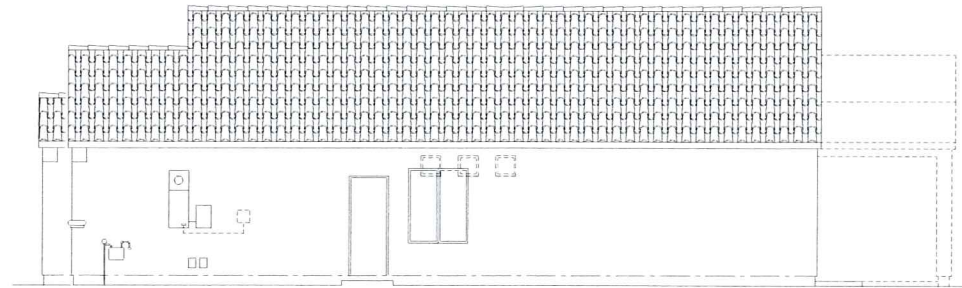
ball architects, inc.  
PHOENIX/ARIZONA 602-252-6618

**Brisbane East**  
Lemoore, CA

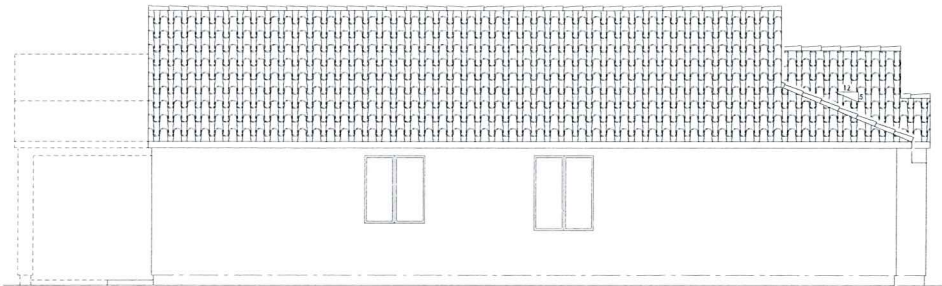
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FLOORPLAN:	2 of 8



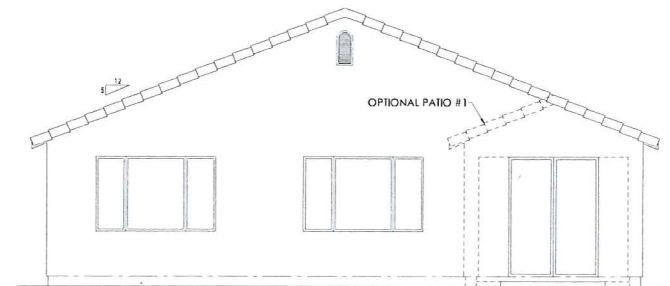
FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

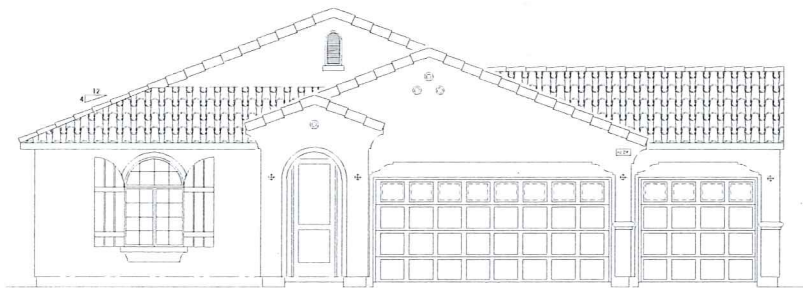


**Woodside Homes**  
BETTER BY DESIGN

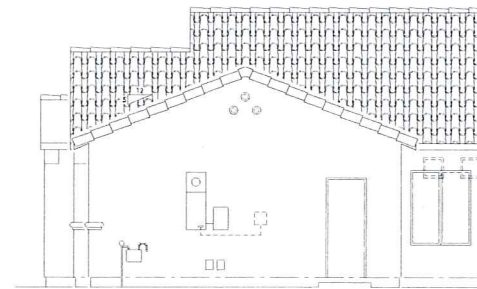
**Brisbane East**  
Lemoore, CA

ball architects, inc.  
PHOENIX/ARIZONA 602-252-6678

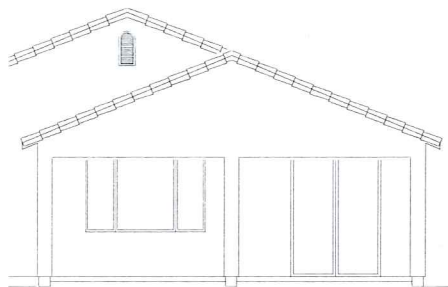
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ELEVATION 'A':	3 of 8



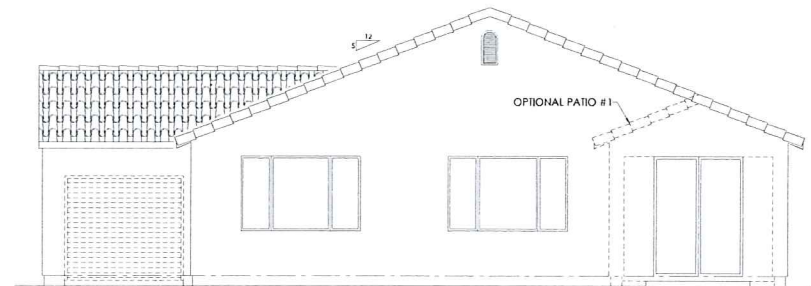
FRONT ELEVATION AT  
OPTIONAL 3rd BAY GARAGE



RIGHT SIDE ELEV. AT OPT. 3rd BAY GARAGE



REAR ELEV. AT OPT. PATIO #2



REAR ELEVATION AT  
OPTIONAL 3rd BAY GARAGE

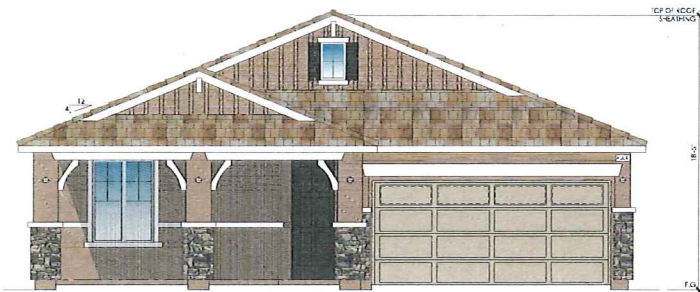


**Woodside Homes**  
BETTER BY DESIGN

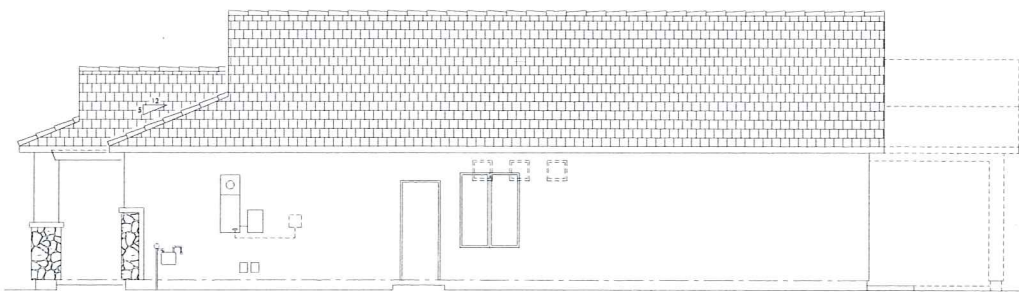
**Brisbane East**  
Lemoore, CA

ball architects, inc.  
PHOENIX/ARIZONA 602-253-6678

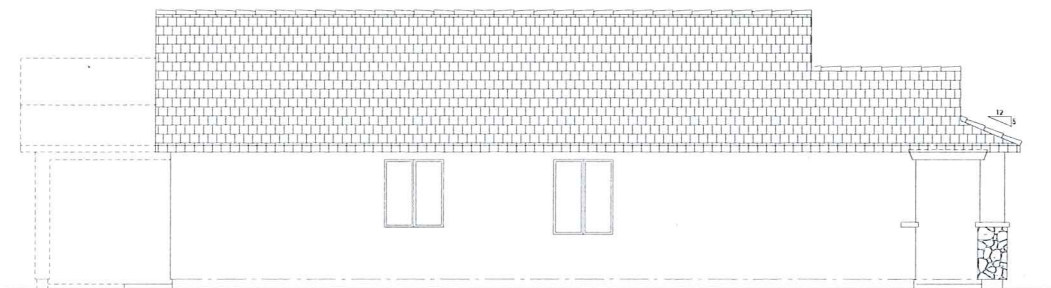
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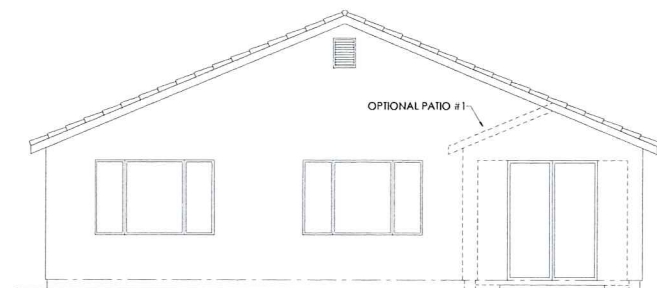
FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



**Woodside Homes**  
BETTER BY DESIGN

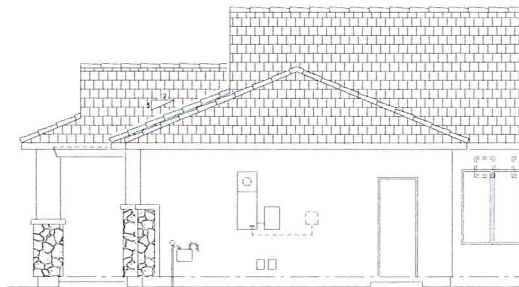
**Brisbane East**  
Lemoore, CA

ball architects, inc.  
PHOENIX/ARIZONA 602-352-6678

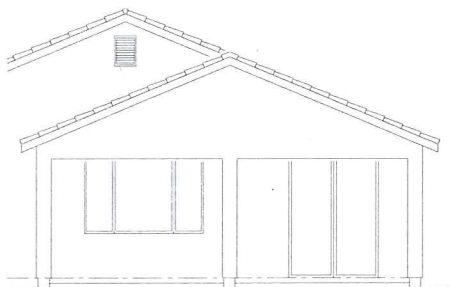
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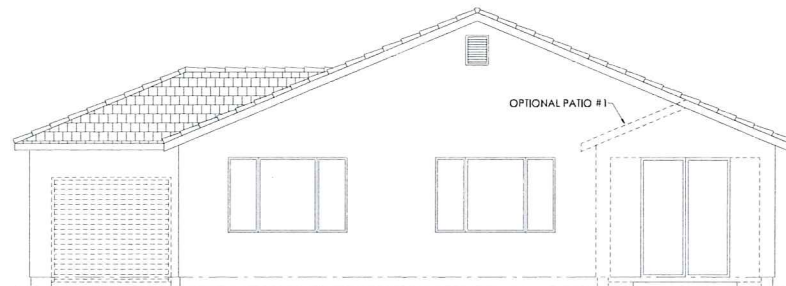
FRONT ELEVATION AT  
OPTIONAL 3rd BAY GARAGE



RIGHT SIDE ELEV. AT OPT. 3rd BAY GARAGE



REAR ELEV. AT OPT. PATIO #2



REAR ELEVATION AT  
OPTIONAL 3rd BAY GARAGE

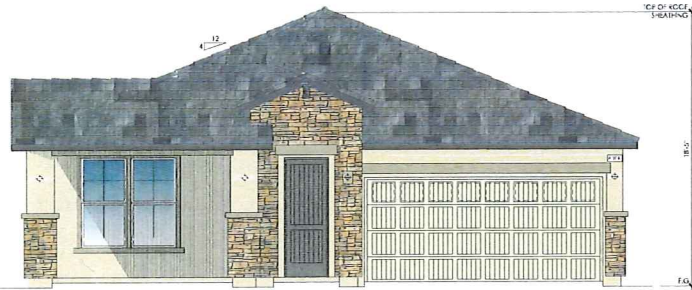


**Woodside Homes**  
BETTER BY DESIGN

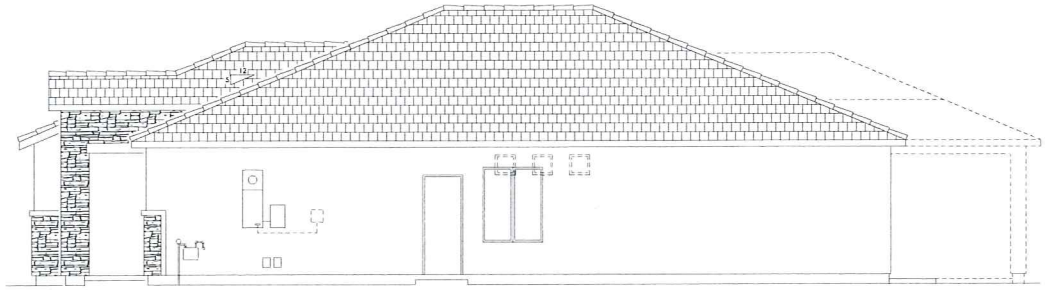
**Brisbane East**  
Lemoore, CA

ball architects, inc.  
PHOENIX/ARIZONA 602-252-6678

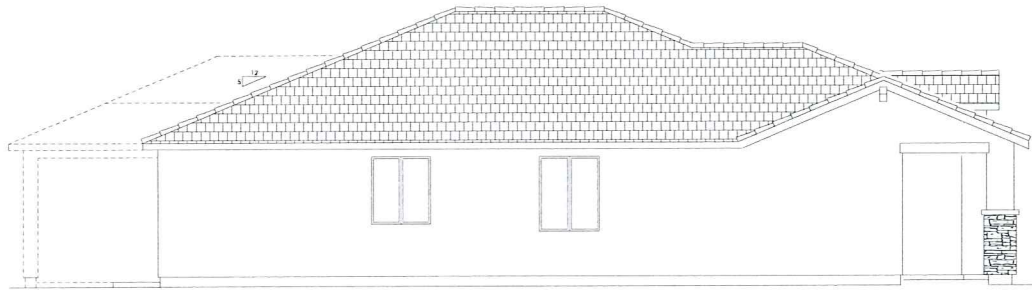
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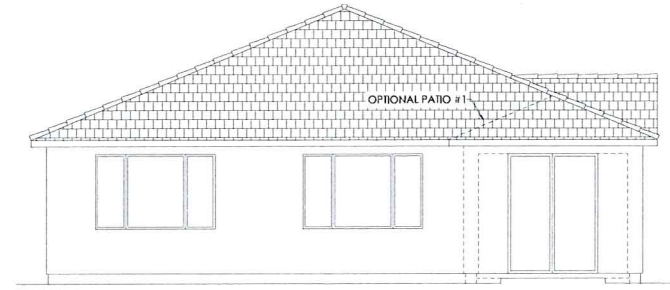
FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



