

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

July 11, 2022
7:00 p.m.

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
3. PUBLIC COMMENT

Public comment will be in accordance with the attached policy. 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 three (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 Commission will be provided to the Commission Secretary for distribution to the Commission and appropriate staff. The public will have an opportunity to comment on items on the agenda once the item has been called and the Chair opens the item to the public.

4. APPROVAL OF MINUTES – Regular Meeting, June 13, 2022
5. REPORT AND RECOMMENDATION – A request by Lennar Homes of California, Inc. to extend approval of Vesting Tentative Subdivision Map No. 2017-01, Reverie Tract 920 and accompanying Planning entitlements for One Year (APN: 021-570-001 and 021-560-001).
6. PUBLIC HEARING – Tentative Parcel Map No. 2022-01: A request by Hold My Beer, LLC (Daniel Kinney, agent) to divide 3.03 acres into 2 parcels that will both involve Light Industrial uses. The site is located at 1156 Commerce Way, within the City of Lemoore. (APN 024-051-017). The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15315 (Class 15 – Minor Land Divisions).
7. DIRECTOR'S REPORT
8. COMMISSION REPORTS / REQUESTS
9. ADJOURNMENT

Upcoming Meetings

Regular Meeting of the Planning Commission, August 8, 2022

Agendas for all City Council meetings are posted at least 72 hours prior to the meeting at the Council Chamber, 429 C Street and the Cinnamon Municipal Complex, 711 W. Cinnamon Drive. Written communications from the public for the agenda must be received by the City Clerk's Office no less than seven (7) days prior to the meeting date. 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) 924-6744, at least 4 business days prior to the meeting.

CERTIFICATION OF POSTING

I, Kristie Baley, Planning Commission Secretary for the City of Lemoore, declare under penalty of perjury that I posted the above Planning Commission Agenda for the Meeting of July 11, 2022 at Council Chamber, 429 C Street and Cinnamon Municipal Complex, 711 W. Cinnamon Drive, Lemoore CA on July 7, 2022.

//s//

Kristie Baley, Commission Secretary

CITY OF LEMOORE
PLANNING COMMISSION REGULAR MEETING
JULY 11, 2022 @ 7:00 p.m.

Attendance and Public Comment Changes Due to COVID-19

The Lemoore Planning Commission will be conducting its regular meeting on July 11, 2022. Given the current Shelter-In-Place covering Kings County and the Social Distance Guidelines issued by Federal, State, and Local Authorities, the City is implementing the following changes for attendance and public comment.

All upcoming regular and special Planning Commission meetings **will be open to fifteen (15) members of the public on a first come, first served basis and via Zoom.** The meeting may be viewed through the following options:

- Join Zoom Meeting
- Please click the link below to join the webinar:
<https://us06web.zoom.us/j/85962612495?pwd=V3VkaldjMkgvTjBxNTk1RUlyREppdz09>
- Meeting ID: 859 6261 2495
- Passcode: 847942
- Phone: +1 669 900 6833 US

The City will also provide links to streaming options on the City's website and on its Facebook page.

If you wish to make a general public comment or public comment on a particular item on the agenda, **participants may do so via Zoom during the meeting** or by **submitting public comments by e-mail to: planning@lemoore.com**. In the subject line of the e-mail, please state your name and the item you are commenting on. If you wish to submit a public comment on more than one agenda item, please send a separate e-mail for each item you are commenting on. Please be aware that written public comments, including your name, may become public information. Additional requirements for submitting public comments by e-mail are provided below.

General Public Comments & Comments on Planning Commission Business Items

For general public comments and comments regarding specific Planning Commission Business Items, public comments can be made via Zoom during the meeting or all public comments must be received by e-mail no later than 5:00 p.m. the day of the meeting. Comments received by this time will be read aloud by a staff member during the applicable agenda item, provided that such comments may be read within the normal three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions. If a general public comment or comment on a business item is received after 5:00 p.m., efforts will be made to read your comment into the record. However, staff cannot guarantee that written comments received after 5:00 p.m. will be read. All written comments that are not read into the

record will be made part of the meeting minutes, provided that such comments are received prior to the end of the Planning Commission meeting.

Public Hearings

For public comment on a public hearing, all public comments must be received by the close of the public hearing period. All comments received by the close of the public hearing period will be read aloud by a staff member during the applicable agenda item, provided that such comments may be read within the normal three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions. If a comment on a public hearing item is received after the close of the public hearing, such comment will be made part of the meeting minutes, provided that such comment is received prior to the end of the meeting.

PLEASE BE AWARE THAT ANY PUBLIC COMMENTS RECEIVED THAT DO NOT SPECIFY A PARTICULAR AGENDA ITEM WILL BE READ ALOUD DURING THE GENERAL PUBLIC COMMENT PORTION OF THE AGENDA.

The City thanks you for your cooperation in advance. Our community's health and safety is our highest priority.

**Minutes of the
LEMOORE PLANNING COMMISSION
Regular Meeting
June 13, 2022**

ITEM NO. 1 Pledge of Allegiance

ITEM NO. 2 Call to Order and Roll Call

The meeting was called to order at 7:00 PM.

Chair: Michael Dey

Vice Chair: Greg Franklin

Commissioners: Bob Clement, Mitchell Couch, Ray Etchegoin, Ron Meade

Absent: Joseph Brewer

City Staff and Contract Employees Present: City Manager, Nathan Olson, City Planner Steve Brandt (QK) via Zoom, City Attorney Michael Linden (Lozano Smith), Commission Secretary Kristie Baley

ITEM NO. 3 Public Comment

There was no comment.

