



711 W. Cinnamon Drive • Lemoore, CA 93245 • Planning (559) 924-6744, Ext. 740
 Community Development Department

**MINOR SITE PLAN AND ARCHITECTURAL REVIEW
 APPLICATION**

The general purpose of Minor Site Plan and Architectural Review is for the review of the design and layout of new development in the City to ensure that it is consistent with City Codes prior to the issuance of subsequent permits, such as improvement plans and building permits.

Approval by the Community Development Director can only be granted if the proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the City. Projects may be elevated to the Planning Commission only if a) approval of the project would require conditions of approval in order to ensure consistency with city policy, b) a significant number of individuals have contacted the city and identified concerns with the project, or c) the project does not qualify for a categorical or statutory exemptions from the California Environmental Quality Act.

Section 9-5 of the Zoning Code lists the applicable rules and standards for all development and land uses and includes a) development standards by Zoning District (except Downtown and Mixed-Used districts), b) architectural and site design, c) landscaping, d) water reporting (when applicable), e) off-street parking and loading, and f) signage.

The following material constitutes a completed application submitted to Planning:

- a. Application form filled out completely.
- b. 5 sets of 11" x 17" or larger Site Plan drawn to scale (showing property lines, streetscape, drive approaches, setbacks, lighting, trash, etc.) with conceptual and existing landscape, color elevations, and floor plans as applicable and other such data required by the Community Development Director.
- c. Environmental Checklist
- f. Application Filing Fee. (Cash or Check)

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|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. APPLICANT/ENGINEER: Name: _____ Address: _____ Telephone: _____ Fax: _____ Email: _____ | 2. PROPERTY OWNER: (if other than applicant, signature required) Name: _____ Address: _____ Telephone: _____ Fax: _____ Email: _____ |
|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|

3. Location/Address of Site: _____

4. Site Area: _____ 5. Zone District: _____

6. Existing Use: _____ 7. Proposed Use: _____

8. Describe the project and changes being made to the site:

9. Size of Proposed Building: _____ 10. Height of Proposed Building: _____

11. Existing Parking Spaces: _____ 12. Proposed Parking Spaces: _____

13. How much and what portions of the site are already or proposed to be landscaped: (Show on Site Plan)
 (a) Square footage: _____ (b) % of open Space: _____ (c) % of Site area: _____

15. Proposed construction of any fences or walls:
 (a) Height: _____ (b) Material: _____ (c) Location: _____
16. How much and what kind of outdoor lighting is proposed: _____
17. Type, location and size of any easements on the site: (a) Type of easement: _____
 (b) Location of easement: _____ (c) Size of easement: _____

I certify that the information provided on this form is true and correct and contains all the proposed work being done on the site. I understand that should I modify or add to the work described herein, I may have to submit a new application if the tasks are not exempt from City approval. I further understand that if I have a previous Site Plan Review or Administrative Review approval for this site, I agree to rescind the approval with this signature.

18. Applicant Signature: _____ 19. Date: _____
20. Print Name: _____
21. Property Owner's Signature: _____ 22. Date: _____
23. Print Name: _____

APPROVAL FINDINGS
 (Per Section 9-2B-15-E)

Approval by the Planning Commission can only be granted if the proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the City as well as those other findings listed in Section 9-2B-15-E.

1. The proposed project is consistent with the objectives of the general plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the City;
2. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community;
3. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties;
4. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation; and
5. In the case of proposed alterations, additions, or demolitions to nonresidential buildings that are more than seventy five (75) years old:
 - a. Alterations and Additions: The alteration or addition is compatible with the downtown revitalization plan.
 - b. Demolitions: The applicant has demonstrated that the existing use cannot generate reasonable rate of return' the existing building constitutes a hazard to public safety and is economically infeasible to rehabilitate, the design quality of the replacement building will be superior to the existing building and will be compatible with adjacent buildings and the character of downtown Lemoore, or the proposed demolition or removal is necessary to allow a project that will have public benefits outweighing the public benefits of retaining the existing building.

| FOR OFFICE USE ONLY | | | |
|------------------------------------------------------------------------------------|----------------------|---------------------------------------------------|-------------|
| Type of Project: _____ | | | |
| File Number: _____ | Zone District: _____ | Assessor Parcel Number: _____ | |
| Date filed: _____ | Receipt No.: _____ | Fees Paid: _____ | |
| Action: <input type="checkbox"/> Approved <input type="checkbox"/> Denied by _____ | | | Date: _____ |
| Conditions of Approval: _____ | | | |
| Reason for Denial: _____ | | Per Section 9-2A-8 Option for Appeal Expires: / / | |