**Woodside Homes**  
BETTER BY DESIGN

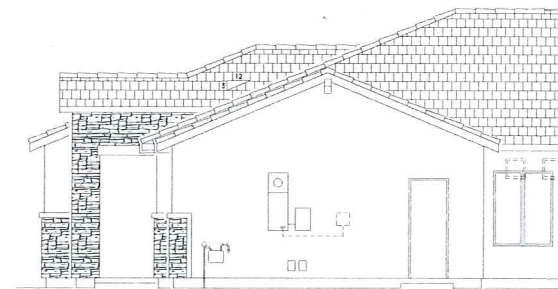
**Brisbane East**  
Lemoore, CA

ball architects, inc.  
PHOENIX/ARIZONA 602-252-6618

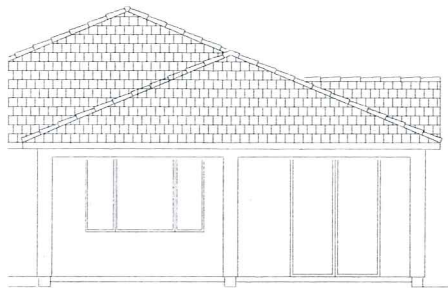
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ELEVATION 'C':	7 of 8



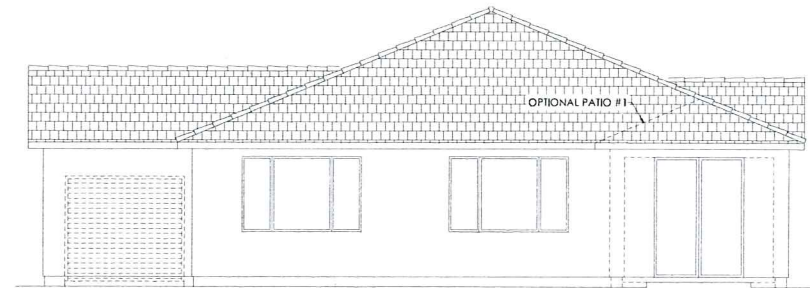
FRONT ELEVATION AT  
OPTIONAL 3rd BAY GARAGE



RIGHT SIDE ELEV. AT OPT. 3rd BAY GARAGE



REAR ELEV. AT OPT. PATIO #2



REAR ELEVATION AT  
OPTIONAL 3rd BAY GARAGE

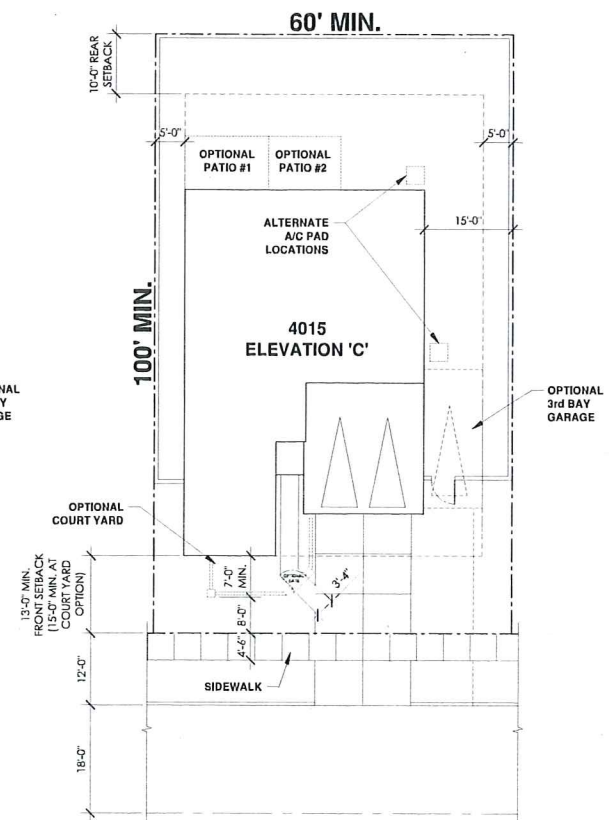
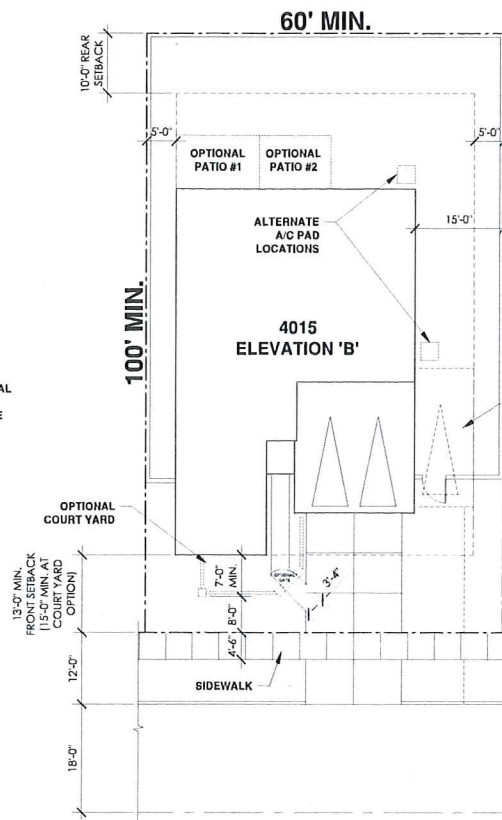
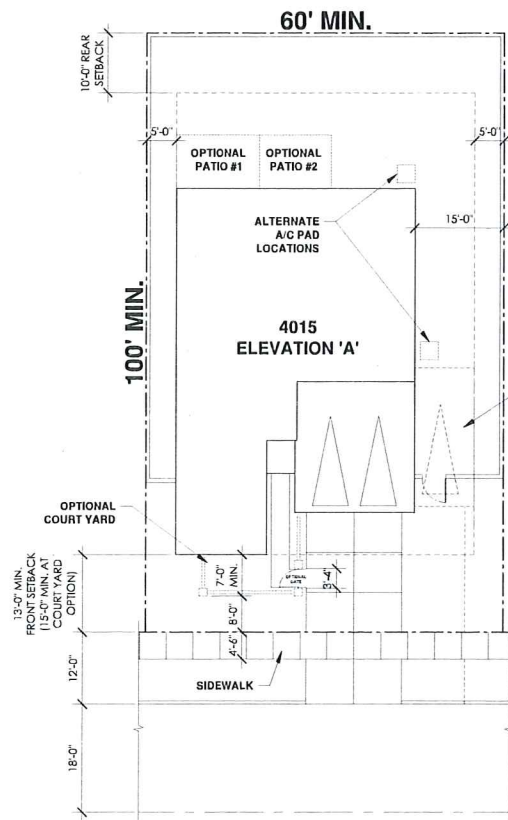


**Woodside Homes**  
BETTER BY DESIGN

**Brisbane East**  
Lemoore, CA

ball architects, inc.  
PHOENIX/ARIZONA 602-252-6618

PLAN:	BE-4010
JOB:	1710
SCALE:	1/8" = 1'-0"
ELEVATION 'C':	8 of 8



**Woodside Homes**  
BETTER BY DESIGN

ball architects, inc.  
PHOENIX/ARIZONA 602-252-6678

**Brisbane East**  
Lemoore, CA

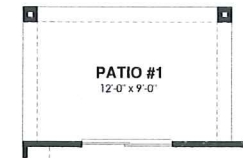
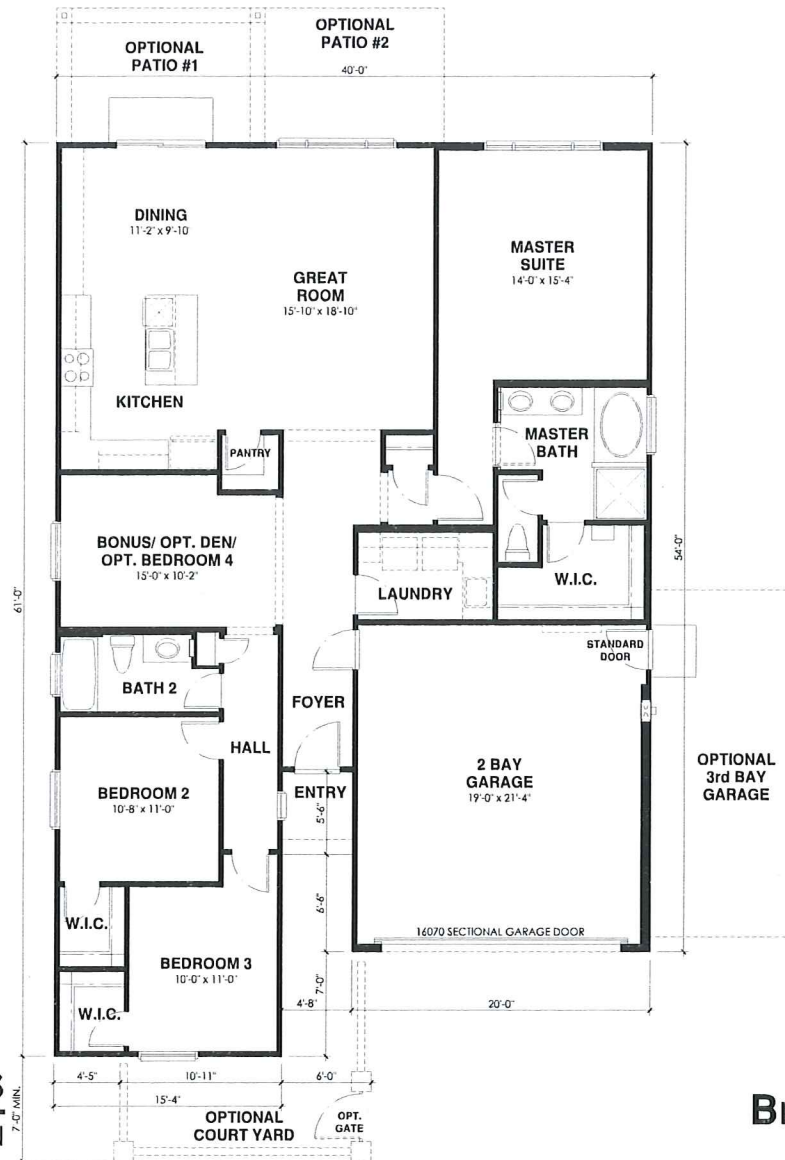
PLAN:	BE-4015
JOB:	1710
SCALE:	1" = 20'
SITE:	4015



OPTIONAL SHOWER  
AT MASTER BATH



OPT. SUPER SHOWER  
AT MASTER BATH



OPTIONAL PATIO #1



OPTIONAL PATIO #2

## AREA TABULATION

### CONDITIONED SPACE

FLOOR AREA - TOTAL  
DWELLING 1778 SQ. FT.

### UNCONDITIONED SPACE

2 BAY GARAGE 433 SQ. FT.  
OPT. 3rd BAY GARAGE 665 SQ. FT.  
ENTRY 26 SQ. FT.  
OPT. COURT YARD AT 'A' 182 SQ. FT.  
OPT. COURT YARD AT 'B' & 'C' 181 SQ. FT.  
OPTIONAL PATIO #1 126 SQ. FT.  
OPTIONAL PATIO #2 234 SQ. FT.

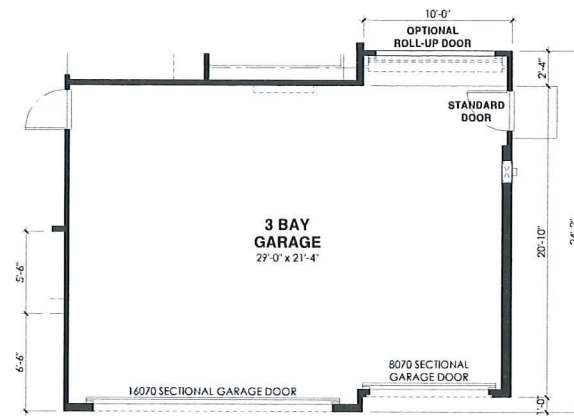
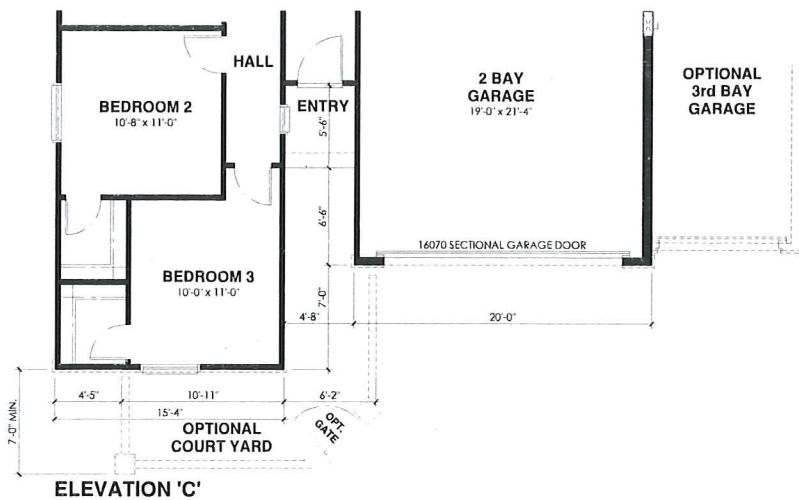
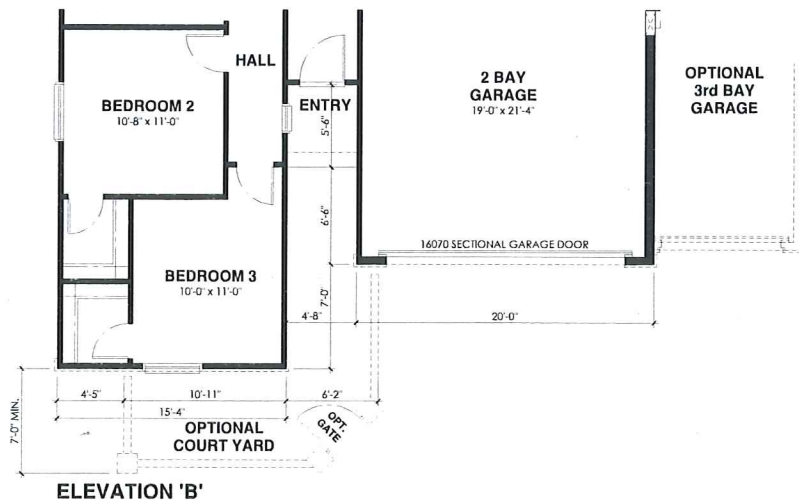
**Brisbane East**  
Lemoore, CA

ball architects, inc.  
PHOENIX/ARIZONA 602-252-6678

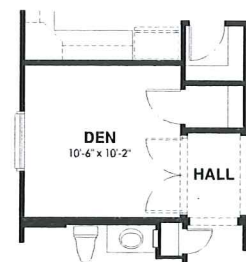
PLAN: BE-4015  
JOB: 1710  
SCALE: 1/8" = 1'-0"  
FLOORPLAN: 1 of 8