ITEM NO. 4 Approval - Minutes – Regular Meeting, April 11, 2022

Motion by Commissioner Clement, seconded by Commissioner Etchegoin, to approve the Minutes of the Planning Commission Regular Meeting of April 11, 2022.

Ayes: Clement, Etchegoin, Couch, Franklin, Dey

Abstain: Meade

Absent: Brewer

ITEM NO. 5 Public Hearing – Tentative Parcel Map No. 2022-02: A request by Wellsona Partners, LLC (John Peterson, agent) to re-divide approximately 9 acres into 7 parcels resulting in the abandonment of Venture Place as a public right of way, located on the west side of Commerce Way at Venture Place, within the City of Lemoore (APN 024-400-002 thru 024-400-009). The project is Categorical Exempt from the requirements of the California Quality Act (CEQA) per Section 15315 (Class 15 – Minor Land Divisions).

City Planner Brandt presented the staff report remotely (via Zoom) and answered questions.

Commissioner Dey opened the Public Hearing at 7:10 p.m.

Rene Gonzalez, representative of GAR/Bennett, 955 Commerce Way in Lemoore asked for clarification regarding the easement proposed for the north side of the Venture Place

properties. He stated that GAR/Bennett currently has permission to use a portion of the properties to access the storage area on their property.

Elisa Stewart, Chief Compliance Officer for California Cannabis Co., and representative for the applicant, 1526 Venture Place in Lemoore confirmed that there is an existing use agreement between the property owners that that will remain in place, allowing GAR/Bennett to access their storage area from the north side of the Venture Place properties.

Elisa Stewart asked, on behalf of property owner Tom Vorhees, that Condition No. 8 requiring the formation of a property owner association be removed from the conditions of approval. She stated that California Cannabis Co. is the only tenant and has signed a 40 year lease with the property owner as well as a project development agreement with the City. She stated that they support all of the other City comments and conditions.

Brandt provided clarification regarding the property owner association requirement, stating that this is the only opportunity the City may have to put this mechanism in place, should the time come that multiple ownership occurs.

Brandt clarified that the first 100' of the private drive immediately west of Commerce Way would not be gated and would have an easement in favor of the GAR/Bennett site to the north to allow them access to their site from the first 100' of the private drive.

Antonio Conti of Conti & Associates, Land Surveyor for the Applicant, stated that he does not believe there is a need for the formation of a property owner association at this time, but he agreed that it would be in the owner's best interest to create an association upon selling a parcel.

Steve provided clarification and recommended that the Commission leave the requirement in the conditions of approval.

There was no other comment.

Commissioner Dey closed the Public Hearing at 7:14 p.m.

Brandt provided more clarification and answered questions from the Commissioners.

Motion by Commissioner Etchegoin, seconded by Commissioner Meade, to adopt Resolution No. 2022-06, recommending approval of Tentative Parcel Map No. 2022-02, in accordance with the findings and conditions in the resolution.

Ayes: Etchegoin, Meade, Clement, Couch, Franklin, Dey
Absent: Brewer

ITEM NO. 8 Director's Report

Olson provided the following information:

The road work being conducted in the area of 19th and 19 ½ Avenues is expected to be complete within the next month or so.

The City has been working with the governing body of USA Wrestling, more specifically, representatives of the Olympic Wrestling Training Program, to obtain FEMA grant funds to facilitate the construction of a venue that would play a dual role as a countywide emergency shelter, to accommodate residents in the event of a natural disaster, and large sports facility, to accommodate programs locally and at state level, with expectations that it would expand internationally. He stated that USA Wrestling has already submitted the grant application and the site is proposed to be located just south of West Hills College, north of SR 198.

The City is also coordinating with KEDC (Kings Economic Development Corporation) and CERF (Central Emergency Response Fund) to obtain State grant funding to facilitate the construction of 400 (two-person) dorm rooms to accommodate baseball, basketball, track n field, and other sports programs, instrumental to getting international programs up and running in the area.

Helena Agri-Business is expected to submit building plans for their new facility located south of Industry Way and east of Production Avenue, west of Belle haven Drive and SR 41 by the end of the month.

The City has scheduled a meeting with a company that is considering 3 sites for a new plant in California.

ITEM NO. 9 Commissioner's Reports and Requests for Information

There were no reports or requests.

ITEM NO. 10 Adjournment

The meeting adjourned at 7:50 P.M.

Approved the 11th day of July, 2022.

APPROVED:

ATTEST:

Michael Dey, Chairperson

Kristie Baley, Commission Secretary



711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744

Staff Report

To: Lemoore Planning Commission **Item No. 5**
From: Steve Brandt, City Planner
Date: June 28, 2022 **Meeting Date:** July 11, 2022
Subject: Request by Lennar Homes of California, Inc. to extend the approval of Reverie Vesting Tentative Subdivision Map No. 2017-01, Tract 920 and accompanying Planning entitlements for one year (APN: 021-570-001 and 021-560-001)

Proposed Motion:

Approve a one-year extension of time for the Reverie Vesting Tentative Subdivision Map No. 2017-01, Tract 920 and accompanying Planning entitlements, in accordance with Resolution No. 2022-07.