**Woodside Homes**  
BETTER BY DESIGN



**OPTIONAL 3 BAY GARAGE**



**OPTIONAL DEN IN LIEU OF BONUS**



**OPTIONAL BEDROOM 4 IN LIEU OF BONUS**



**Woodside Homes**  
BETTER BY DESIGN

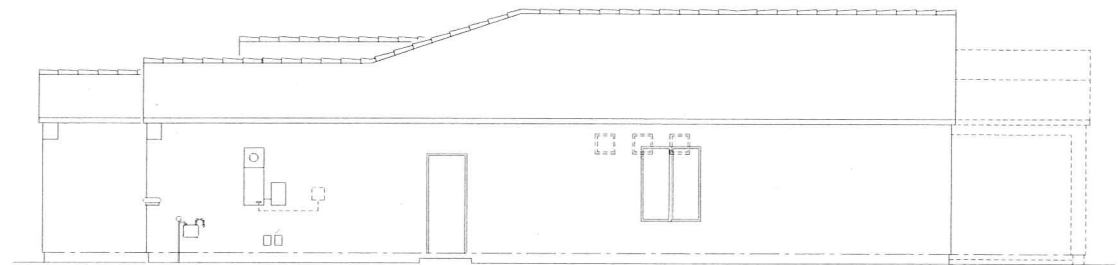
**Brisbane East**  
Lemoore, CA

ball architects, inc.  
PHOENIX/ARIZONA 602-355-6678

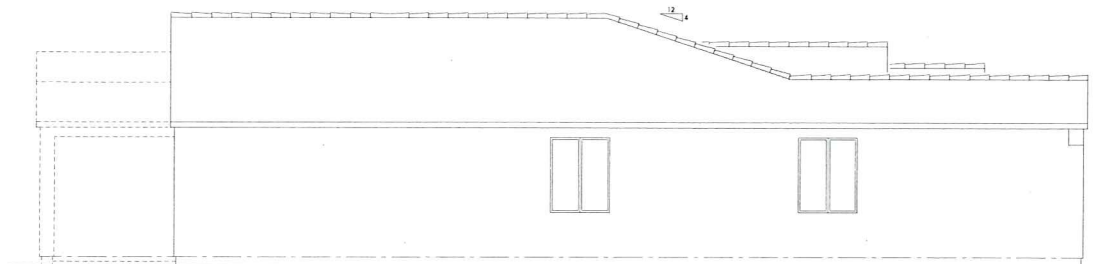
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JOB:	1710
SCALE:	1/8" = 1'-0"
FLOORPLAN:	2 of 8



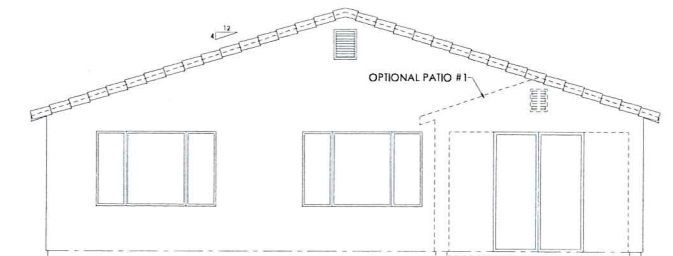
FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

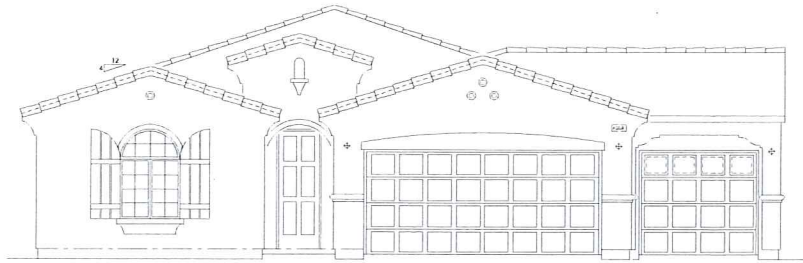


**Woodside Homes**  
BETTER BY DESIGN

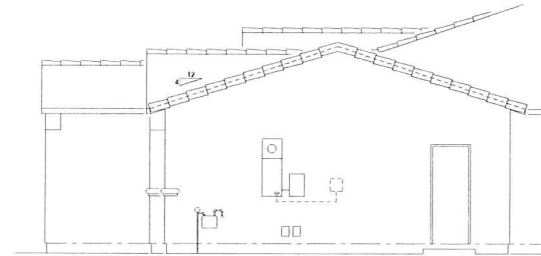
**Brisbane East**  
Lemoore, CA

ball architects, inc.  
PHOENIX/ARIZONA 602-252-6618

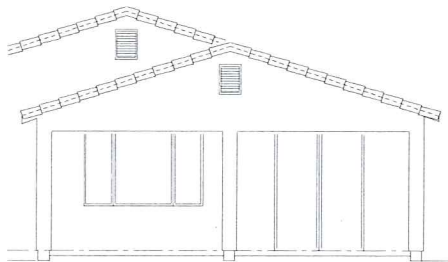
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JOB:	1710
SCALE:	1/8" = 1'-0"
ELEVATION 'A':	3 of 8



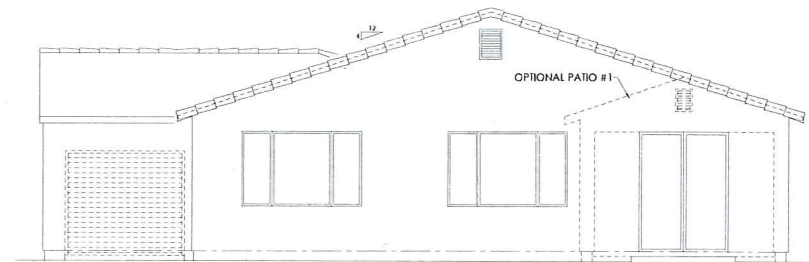
FRONT ELEVATION AT  
OPTIONAL 3rd BAY GARAGE



RIGHT SIDE ELEV. AT OPT. 3rd BAY GARAGE



REAR ELEV. AT OPT. PATIO #2



REAR ELEVATION AT  
OPTIONAL 3rd BAY GARAGE



**Woodside Homes**  
BETTER BY DESIGN

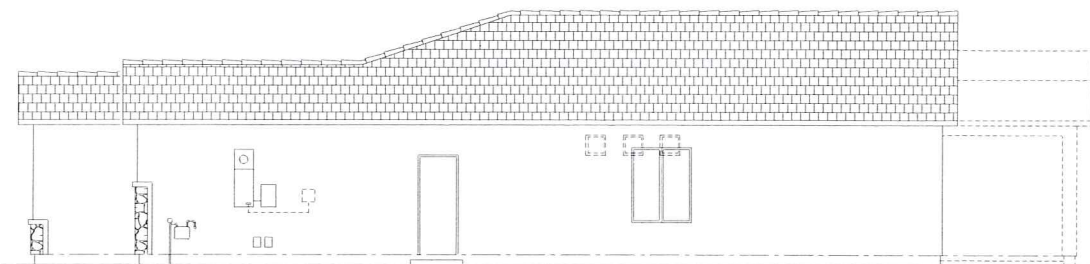
**Brisbane East**  
Lemoore, CA

ball architects, inc.  
PHOENIX/ARIZONA 602-352-6618

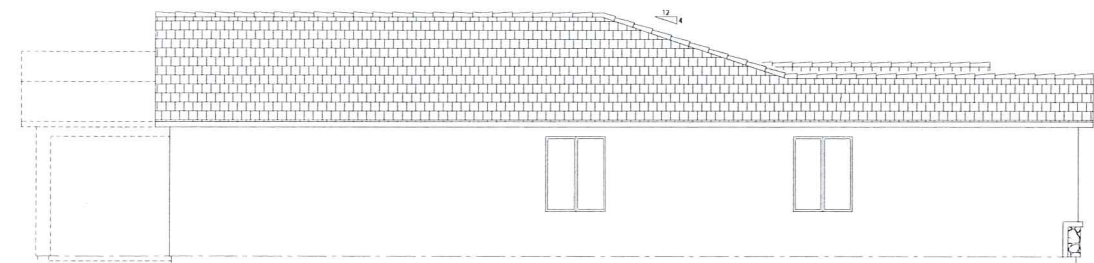
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JOB:	1710
SCALE:	1/8" = 1'-0"
ELEVATION 'A':	4 of 8



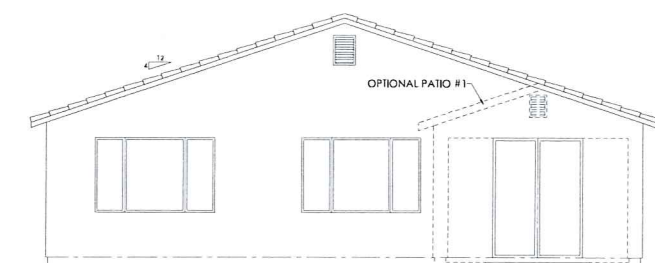
FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

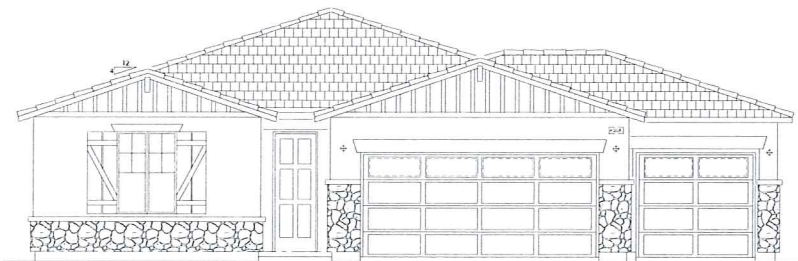


**Woodside Homes**  
BETTER BY DESIGN

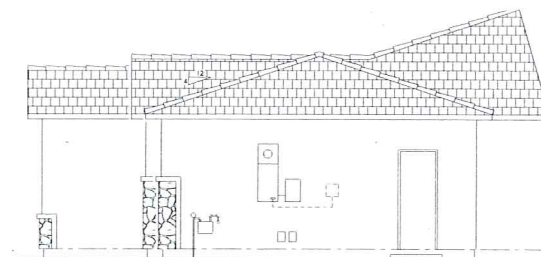
**Brisbane East**  
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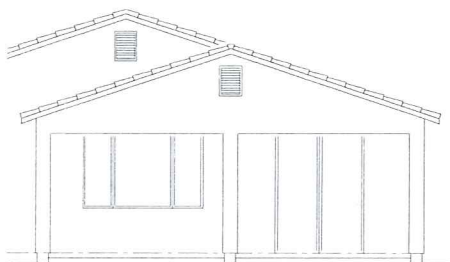
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JOB:	1710
SCALE:	1/8" = 1'-0"
ELEVATION 'B':	5 of 8



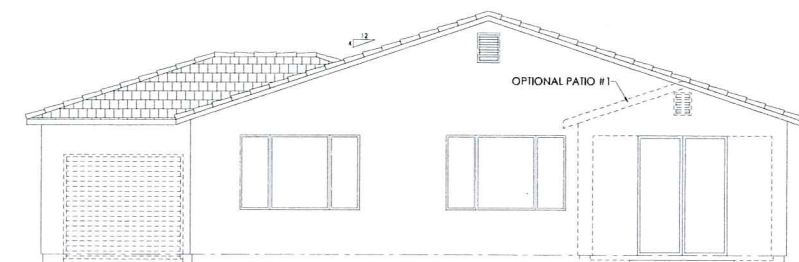
FRONT ELEVATION AT  
OPTIONAL 3rd BAY GARAGE



RIGHT SIDE ELEV. AT OPT. 3rd BAY GARAGE



REAR ELEV. AT OPT. PATIO #2



REAR ELEVATION AT  
OPTIONAL 3rd BAY GARAGE



**Woodside Homes**  
BETTER BY DESIGN

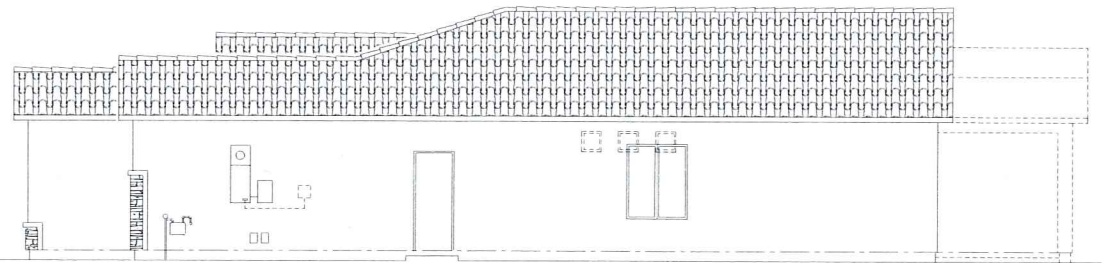
**Brisbane East**  
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ball architects, inc.  
PHOENIX/ARIZONA 602-252-6678

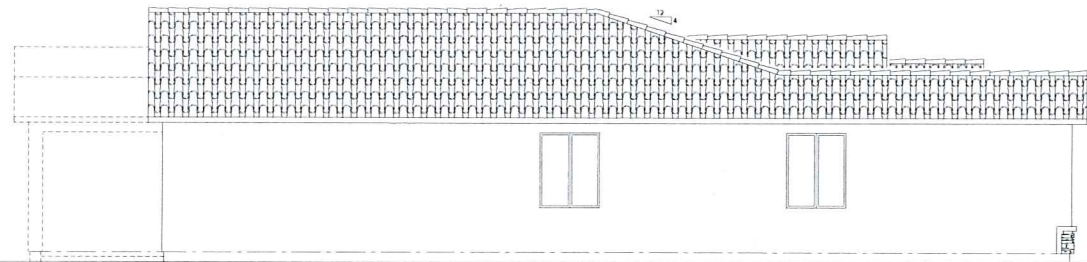
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JOB:	1710
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ELEVATION 'B':	6 of 8



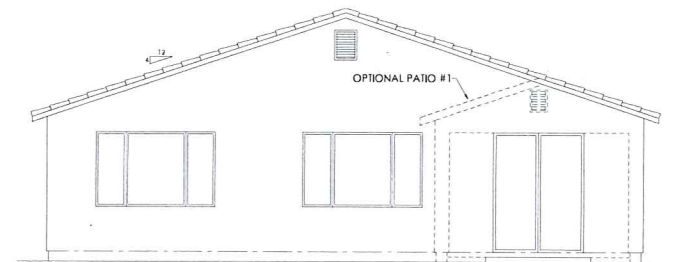
FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

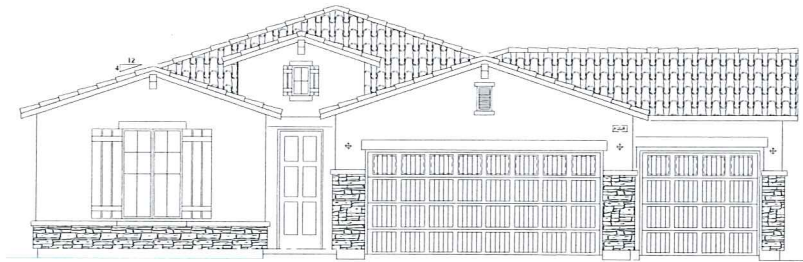


**Woodside Homes**  
BETTER BY DESIGN

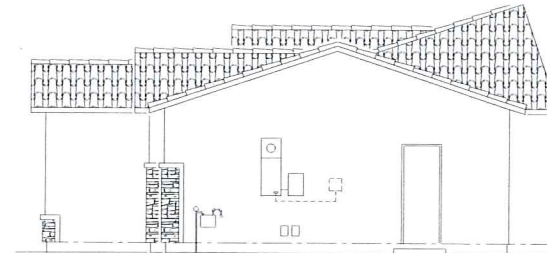
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ball architects, inc.  
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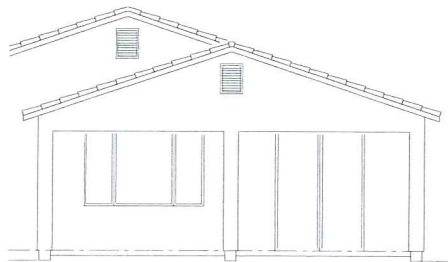
PLAN:	BE-4015
JOB:	1710
SCALE:	$\frac{1}{8}" = 1'-0"$
ELEVATION 'C':	7 of 8



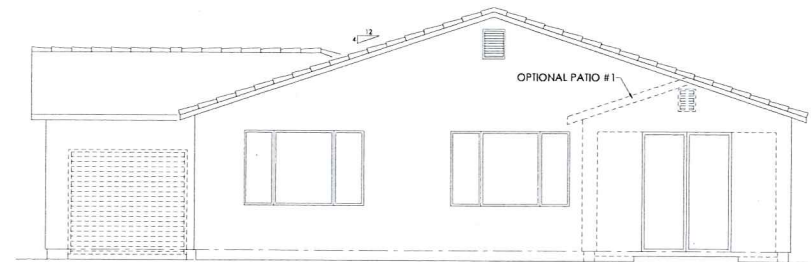
FRONT ELEVATION AT  
OPTIONAL 3rd BAY GARAGE



RIGHT SIDE ELEV. AT OPT. 3rd BAY GARAGE



REAR ELEV. AT OPT. PATIO #2



REAR ELEVATION AT  
OPTIONAL 3rd BAY GARAGE

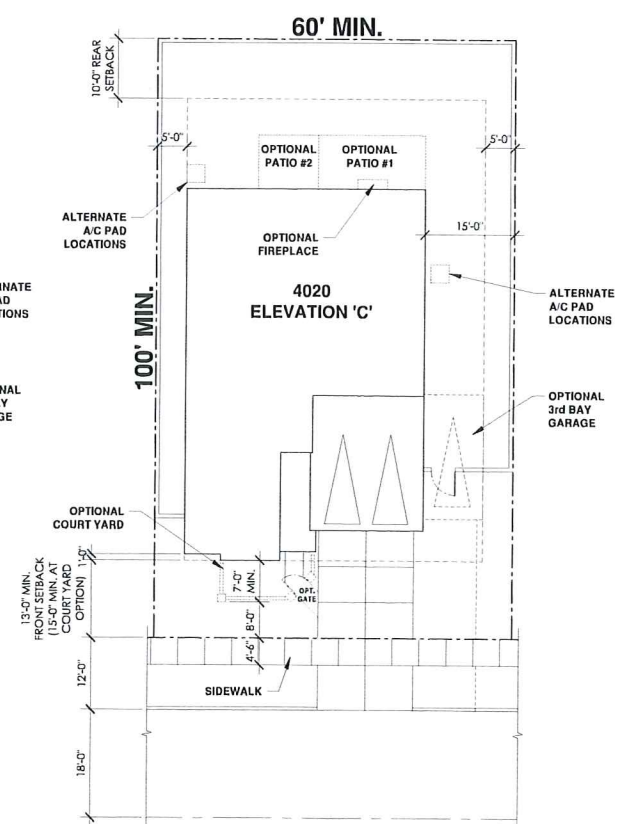
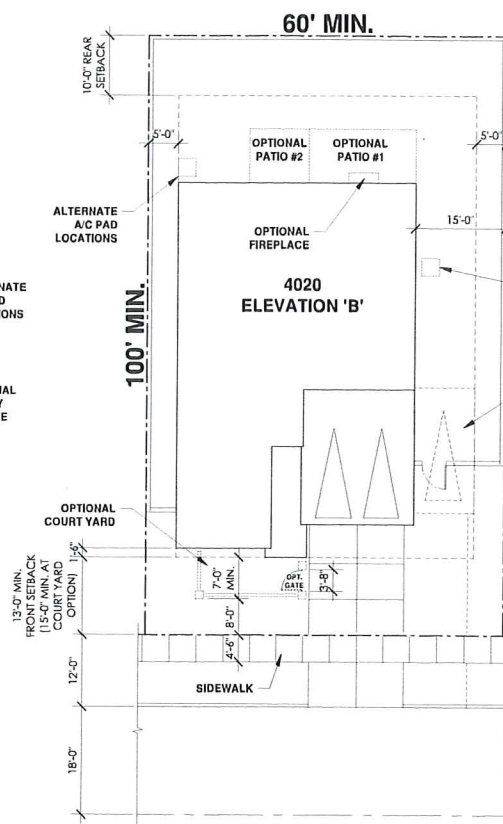
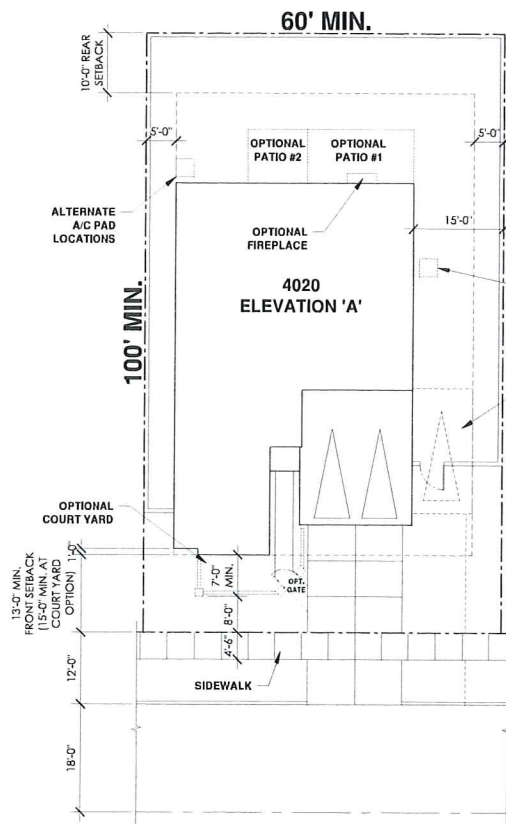


**Woodside Homes**  
BETTER BY DESIGN

**Brisbane East**  
Lemoore, CA

ball architects, inc.  
PHOENIX/ARIZONA 602-352-6678

PLAN:	BE-4015
JOB:	1710
SCALE:	1/8" = 1'-0"
ELEVATION 'C':	8 of 8

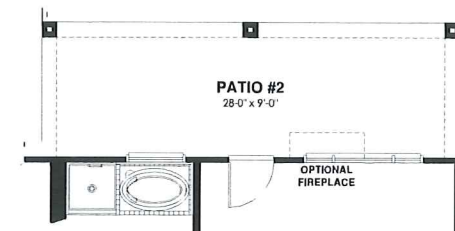
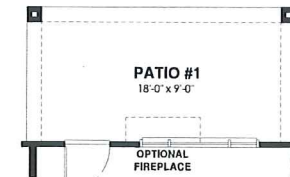
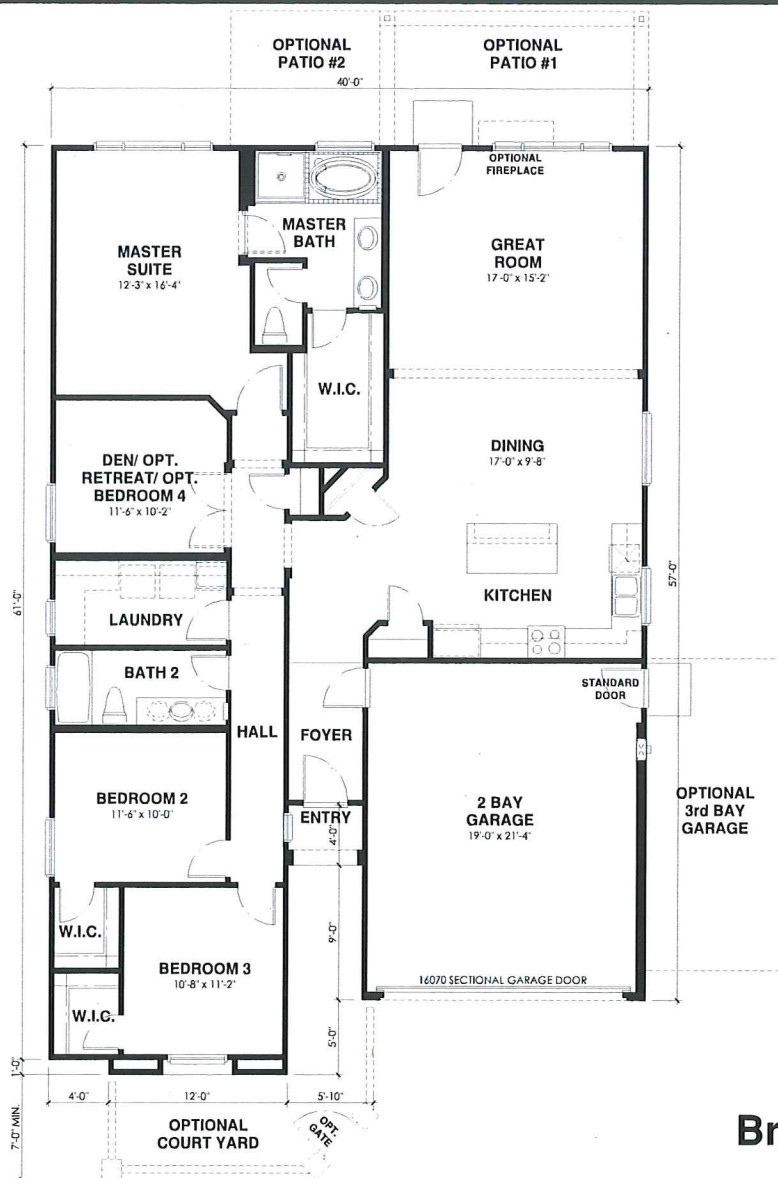
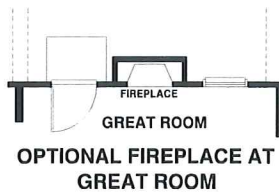


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bell architects, inc.  
PHOENIX/ARIZONA 602-252-6678

**Brisbane East**  
Lemoore, CA

PLAN:	BE-4020
JOB:	1710
SCALE:	1" = 20'
SITE:	4020



## AREA TABULATION

### CONDITIONED SPACE

FLOOR AREA - TOTAL DWELLING 1855 SQFT.

### UNCONDITIONED SPACE

2 BAY GARAGE 424 SQFT.  
 OPTIONAL 3 BAY GARAGE 633 SQFT.  
 ENTRY AT ELEV. 'A' 20 SQFT.  
 ENTRY AT ELEV. 'B' 99 SQFT.  
 ENTRY AT ELEV. 'C' 86 SQFT.  
 OPTIONAL COURT YARD AT 'A' 187 SQ. FT.  
 OPTIONAL COURT YARD AT 'B' 139 SQ. FT.  
 OPTIONAL COURT YARD AT 'C' 108 SQ. FT.  
 OPT. PATIO #1 162 SQFT.  
 OPT. PATIO #2 252 SQFT.