Discussion:

On June 21, 2022, Lennar Homes of California submitted a written request to extend the approval of the Tract No. 920 Vesting Tentative Subdivision Map No. 2017-01 for one year. This project was originally approved by Planning Commission Resolution No. 2017-15 on August 14, 2017, which was originally set to expire on August 14, 2019. On February 28, 2018, the applicant submitted Phase 1 of the Tract No. 920 final map which extended the expiration date of the Vesting Tentative Subdivision Map to August 14, 2020. The Planning Commission granted a one-year extension on June 22, 2020, which extended the Vesting Tentative Subdivision Map to August 14, 2021, to allow for the construction of Phase 2. The Planning Commission granted a second one-year extension on August 9, 2021, which extended the Vesting Tentative Subdivision Map to August 14, 2022. The filing of an application for an extension on June 21, 2022, stays the expiration for 60 days. If the one-year extension is approved, the Vesting Tentative Subdivision Map will be extended to August 14, 2023.

The vesting tentative map consisted of 175 lots and a park/ponding basin to be developed in two phases. Site Plan Review No. 2017-01 and Planned Unit Development 2017-01 were also approved. Phase 1 of the project was recorded with 87 lots on August 21, 2018, and development is complete. Lennar Homes is working toward beginning construction of Phase 2; however, it will not be ready to do so by the August 14, 2022, expiration date. Therefore, the applicant has applied for a third one-year discretionary time extension.

The Subdivision Map Act governs how cities are to process and administer the creation of new parcels and subdivisions. The Subdivision Map Act states that a final subdivision map must be filed with the City before the tentative map approval expires. The filing of a final map is usually the beginning of significant investment on the part of the developer. Tentative maps are initially approved for two years. Applicants may request up to six years of discretionary extensions by the City.

Staff supports the one-year extension to give the developer more time to prepare for Phase 2. In accordance with Municipal Code Section 9-2A-9, extensions granted for the Tentative Tract Map shall be applied to all accompanying entitlements. The project would still adhere to the adopted conditions as adopted originally for the project.

Attachments:

- 1) Vicinity Map of Site Location
- 2) Draft Resolution for Approval
- 3) Vesting Tentative Subdivision Map No. 2017-01
- 4) Original Approval Resolution No. 2017-15
- 5) Resolution No. 2020-06 for One Year Time Extension 6/22/2020
- 6) Resolution No. 2021-11 for One Year Time Extension 8/9/2021

RESOLUTION NO. 2022-07

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING A ONE YEAR TIME EXTENSION TO VESTING TENTATIVE SUBDIVISION
MAP NO. 2017-01 (TRACT 920) AND ACCOMPANYING PLANNING ENTITLEMENTS
TO DIVIDE 40 ACRES INTO 175 SINGLE-FAMILY LOTS AND A PARK/PONDING BASIN
LOCATED AT THE NORTHEAST CORNER OF HANFORD-ARMONA ROAD
AND LIBERTY DRIVE (18¾ AVENUE) IN THE CITY OF LEMOORE
(APN 021-570-001 and 021-560-001)**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on July 11, 2022, 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, Lennar Homes of California, Inc., requested a one-year extension for Vesting Tentative Subdivision Map No. 2017-01 (Tract 920), Site plan Review No. 2017-01, and Planned Unit Development No. 2017-01 to divide 40 acres into 175 single-family lots and a park/ponding basin located at the northeast corner of Hanford-Armona Road and 18¾ Avenue, in the City of Lemoore (APN: 021-570-001 and 021-560-001); and

WHEREAS, Vesting Tentative Subdivision Map 2017-01 and accompanying Planning entitlements were previously approved by the City of Lemoore on August 14, 2017; and

WHEREAS, the submittal of the Final Subdivision Map for Phase 1 extended the expiration date of the Vesting Tentative Map to August 14, 2020; and

WHEREAS, the Vesting Tentative Subdivision Map was previously extended one year per the City of Lemoore Municipal Code Section 8-7F-10 to August 14, 2021; and

WHEREAS, the Vesting Tentative Subdivision Map was previously extended one year per the City of Lemoore Municipal Code Section 8-7F-10 to August 14, 2022; and

WHEREAS, the request for extension automatically extends the Vesting Tentative Subdivision Map for 60-days to allow for review per the Municipal Code; and

WHEREAS, the applicant has demonstrated reasonable efforts to pursue the project and the need for an extension of the Vesting Tentative Subdivision Map; and

WHEREAS, the Planning Commission has determined that granting an extension will not create a negative impact to the public health, safety, or welfare.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby finds that the potential environmental effects of the Project were adequately analyzed by the Initial Study/Mitigated Negative Declaration that was adopted pursuant to the California Environmental Quality Act (CEQA) on June 20, 2017, in conjunction with the annexation of the property.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore hereby grants a one-year extension to Vesting Tentative Subdivision Map No. 2017-01 (Tract 920), Site plan Review No. 2017-01, and Planned Unit Development No. 2017-01, which shall

expire on August 14, 2023. This extension is granted subject to compliance with the conditions of the original approval contained in Resolution 2017-15.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on July 11, 2022, by the following votes:

AYES:

NOES:

ABSTAINING:

ABSENT:

APPROVED:

Michael Dey, Chairperson

ATTEST:

Kristie Baley, Commission Secretary

AUG 14 2017

APPROVED
BY PLANNING COMMISSION

MAP OF TERRITORY ANNEXED TO THE CITY OF LEMOORE

LEGAL DESCRIPTION
THE SOUTHWEST QUARTER OF SECTION 22,
T. 18 S., R. 2 E., A.M.S.B. & M., IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME ON
UPON RECORD DATA AND LAYED RESOLUTION NO. _____ AND IS BASED
DATED _____

JOHN A. ZUMWALT, L.C.E. 11489

CERTIFICATE OF COMPLETION

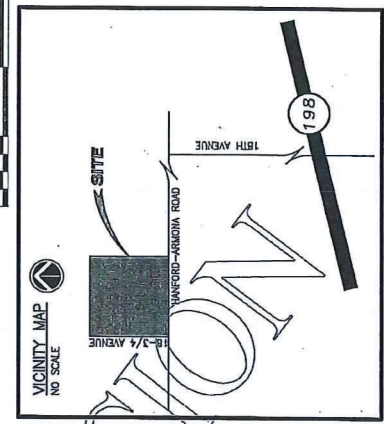
RECORDED AS DOCUMENT NO. _____
DOCUMENT NO. _____
RECORDED AT THE REQUEST OF THE LOCAL AGENCY FORMATION COMMISSION OF KINGS COUNTY,
AT _____ MINUTES PAST _____ O'CLOCK, M., 2017, VOLUME _____ OF
LICENSED SURVEYOR'S PLAT PAGE _____, KINGS COUNTY, STATE OF CALIFORNIA.