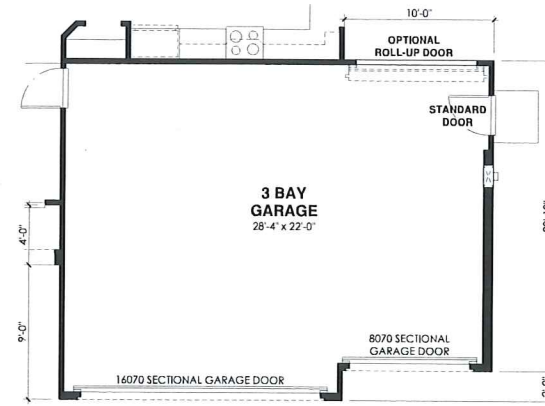
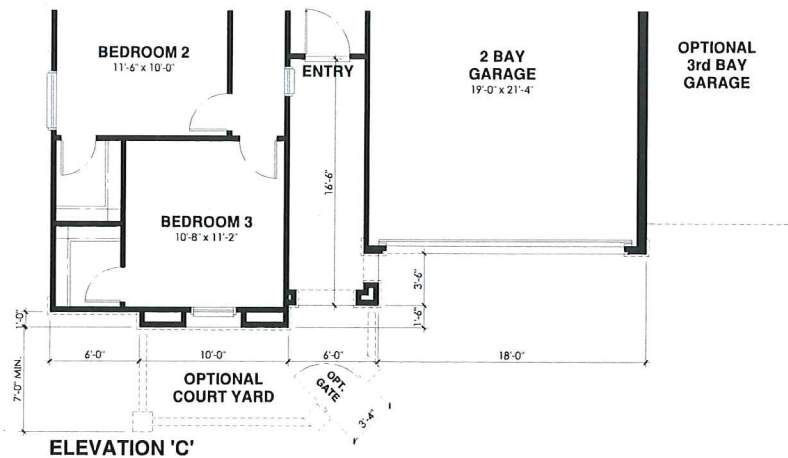
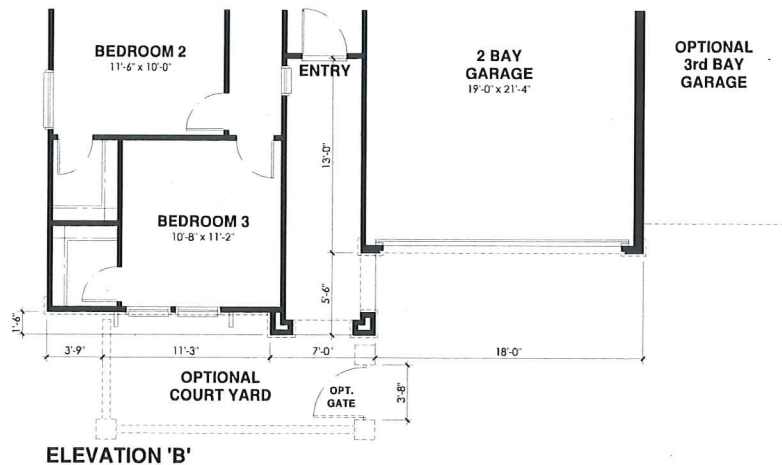
ball architects, inc.  
 PHOENIX/ARIZONA 602-353-6678

**Brisbane East**  
 Lemoore, CA

PLAN: BE-4020  
 JOB: 1710  
 SCALE: 1/8" = 1'-0"  
 FLOORPLAN: 1 of 8



**Woodside Homes**  
 BETTER BY DESIGN



**Woodside Homes**  
BETTER BY DESIGN

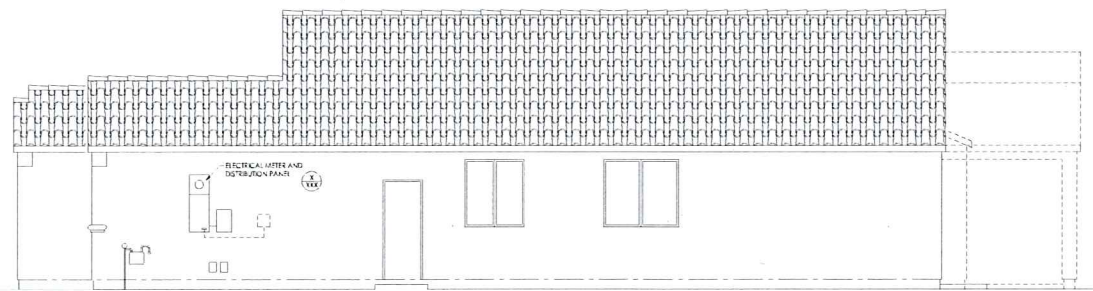
**Brisbane East**  
Lemoore, CA

ball architects, inc.  
PHOENIX/ARIZONA 602-252-6678

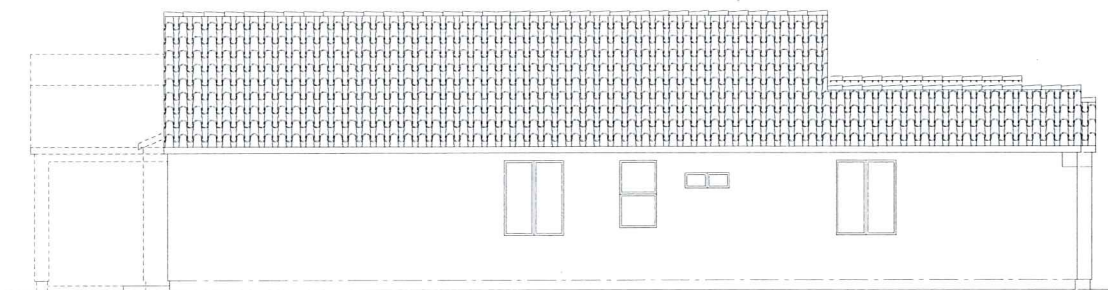
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JOB:	1710
SCALE:	1/8" = 1'-0"
FLOORPLAN:	2 of 8



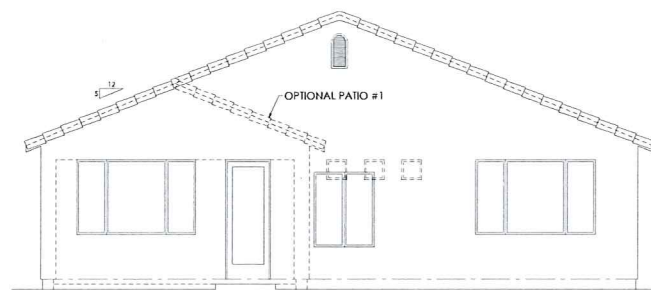
FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

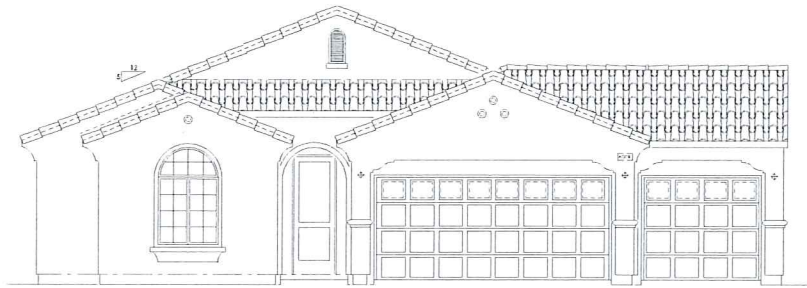


**Woodside Homes**  
BETTER BY DESIGN

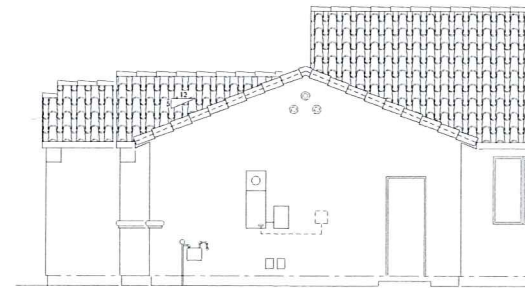
**Brisbane East**  
Lemoore, CA

ball architects, inc.  
PHOENIX/ARIZONA 602-252-6678

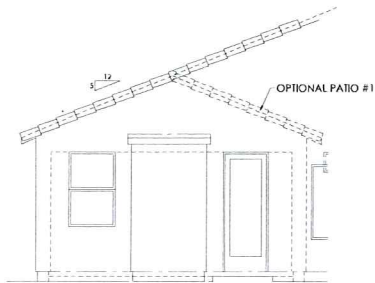
PLAN:	BE-4020
JOB:	1710
SCALE:	1/8" = 1'-0"
ELEVATION 'A':	3 of 8



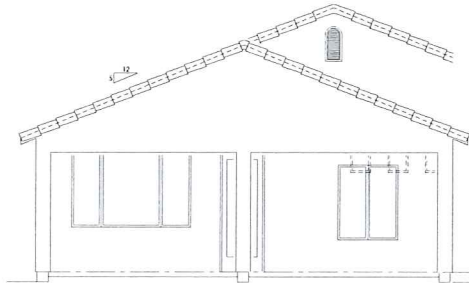
FRONT ELEVATION AT  
OPTIONAL 3rd BAY GARAGE



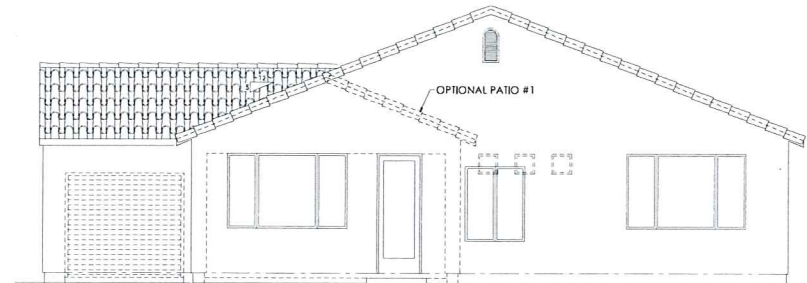
RIGHT SIDE ELEV. AT OPT. 3rd BAY GARAGE



REAR ELEV. w/ OPT.  
FIREPLACE



REAR ELEV. AT OPT. PATIO #2



REAR ELEVATION AT  
OPTIONAL 3rd BAY GARAGE



**Woodside Homes**  
BETTER BY DESIGN

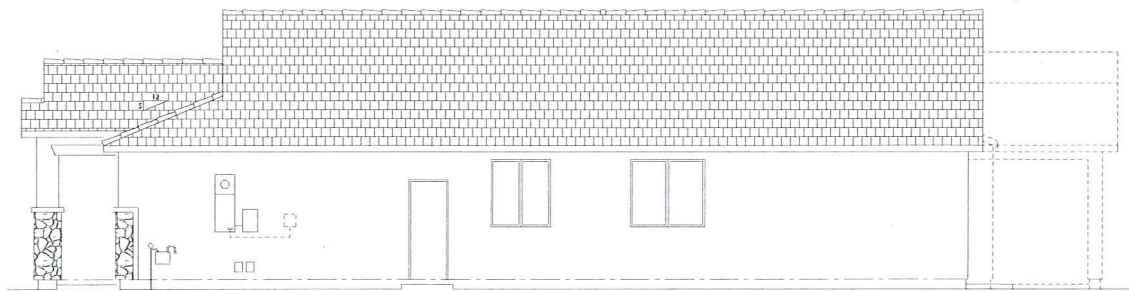
**Brisbane East**  
Lemoore, CA

ball architects, inc.  
PHOENIX/ARIZONA 602-252-6678

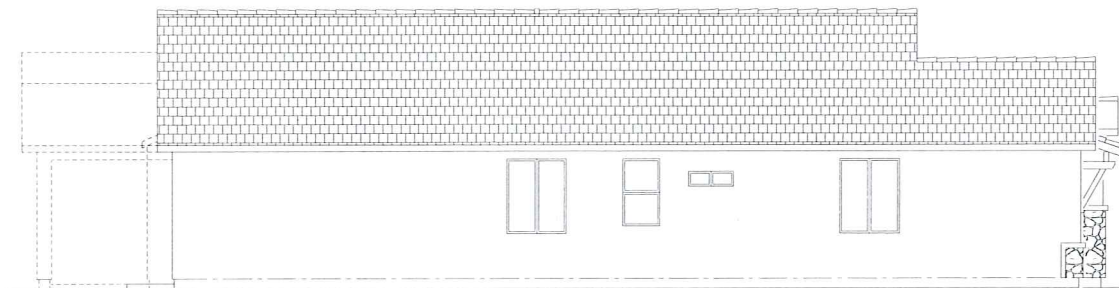
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JOB:	1710
SCALE:	1/8" = 1'-0"
ELEVATION 'A':	4 of 8



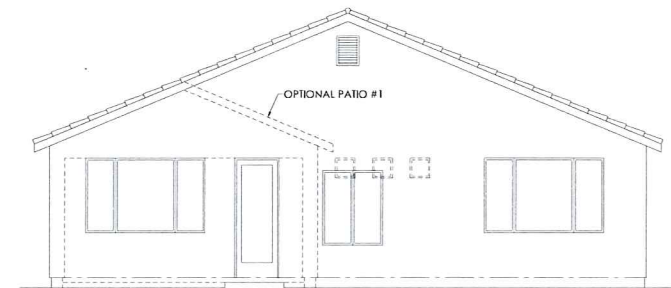
FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



**Woodside Homes**  
BETTER BY DESIGN

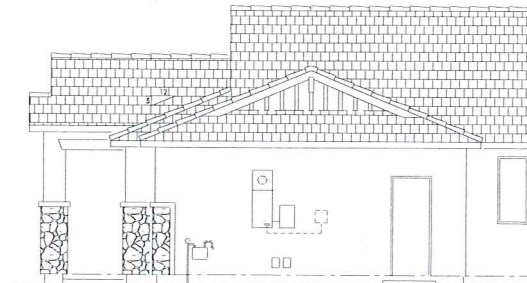
**Brisbane East**  
Lemoore, CA

ball architects, inc.  
PHOENIX/ARIZONA 602-352-6618

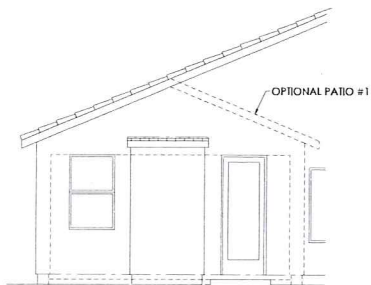
PLAN:	BE-4020
JOB:	1710
SCALE:	1/8" = 1'-0"
ELEVATION 'B':	5 of 8



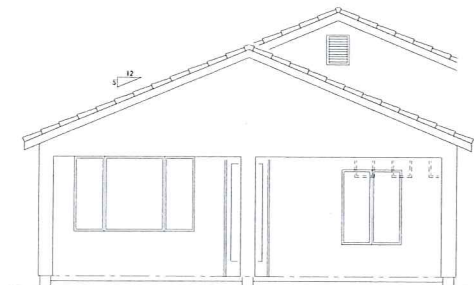
FRONT ELEVATION AT  
OPTIONAL 3rd BAY GARAGE