KRISTINE LEE
COUNTY RECORDER

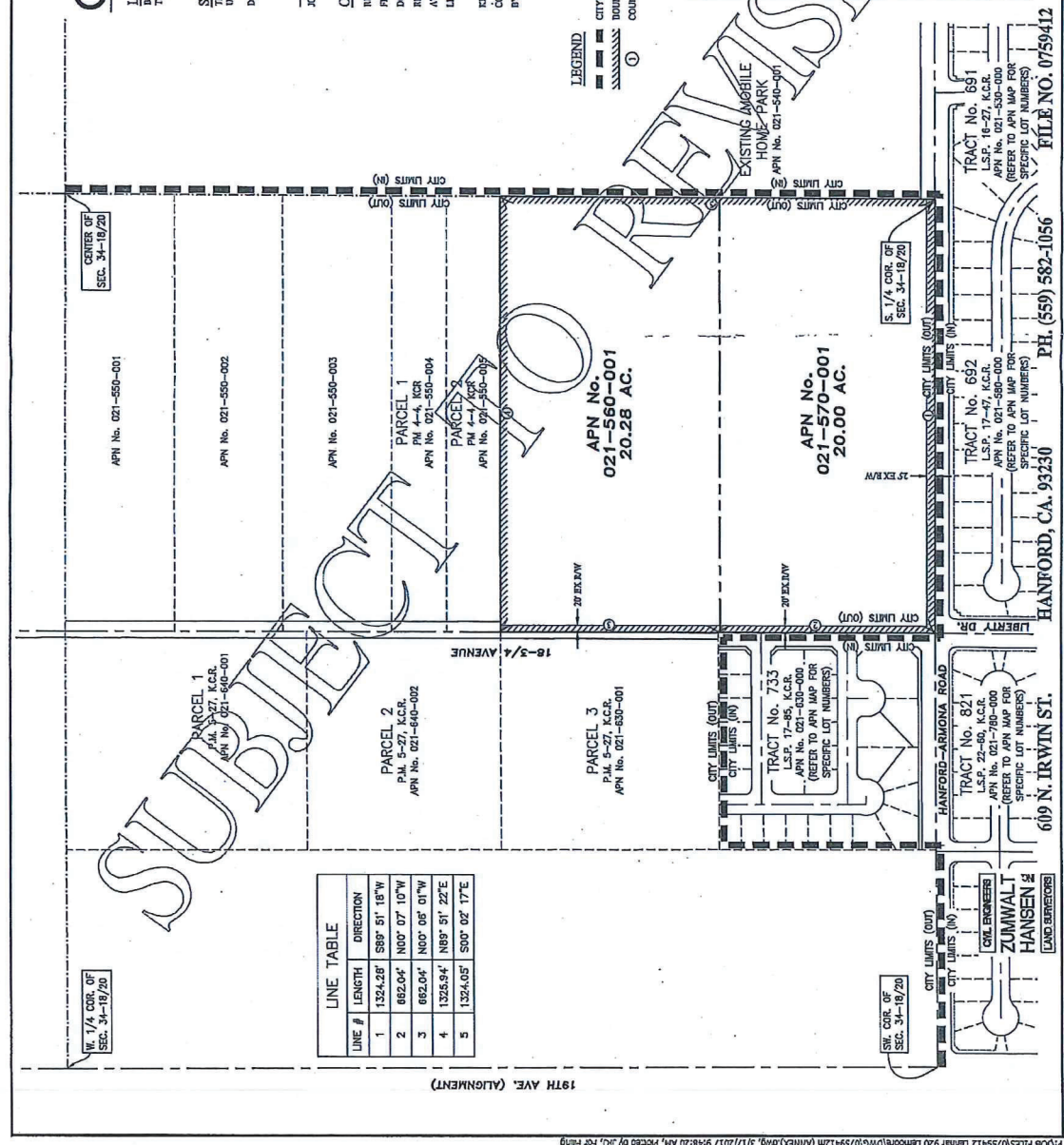
BY: _____
DEPUTY



- LEGEND
- CITY LIMITS
 - BOUNDARY OF PROPERTIES TO BE ANNEXED
 - COURSE/STATION NUMBER



SHEET ONE OF TWO



LINE TABLE		
LINE #	LENGTH	DIRECTION
1	1324.28'	S89° 51' 16" W
2	652.04'	N00° 07' 10" W
3	652.04'	N00° 06' 01" W
4	1325.94'	N89° 51' 22" E
5	1324.05'	S00° 02' 17" E

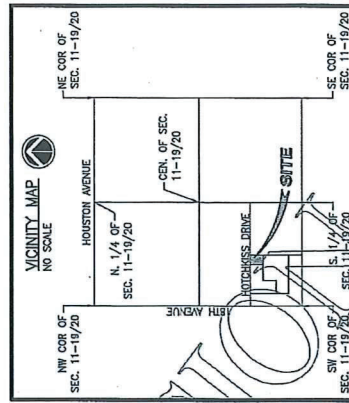
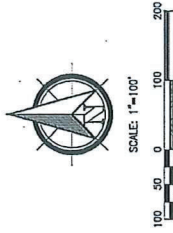
FILE NO. 0759412
PH. (559) 582-1056
HANFORD, CA 93230

609 N. IRWIN ST.

CITY ENGINEER
ZUMWALT
HANSEN &
[LAND BARRIERS]

APPROVED
BY PLANNING COMMISSION
AUG 14 2017
RESOLUTION # 2017-15

LOT 27 AS SHOWN ON A MAP RECORDED IN VOL. 8 AT PG. 11 OF LICENSED SURVEYOR'S PLATS KINGS COUNTY RECORDS, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, T. 19 S., R. 20 E., M.D.B. & M., IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.



LINE TABLE		
LINE #	LENGTH	DIRECTION
1	292.83'	S00° 00' 00"E
2	160.00'	N90° 00' 00"W
3	292.83'	N00° 00' 00"E
4	460.00'	S00° 00' 00"E

CIVIL ENGINEERS
ZUMWALT
HANSEN &
LAND SURVEYORS

609 N. IRWIN ST.
HANFORD, CA. 93230
PH (559) 582-1056
FILE NO. 0759412
SHEET TWO OF TWO

RESOLUTION NO. 2017-15

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING VESTING TENTATIVE SUBDIVISION MAP NO. 2017-01 (TRACT 920), PLANNED UNIT
DEVELOPMENT NO. 2017-01, SUBJECT TO THE ADOPTION OF AN ORDINANCE ESTABLISHING
AN OVERLAY ZONE, AND MAJOR SITE PLAN REVIEW NO. 2017-01
TO DIVIDE 40 ACRES INTO 175 SINGLE-FAMILY LOTS AND A PARK/PONDING BASIN, AND FOR
APPROVAL OF NEW SINGLE-FAMILY HOME MASTER PLANS (FLOOR PLANS AND ELEVATION
PLANS) LOCATED AT THE NORTHEAST CORNER OF HANFORD-ARMONA ROAD AND LIBERTY
DRIVE (18¾ AVENUE) JUST OUTSIDE THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on August 14, 2017, at 7:00 p.m. on said day, it was moved by Commissioner Etchegoin, seconded by Commissioner Koelewyn, and carried that the following Resolution be adopted:

WHEREAS, Lennar Homes has requested approval of a vesting tentative subdivision map, planned unit development, and major site plan review to divide 40 acres into 175 single-family lots and a park/ponding basin, and for approval of new single-family home master plans (floor plans and elevation plans), located at the northeast corner of Hanford Armona Road and 18¾ Avenue, just outside the City of Lemoore (APN: 021-570-001 and 021-560-001); and

WHEREAS, the City Council of the City of Lemoore initiated annexation proceedings for the site on June 20, 2017, and;

WHEREAS, the proposed site is 40 acres in size and is rezoned Low Density Residential (RLD); and

WHEREAS, an initial study was prepared in conformance with the California Environmental Quality Act (CEQA) Guidelines, and it was found that the proposed project could not have a significant effect on the environment, with mitigations. Therefore, a Mitigated Negative Declaration has been prepared, accepted, and will be utilized for this project; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its August 14, 2017, 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 subdivision, together with the provisions for its design and improvement, is consistent with the general plan and all applicable provisions of the Subdivision Ordinance.
2. The proposed project does not exceed the total density under the base zoning district or the general plan land use designation.
3. The proposed project will not be substantially detrimental to adjacent property, and will not materially impair the purposes of the Zoning Ordinance or the public interest.

4. As proposed and conditioned herein, the site design of the project is consistent with the new residential development standards in the Zoning Ordinance.
5. 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.
6. 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.
7. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties.
8. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore approves Vesting Tentative Subdivision Map No. 2017-01 (Tract 920), Planned Unit Development No. 2017-01 subject to the future adoption of an ordinance by the City Council establishing an overlay zone for the Planned Unit Development, and Major Site Plan Review No. 2017-01, subject to the following conditions:

1. The site shall be developed consistent with the approved tentative map and applicable development standards found in the Zoning Ordinance and City Municipal Code, including the overlay zone established for the Planned Unit Development by ordinance.
2. The site shall be developed consistent with the Site Plan Review comments dated June 30, 2017.
3. The project shall be developed and maintained in substantial compliance with the vesting tentative map, except for any modifications that may be needed to meet these conditions of approval.
4. The final subdivision map shall be submitted in accordance with City ordinances and standards.
5. Plans for all public and private improvements, including but not limited to, water, sewer, storm drainage, road pavement, curb and gutter, sidewalk, street lights, landscaping, and fire hydrants shall be approved by the City Engineer, and these improvements shall be completed in accordance with the approved plans to the satisfaction of the Public Works Department.
6. Park land in-lieu fees shall be paid to the City for 2.78 acres minus the acres provides for the park on the final map, in accordance with the procedures in Section 8-7N-4 of the City Municipal Code. Fees shall be paid prior to approval of the final map.
7. The park shall be constructed and opened to the public for use prior to the final inspection of the 5th new home constructed in Phase 2.
8. A public facilities maintenance district shall be formed in conjunction with the final map acceptance in order to provide the maintenance costs for the park, storm drain basin, common landscaping, and other improvements, in accordance with existing City policy.