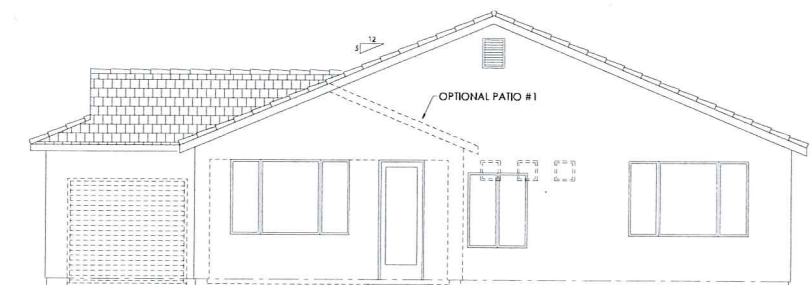
RIGHT SIDE ELEV. AT OPT. 3rd BAY GARAGE



REAR ELEV. w/ OPT.  
FIREPLACE



REAR ELEV. AT OPT. PATIO #2



REAR ELEVATION AT  
OPTIONAL 3rd BAY GARAGE



**Woodside Homes**  
BETTER BY DESIGN

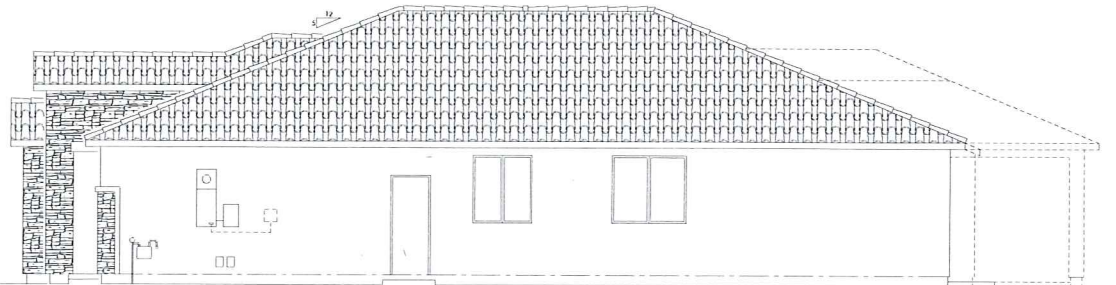
**Brisbane East**  
Lemoore, CA

ball architects, inc.  
PHOENIX/ARIZONA 602-252-6678

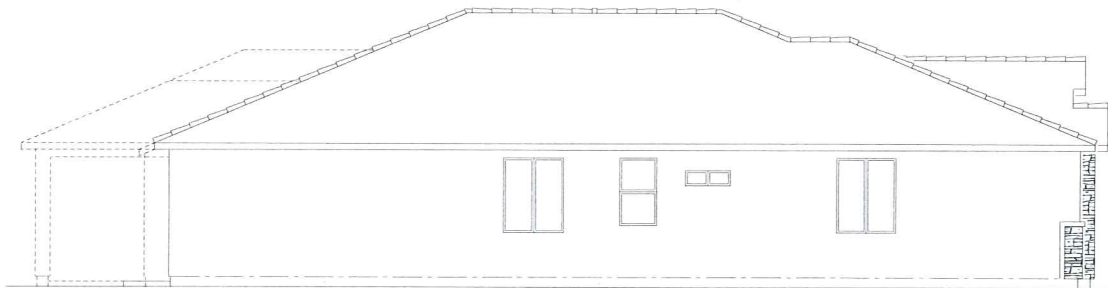
PLAN:	BE-4020
JOB:	1710
SCALE:	$\frac{1}{8}" = 1'-0"$
ELEVATION 'B':	6 of 8



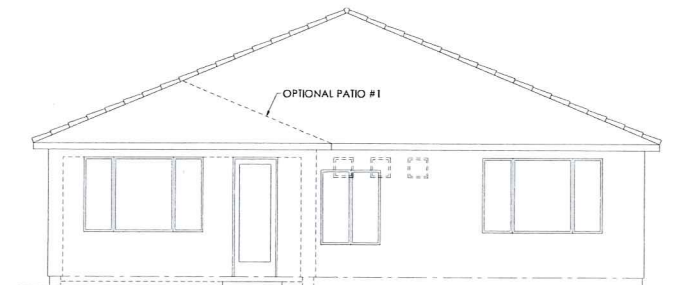
FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

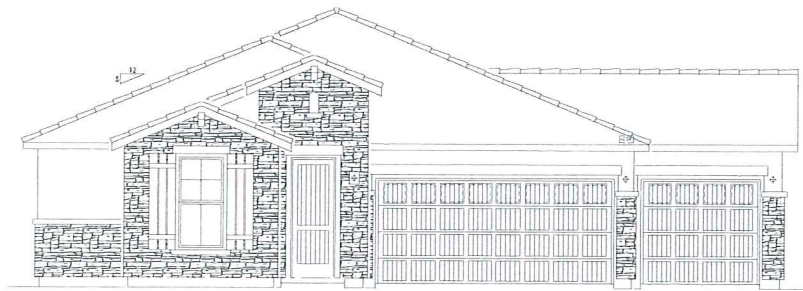


**Woodside Homes**  
BETTER BY DESIGN

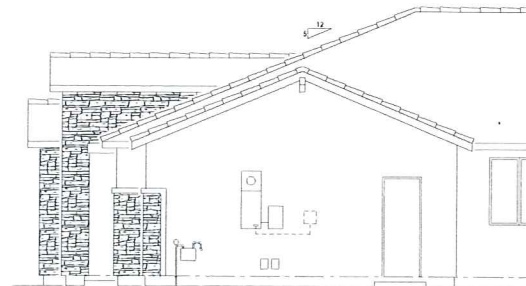
**Brisbane East**  
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ball architects, inc.  
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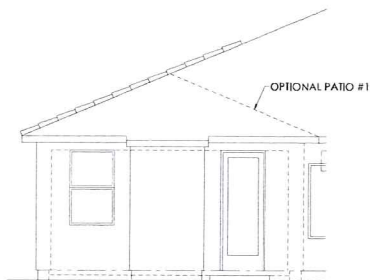
PLAN:	BE-4020
JOB:	1710
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ELEVATION "C":	7 of 8



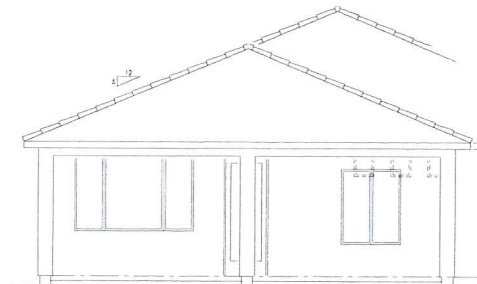
FRONT ELEVATION AT  
OPTIONAL 3rd BAY GARAGE



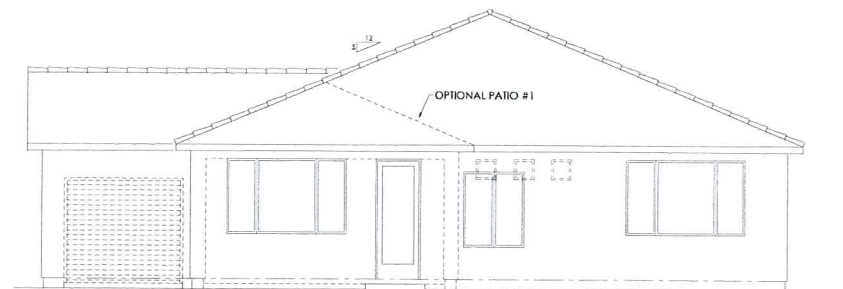
RIGHT SIDE ELEV. AT OPT. 3rd BAY GARAGE



REAR ELEV. w/ OPT.  
FIREPLACE



REAR ELEV. AT OPT. PATIO #2



REAR ELEVATION AT  
OPTIONAL 3rd BAY GARAGE

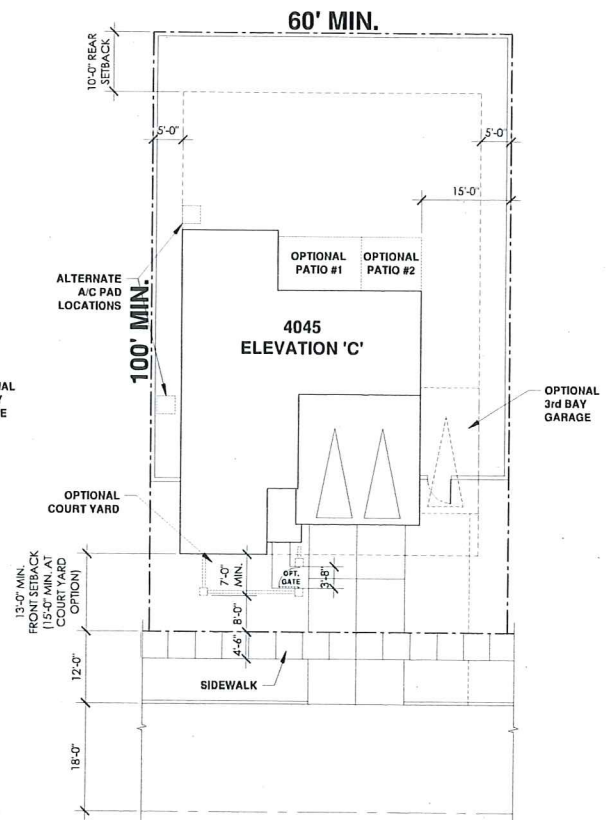
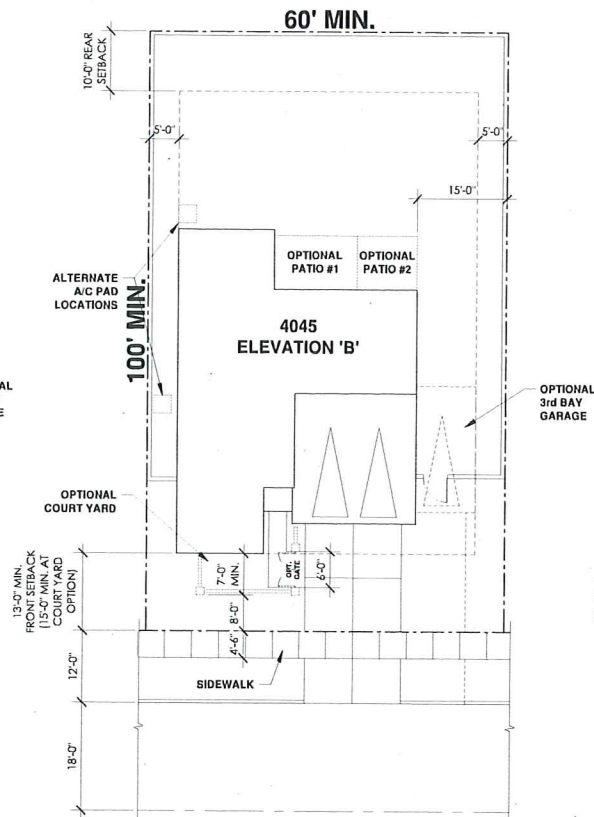
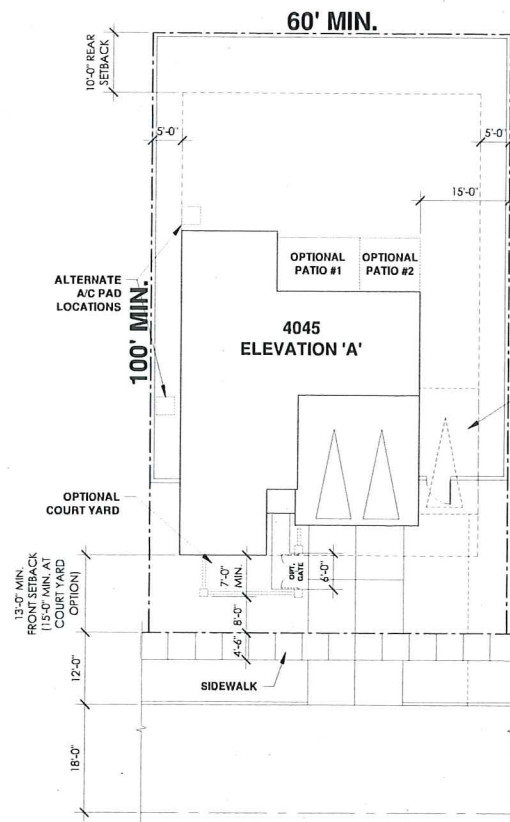


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BETTER BY DESIGN

**Brisbane East**  
Lemoore, CA

ball architects, inc.  
PHOENIX/ARIZONA 602-252-6678

PLAN:	BE-4020
JOB:	1710
SCALE:	$\frac{1}{8}" = 1'-0"$
ELEVATION 'C':	8 of 8



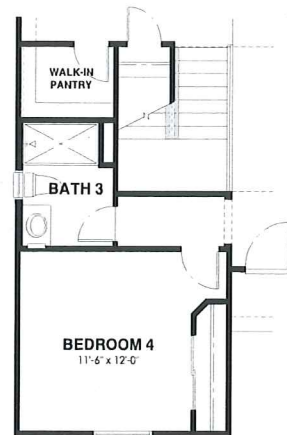
ball architects, inc.  
PHOENIX/ARIZONA 602-257-6678



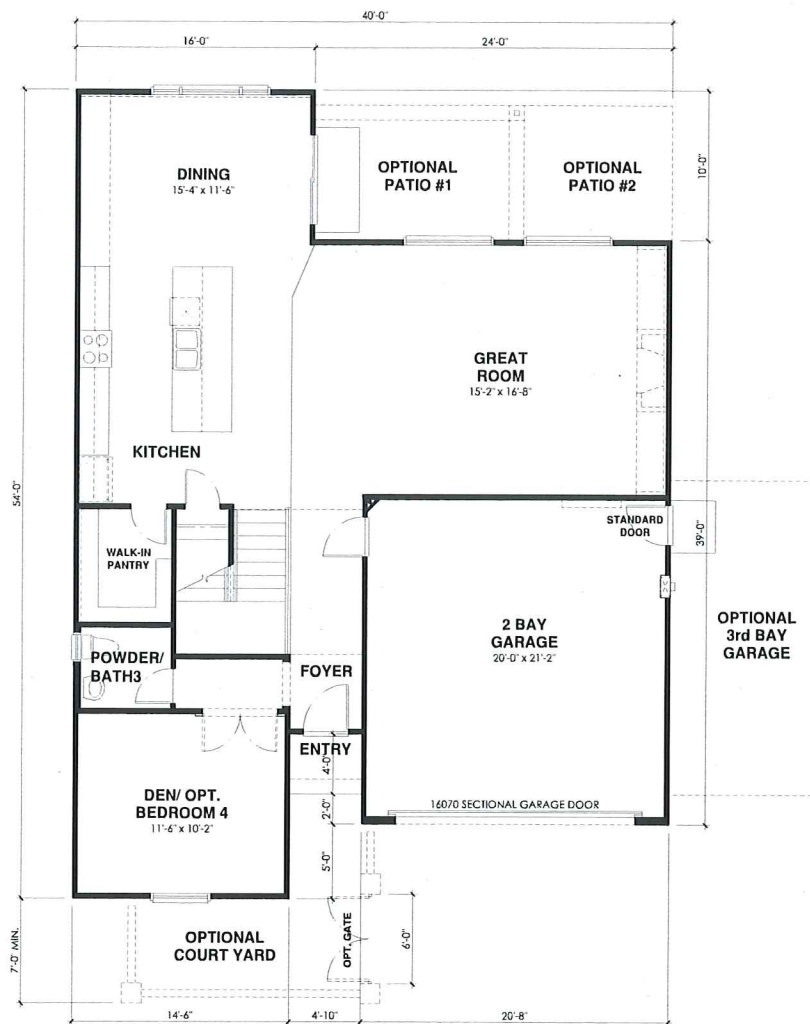
**Woodside Homes**  
BETTER BY DESIGN

**Brisbane East**  
Lemoore, CA

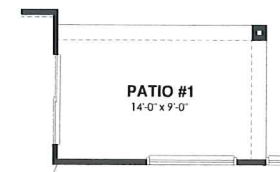
PLAN:	BE-4045
JOB:	1710
SCALE:	1" = 20'
SITE:	4045



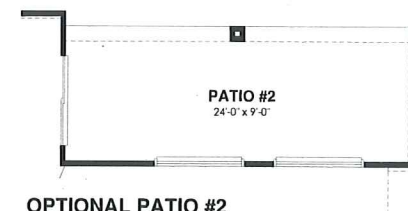
OPTIONAL BEDROOM 4  
& BATH 3 IN LIEU OF  
DEN/POWDER



FIRST FLOOR



OPTIONAL PATIO #1



OPTIONAL PATIO #2

## AREA TABULATION

### CONDITIONED SPACE

FLOOR AREA - TOTAL	
FIRST FLOOR DWELLING	1321 SQ. FT.
SECOND FLOOR DWELLING	995 SQ. FT.
TOTAL DWELLING	2316 SQ. FT.