9. The project shall be subject to the applicable development impact fees adopted by resolution of the City Council.
10. A noise and odor easement shall be recorded on the property, in a form acceptable to the City Attorney, to acknowledge the presence of nearby industry and railroad, and the right of the industry and railroad to continue to emit such noise and odors as are otherwise allowable by law and to ensure that industry in these areas is not unreasonable hindered by residential users and owners that move nearby at a later date.
11. The developer shall comply with the standards, provisions, and requirements of the San Joaquin Valley Air Pollution Control District that relate to the project.
12. A 6-foot to 7-foot block wall shall be constructed adjacent Liberty Drive, Hanford-Armona Road, and the east side of the subdivision.
13. Fire hydrant types and locations shall be approved by the Lemoore Volunteer Fire Department.
14. Concrete pads for installation of mailboxes shall be provided in accordance with determinations made by the Lemoore Postmaster.
15. Street trees from the city approved street tree list shall be planted with root barriers as per Public Works Standards and Specifications.
16. Street lights shall be provided within the project as per City local street lighting standards.
17. All sidewalks shall be of "Parkway Type" as per City standard.
18. Lot sizes less than 7,000 square feet are approved, consistent with the sizes shown on the vesting tentative map.
19. The building setbacks shall be as follows: front yard – 18 to 22 feet, side yard 5 feet, street side yard 10 feet, rear yard 10 feet.
20. The front yard setback of adjacent homes shall have a minimum 2-foot stagger between adjacent lots.
21. Any existing roadway, sidewalk, or curb and gutter that is damaged during construction shall be repaired or replaced to the satisfaction of the Public Works Department.
22. All signs shall require a sign permit separate from the building permit.
23. 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.
24. Master home plans shall be substantially consistent to the floor plans and elevations submitted with the vesting tentative map, unless subsequently modified by the Planning Commission.
25. For homes placed on corner lots, the stone/brick veneer placed on the front of the homes shall be wrapped around the street side of the home up to the fence, and stucco/foam window treatments used on the front of the home shall also be used on the street side of

the home where windows are visible from the street. Where stone/brick veneer on the front of the home, the veneer on the street side of the home need only be at the base of the home.

26. All homes shall be oriented to the street with garages deemphasized and living areas placed toward the front of homes.

27. This tentative subdivision map approval shall expire within two years, unless a final map is filed or an extension is granted via legislation or by the City, in accordance with the Subdivision Map Act. Approvals and expiration dates for the Major Site Plan Review and Planned Unit Development shall run consisted with the vesting tentative map.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on August 14, 2017, by the following votes:

AYES: Etchegoin, Koelewyn, Badasci, Clement, Meade

NOES: Marvin

ABSTAINING:

ABSENT: Dow

APPROVED:


Ron Meade, Chairperson

ATTEST:


Kristie Baley, Commission Secretary

RESOLUTION NO. 2020-06

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING A ONE YEAR EXTENSION TO VESTING TENTATIVE SUBDIVISION MAP NO. 2017-01
(TRACT 920) TO DIVIDE 40 ACRES INTO 175 SINGLE-FAMILY LOTS AND A PARK/PONDING
BASIN LOCATED AT THE NORTHEAST CORNER OF HANFORD-ARMONA ROAD AND LIBERTY
DRIVE (18¾ AVENUE) IN THE CITY OF LEMOORE**

At a Special Meeting of the Planning Commission of the City of Lemoore duly called and held on June 22, 2020, at 7:00 p.m. on said day, it was moved by Commissioner Franklin, seconded by Commissioner Dey, and carried that the following Resolution be adopted:

WHEREAS, Lennar Homes has requested to extend the approval of Vesting Tentative Subdivision Map No. 2017-01 (Tract 920) to divide 40 acres into 175 single-family lots and a park/ponding basin located at the northeast corner of Hanford Armona Road and 18¾ Avenue, in the City of Lemoore (APN: 021-570-001 and 021-560-001); and

WHEREAS, the approval for the vesting tentative tract map expires August 14, 2020 and the applicant submitted the application for extension on May 13, 2020, prior to the expiration date; and

WHEREAS, the Lemoore Planning Commission held a duly noticed Special Meeting on June 22, 2020 and granted a one year extension to Vesting Tentative Subdivision Map No. 2017-01 (Tract 920) with previously approved conditions of approval as listed in Resolution No. 2017-15 to remain intact; and

WHEREAS, The Vesting Tentative Subdivision Map involves a Planned Unit Development, which requires the approval of the Lemoore City Council.

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

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan and all applicable provisions of the Subdivision Ordinance.
2. The proposed project does not exceed the total density under the base zoning district or the general plan land use designation.
3. The proposed project will not be substantially detrimental to adjacent property, and will not materially impair the purposes of the Zoning Ordinance or the public interest.
4. As proposed and conditioned herein, the site design of the project is consistent with the new residential development standards in the Zoning Ordinance.
5. 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.

6. 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.
7. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties.
8. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore approves a one year extension to Vesting Tentative Subdivision Map No. 2017-01 (Tract 920) to expire on August 14, 2021, subject to the following conditions:

1. The site shall be developed consistent with the approved tentative map and applicable development standards found in the Zoning Ordinance and City Municipal Code, including the overlay zone established for the Planned Unit Development by ordinance.
2. The site shall be developed consistent with the Site Plan Review comments dated June 30, 2017.
3. The project shall be developed and maintained in substantial compliance with the vesting tentative map, except for any modifications that may be needed to meet these conditions of approval.
4. The final subdivision map shall be submitted in accordance with City ordinances and standards.
5. Plans for all public and private improvements, including but not limited to, water, sewer, storm drainage, road pavement, curb and gutter, sidewalk, street lights, landscaping, and fire hydrants shall be approved by the City Engineer, and these improvements shall be completed in accordance with the approved plans to the satisfaction of the Public Works Department.
6. Park land in-lieu fees shall be paid to the City for 2.78 acres minus the acres provides for the park on the final map, in accordance with the procedures in Section 8-7N-4 of the City Municipal Code. Fees shall be paid prior to approval of the final map.
7. The park shall be constructed and opened to the public for use prior to the final inspection of the 5th new home constructed in Phase 2.
8. A public facilities maintenance district shall be formed in conjunction with the final map acceptance in order to provide the maintenance costs for the park, storm drain basin, common landscaping, and other improvements, in accordance with existing City policy.
9. The project shall be subject to the applicable development impact fees adopted by resolution of the City Council.
10. A noise and odor easement shall be recorded on the property, in a form acceptable to the City Attorney, to acknowledge the presence of nearby industry and railroad, and the right of the industry and railroad to continue to emit such noise and odors as are otherwise

allowable by law and to ensure that industry in these areas is not unreasonable hindered by residential users and owners that move nearby at a later date.

11. The developer shall comply with the standards, provisions, and requirements of the San Joaquin Valley Air Pollution Control District that relate to the project.
12. A 6-foot to 7-foot block wall shall be constructed adjacent Liberty Drive, Hanford-Armona Road, and the east side of the subdivision.
13. Fire hydrant types and locations shall be approved by the Lemoore Volunteer Fire Department.
14. Concrete pads for installation of mailboxes shall be provided in accordance with determinations made by the Lemoore Postmaster.
15. Street trees from the city approved street tree list shall be planted with root barriers as per Public Works Standards and Specifications.
16. Street lights shall be provided within the project as per City local street lighting standards.
17. All sidewalks shall be of "Parkway Type" as per City standard.
18. Lot sizes less than 7,000 square feet are approved, consistent with the sizes shown on the vesting tentative map.
19. The building setbacks shall be as follows: front yard – 18 to 22 feet, side yard 5 feet, street side yard 10 feet, rear yard 10 feet.
20. The front yard setback of adjacent homes shall have a minimum 2-foot stagger between adjacent lots.
21. Any existing roadway, sidewalk, or curb and gutter that is damaged during construction shall be repaired or replaced to the satisfaction of the Public Works Department.
22. All signs shall require a sign permit separate from the building permit.
23. 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.
24. Master home plans shall be substantially consistent to the floor plans and elevations submitted with the vesting tentative map, unless subsequently modified by the Planning Commission.
25. For homes placed on corner lots, the stone/brick veneer placed on the front of the homes shall be wrapped around the street side of the home up to the fence, and stucco/foam window treatments used on the front of the home shall also be used on the street side of the home where windows are visible from the street. Where stone/brick veneer on the front of the home, the veneer on the street side of the home need only be at the base of the home.

26. All homes shall be oriented to the street with garages deemphasized and living areas placed toward the front of homes.

27. This Vesting Tentative Subdivision Map approval shall expire August 14, 2021, unless a final map is filed or an extension is granted via legislation or by the City Council, in accordance with the Subdivision Map Act. Approvals and expiration dates for the Planned Unit Development and Major Site Plan Review shall run consistent with the Vesting Tentative Subdivision Map.

Passed and adopted at a Special Meeting of the Planning Commission of the City of Lemoore held on June 22, 2020, by the following votes:

AYES: Franklin, Dey, Clement, Meade, Etchegoin

NOES:

ABSTAINING:

ABSENT: Koelewyn

APPROVED:



Ray Etchegoin, Chairperson

ATTEST:



Kristie Baley, Commission Secretary

RESOLUTION NO. 2021-11

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING A ONE YEAR TIME EXTENSION TO VESTING TENTATIVE SUBDIVISION MAP NO.
2017-01 (TRACT 920) AND ACCOMPANYING PLANNING ENTITLEMENTS TO DIVIDE 40 ACRES
INTO 175 SINGLE-FAMILY LOTS AND A PARK/PONDING BASIN LOCATED AT THE NORTHEAST
CORNER OF HANFORD-ARMONA ROAD AND LIBERTY DRIVE (18³/₄ AVENUE) IN THE CITY OF
LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on August 9, 2021, at 7:00 p.m. on said day, it was moved by Commissioner FRANKLIN, seconded by Commissioner ETCHEGOIN, and carried that the following Resolution be adopted:

WHEREAS, Lennar Homes of California, Inc., requested a one-year extension for Vesting Tentative Subdivision Map No. 2017-01 (Tract 920), Site plan Review No. 2017-01, and Planned Unit Development No. 2017-01 to divide 40 acres into 175 single-family lots and a park/ponding basin located at the northeast corner of Hanford-Armona Road and 18³/₄ Avenue, in the City of Lemoore (APN: 021-570-001 and 021-560-001); and

WHEREAS, Vesting Tentative Subdivision Map 2017-01 and accompanying Planning entitlements were previously approved by the City of Lemoore on August 14, 2017; and

WHEREAS, the submittal of the Final Subdivision Map for Phase 1 extended the expiration date of the Vesting Tentative Map to August 14, 2020; and

WHEREAS, the Vesting Tentative Subdivision Map was previously extended one year per the City of Lemoore Municipal Code Section 8-7F-10 to August 14, 2021; and

WHEREAS, the request for extension automatically extends the Vesting Tentative Subdivision Map for 60-days to allow for review per the Municipal Code; and

WHEREAS, the applicant has demonstrated reasonable efforts to pursue the project and the need for an extension of the Vesting Tentative Subdivision Map; and