### UNCONDITIONED SPACE

2 BAY GARAGE	443 SQ. FT.
OPT. 3rd BAY GARAGE	653 SQ. FT.
ENTRY AT 'A' & 'B'	19 SQ. FT.
ENTRY AT 'C'	47 SQ. FT.
OPTIONAL COURT YARD AT 'A' & 'B'	152 SQ. FT.
OPTIONAL COURT YARD AT 'C'	124 SQ. FT.
OPTIONAL PATIO #1	126 SQ. FT.
OPTIONAL PATIO #2	216 SQ. FT.

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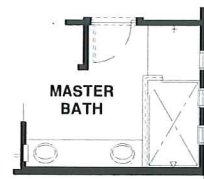
PHOENIX/ARIZONA 602-252-6678



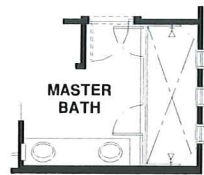
**Woodside Homes**  
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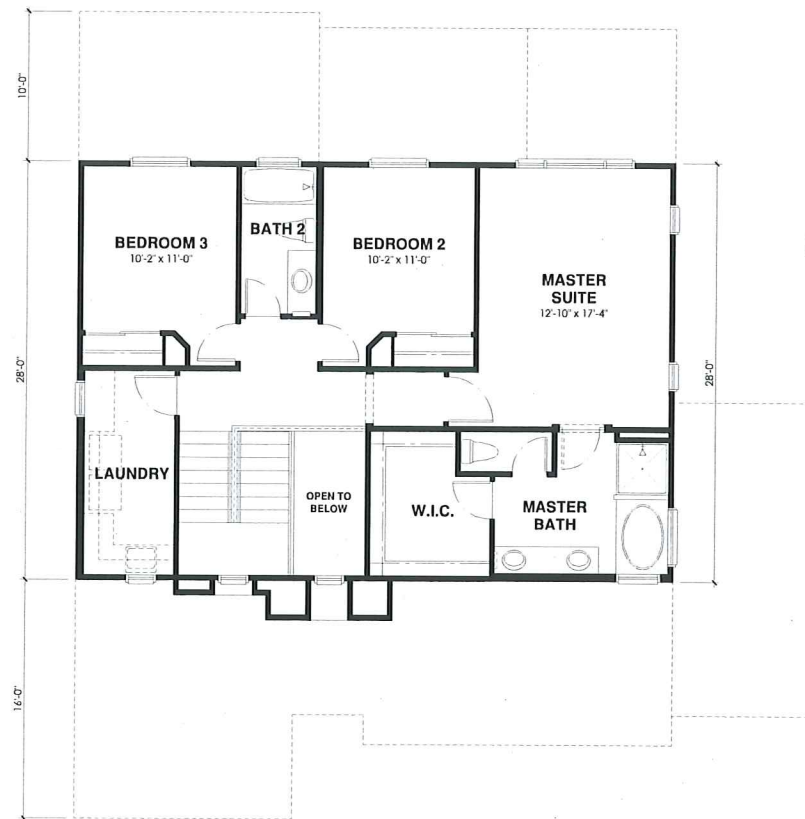
PLAN:	BE-4045
JOB:	1710
SCALE:	1/8" = 1'-0"
FLOORPLAN:	1 of 8



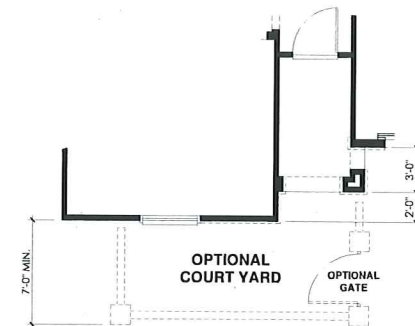
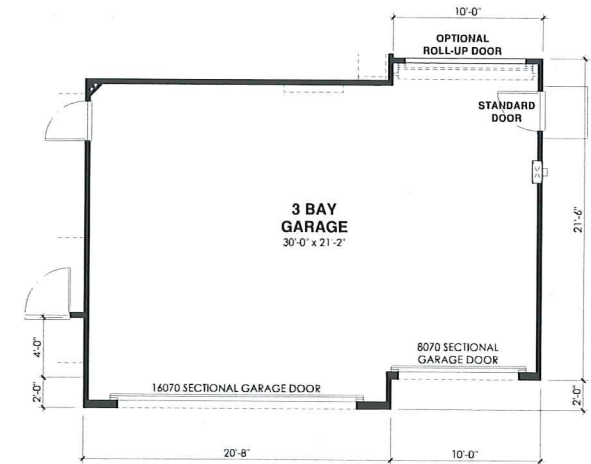
OPTIONAL SHOWER  
AT MASTER BATH



OPT. SUPER SHOWER  
AT MASTER BATH



SECOND FLOOR



ELEVATION 'C'



**Woodside Homes**  
BETTER BY DESIGN

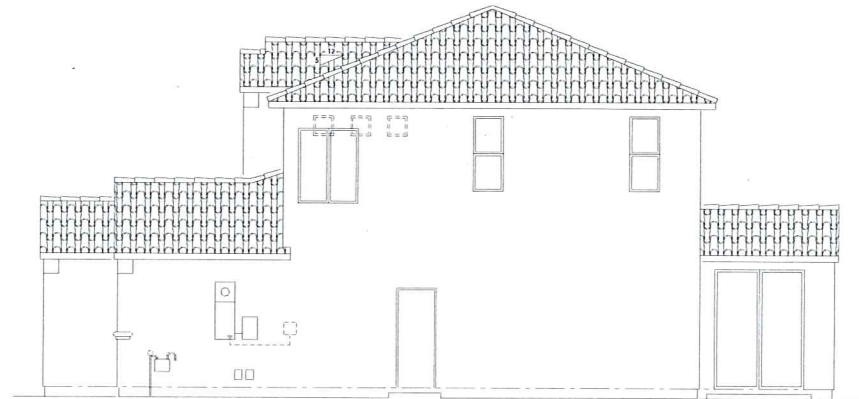
ball architects, inc.  
PHOENIX/ARIZONA 602-252-6618

**Brisbane East**  
Lemoore, CA

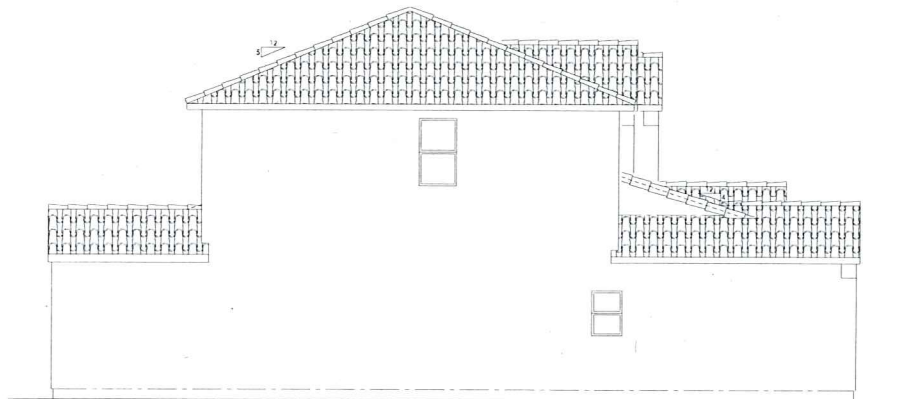
PLAN:	BE-4045
JOB:	1710
SCALE:	1/8" = 1'-0"
FLOORPLAN:	2 of 8



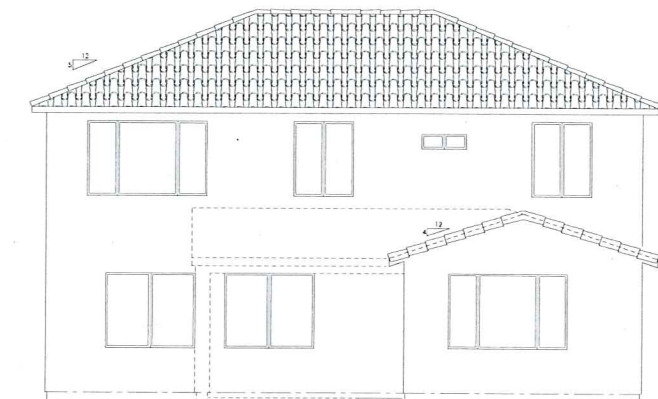
FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

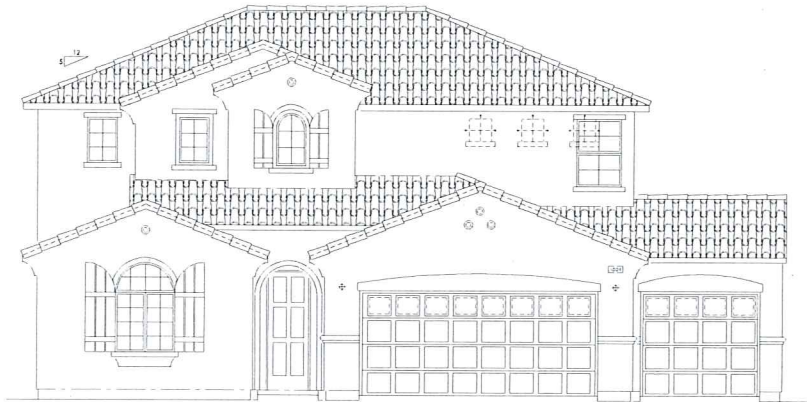


**Woodside Homes**  
BETTER BY DESIGN

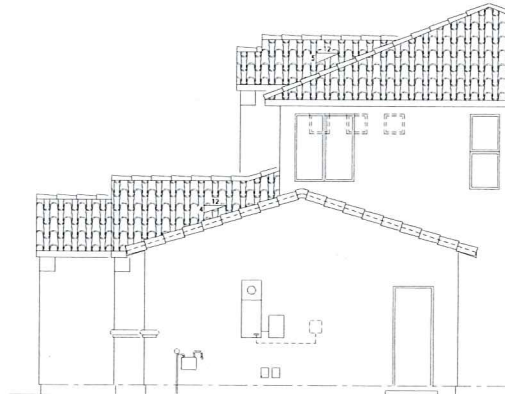
**Brisbane East**  
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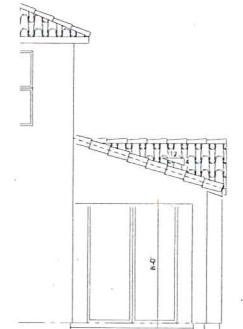
PLAN:	BE-4045
JOB:	1710
SCALE:	1/8" = 1'-0"
ELEVATION 'A':	3 of 8



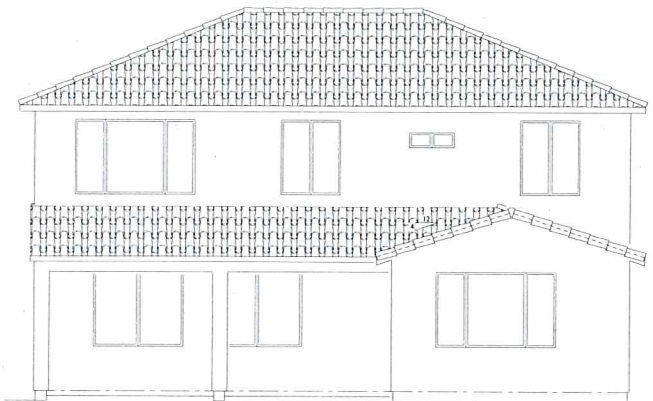
FRONT ELEVATION AT  
OPTIONAL 3rd BAY GARAGE



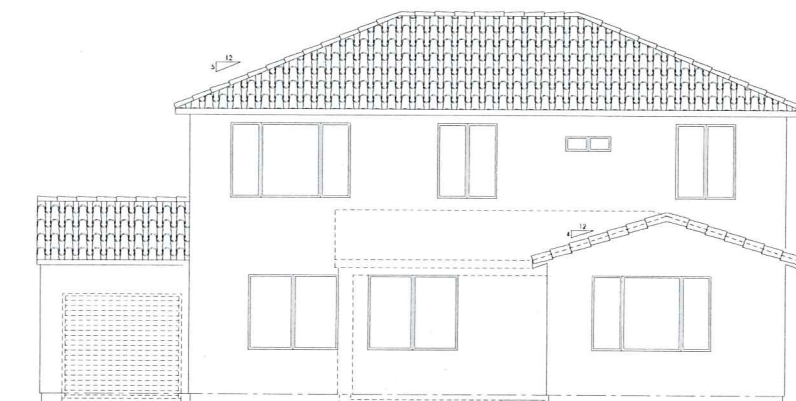
RIGHT SIDE ELEV. AT OPT. 3rd BAY GARAGE



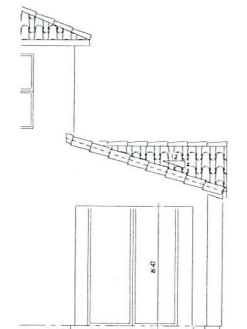
ELEV. 'A' AT OPT. PATIO #1



REAR ELEV. AT OPT. PATIO #2



REAR ELEVATION AT  
OPTIONAL 3rd BAY GARAGE



ELEV. 'A' AT OPT. PATIO #2



**Woodside Homes**  
BETTER BY DESIGN

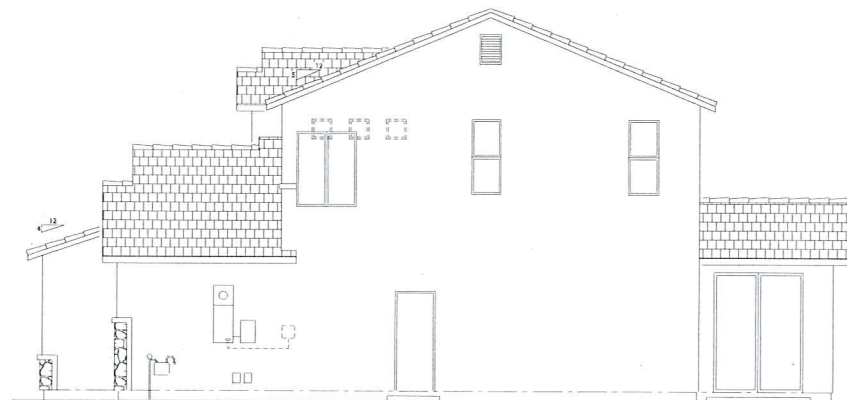
**Brisbane East**  
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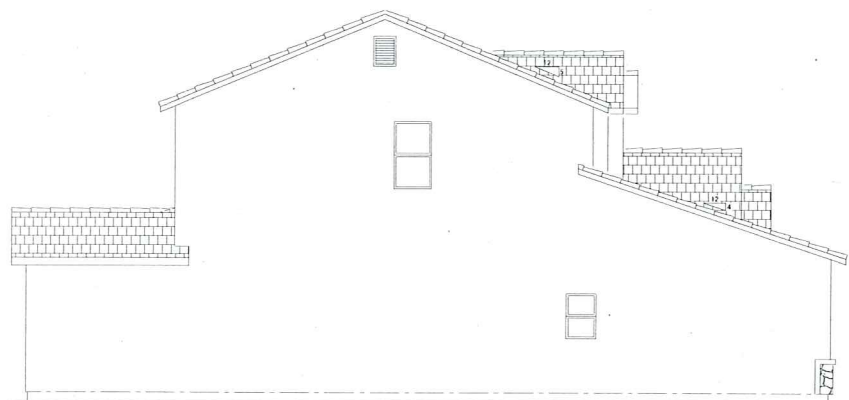
PLAN:	BE-4045
JOB:	1710
SCALE:	1/8" = 1'-0"
ELEVATION 'A':	4 of 8



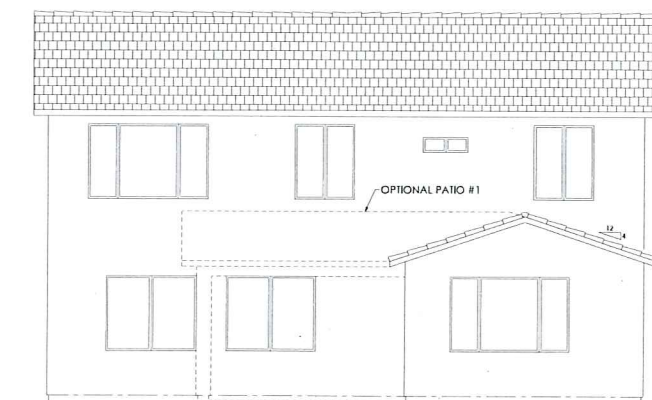
FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



**Woodside Homes**  
BETTER BY DESIGN

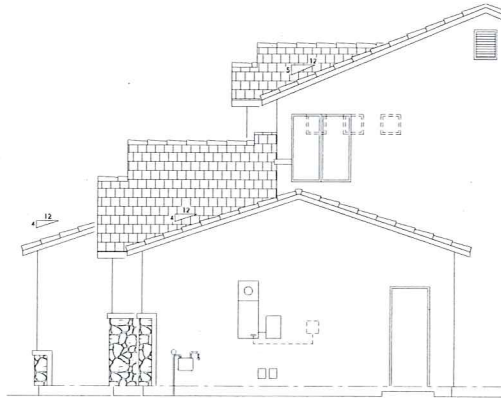
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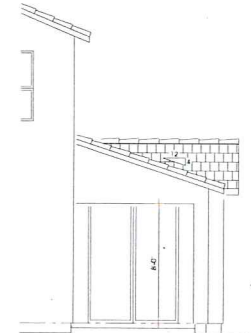
PLAN:	BE-4045
JOB:	1710
SCALE:	1/8" = 1'-0"
ELEVATION 'B':	5 of 8



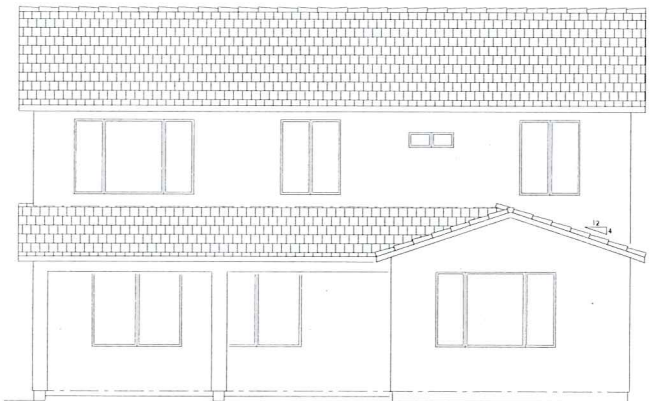
FRONT ELEVATION AT  
OPTIONAL 3rd BAY GARAGE



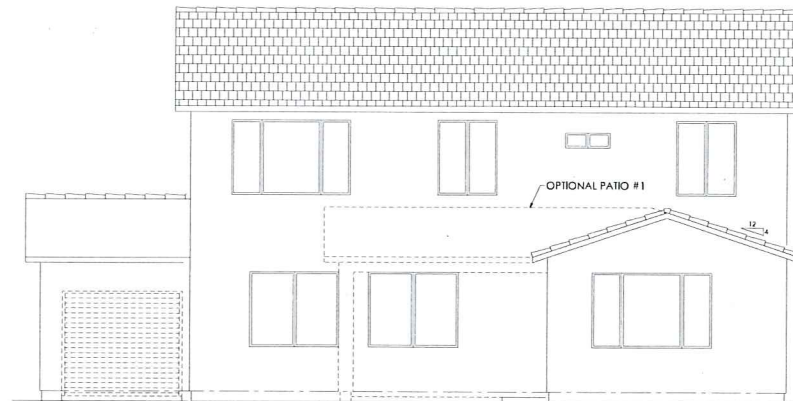
RIGHT SIDE ELEV. AT OPT. 3rd BAY GARAGE



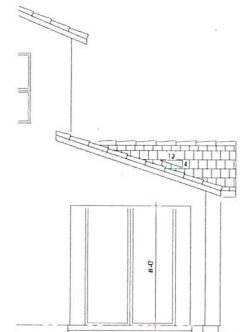
ELEV. 'B' AT OPT. PATIO #1



REAR ELEV. AT OPT. PATIO #2



REAR ELEVATION AT  
OPTIONAL 3rd BAY GARAGE



ELEV. 'B' AT OPT. PATIO #2

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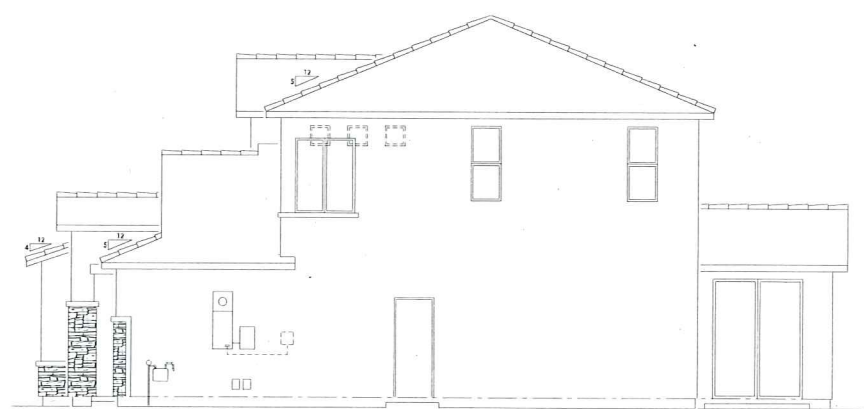
**Woodside Homes**  
BETTER BY DESIGN

**Brisbane East**  
Lemoore, CA

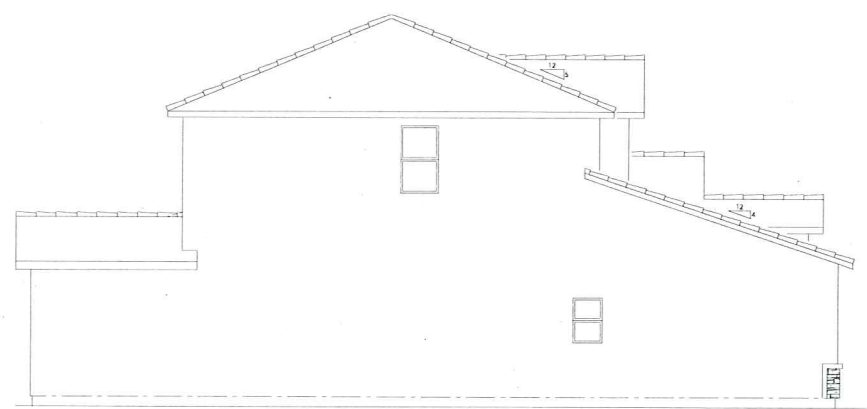
PLAN:	BE-4045
JOB:	1710
SCALE:	1/8" = 1'-0"
ELEVATION 'B':	6 of 8



FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

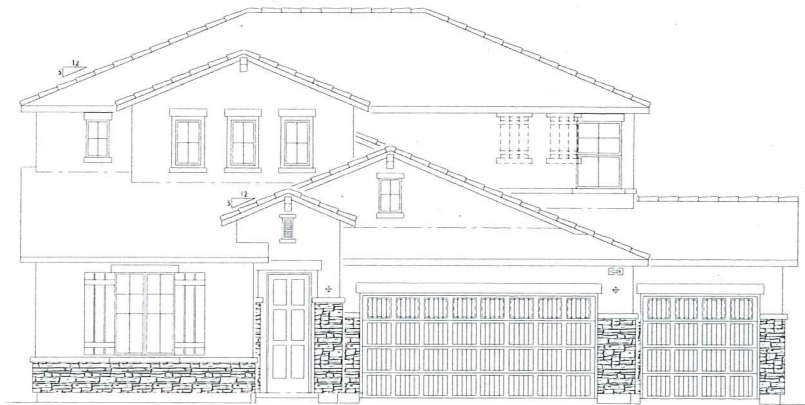


**Woodside Homes**  
BETTER BY DESIGN

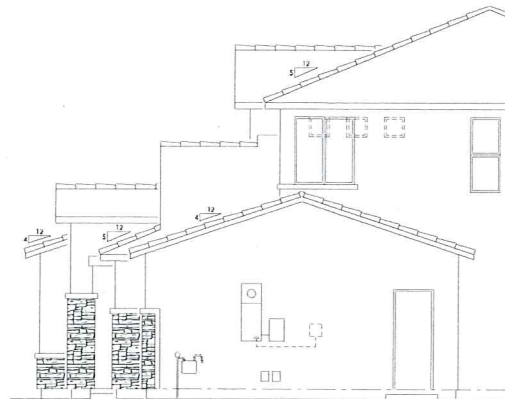
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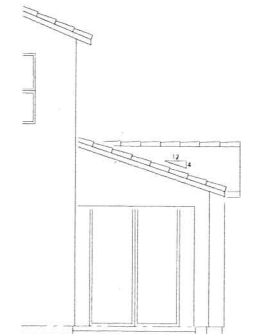
PLAN:	BE-4045
JOB:	1710
SCALE:	1/8" = 1'-0"
ELEVATION 'C':	7 of 8



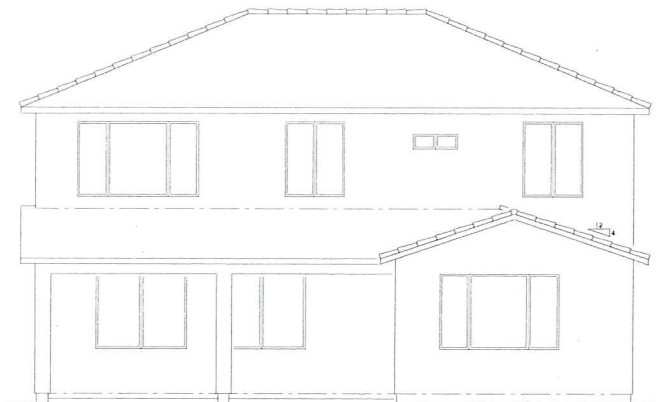
FRONT ELEVATION AT  
OPTIONAL 3rd BAY GARAGE



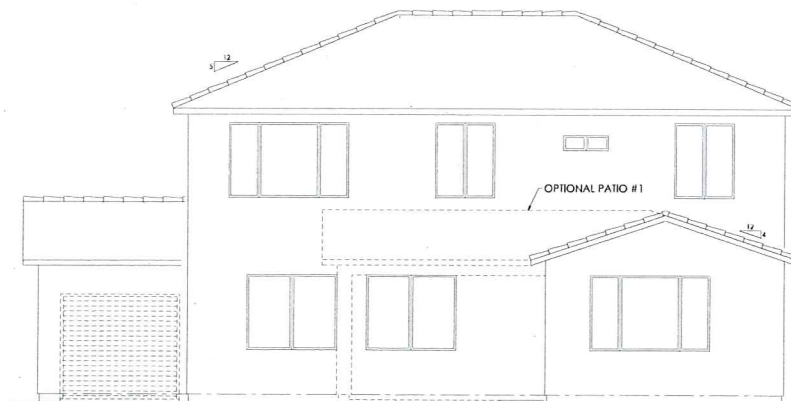
RIGHT SIDE ELEV. AT OPT. 3rd BAY GARAGE



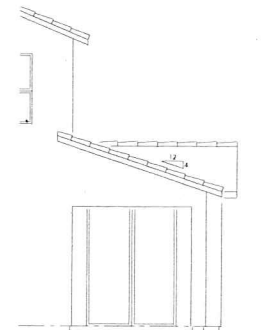
ELEV. 'C' AT OPT. PATIO #1



REAR ELEV. AT OPT. PATIO #2



REAR ELEVATION AT  
OPTIONAL 3rd BAY GARAGE



ELEV. 'C' AT OPT. PATIO #2

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**Woodside Homes**  
BETTER BY DESIGN

**Brisbane East**  
Lemoore, CA

PLAN:	BE-4045
JOB:	1710
SCALE:	1/8" = 1'-0"
ELEVATION 'C':	8 of 8