WHEREAS, the Planning Commission has determined that granting an extension will not create a negative impact to the public health, safety, or welfare.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby finds that the potential environmental effects of the Project were adequately analyzed by the Initial Study/Mitigated Negative Declaration that was adopted pursuant to the California Environmental Quality Act (CEQA) on June 20, 2017 in conjunction with the annexation of the property.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore hereby grants a one-year extension to Vesting Tentative Subdivision Map No. 2017-01 (Tract 920), Site plan Review No. 2017-01, and Planned Unit Development No. 2017-01, which shall expire on August 14, 2022. This extension is granted subject to compliance with the conditions of the original approval contained in Resolution 2017-15.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on August 9, 2021, by the following votes:

AYES: FRANKLIN, ETCHEGOIN, CLEMENT, DEY, MEADE

NOES:

ABSTAINING:

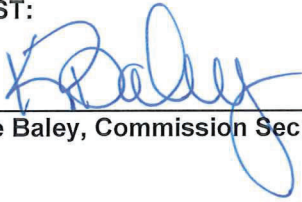
ABSENT: BREWER, NIX

APPROVED:



Ronald Meade, Chairperson

ATTEST:



Kristie Baley, Commission Secretary



711 W Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744

Staff Report

To: Lemoore Planning Commission **Item No. 6**
From: Steve Brandt, City Planner
Date: June 24, 2022 **Meeting Date:** July 11, 2022
Subject: **Tentative Parcel Map No. 2022-01:** a request by Hold My Beer, LLC (Daniel Kinney, agent) to divide a 3.03-acre parcel into two parcels. The site is located at 1156 Commerce Way in the City of Lemoore (APN 024-051-017).

Proposed Motion:

Staff recommends adoption of Resolution No. 2022-08, approving Tentative Parcel Map No. 2022-01, in accordance with the findings and conditions in the Resolution.

Project Proposal:

The applicant is requesting a Tentative Parcel Map proposing to divide a 3.03-acre parcel into two parcels that will both involve Light Industrial uses. The Tentative Parcel Map would facilitate the splitting of an existing industrial parcel into two smaller parcels of 1.54 acres and 1.49 acres.

Applicant	Daniel Kinney
Location	1156 Commerce Way
Existing Land Use	vacant (planned for two industrial buildings)
APN(s)	024-051-017
Zoning	Light Industrial (ML)
General Plan	Light Industrial
Proposed Land Division	Parcel 1 – 1.54 acres Parcel 2 – 1.49 acres

Adjacent Land Use, Zone, and General Plan Designation

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	Vacant	Light Industrial (ML)	Light Industrial
South	food manufacturing	Light Industrial (ML)	Light Industrial
East	food manufacturing	Light Industrial (ML)	Light Industrial
West	industrial/service commercial buildings	Light Industrial (ML)	Light Industrial

Previous Relevant Actions:

On July 6, 2021, the Lemoore City Council approved a project development agreement and cannabis regulatory permit for cannabis processing facility on the site. On October 4, 2021, the Planning Commission approved Major Site Plan Review No. 2021-05 for construction of two industrial buildings for a bottling plant and warehouse space.

Zoning/General Plan:

The site is designated and zoned as Light Industrial (ML). Per the Lemoore Municipal Code, the Tentative Parcel Map meets lot configuration and minimum lot sizes required within the Light Industrial Zone.

The site is surrounded by similar industrial uses consisting of manufacturing, fuel storage and distribution, public utility operations and open land to the south. The site plan review approved in October 2021 includes conditions of approval which have already addressed potential impacts. The City Engineer has reviewed the proposed map with the approved site plan and found them to be compatible.

Access and Right of Way:

Access to the northern parcel would be from driveways fronting Commerce Way. Access to the southern parcel would be from driveways fronting both Enterprise Drive and Commerce Way.

Environmental Assessment:

The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15315 (Class 15 – Minor Land Divisions).

Recommended Approval Findings:

Pursuant to 8-7F-5(C) of the Municipal Code, a tentative parcel map shall be granted only when the designated approving authority determines that the proposed use or activity complies with all 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. That the proposed map, together with the provisions for its design and improvement, is consistent with the general plan or any applicable specific plan, or other applicable provisions of this code.
2. That the site is physically suitable for the type of development. The location of the new lot line has been reviewed by the City Surveyor, City Engineer, and City Building Official, and found to be acceptable.
3. That the site is physically suitable for the proposed density of development. The site has ample area to accommodate the proposed uses while also allowing area to comply with other requirements such as parking and access.
4. That the subdivision or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
5. That the subdivision or the type of improvements along with applicable conditions of approval will not cause serious public health problems.
6. That the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The Preliminary Title Report identifies easements which must be shown on the final parcel map but do not prohibit or conflict with the proposed development of the site once the final parcel map is recorded.
7. Subject to section 66474.4 of the subdivision map act, that the land is not subject to a contract entered into pursuant to the California land conservation act of 1965 (commencing with section 51200 of the Government Code).

Recommended Conditions:

Staff recommends the following conditions be applied to the approval of the Tentative Parcel Map:

1. The Tentative Map shall be made consistent with all minor edits to the map provided by the Public Works/City Engineering Department.

2. The Tentative Parcel Map shall expire 24 months following Planning Commission approval unless a final map is filed.
3. The Final Parcel Map and associated proposed improvements shall conform to the Subdivision Map Act, the City of Lemoore's Subdivision Ordinance and Standard Improvements Drawings. They shall also conform to comments made by the Public Works/City Engineering Department.

Attachments:

Vicinity Map

Resolution

Tentative Parcel Map – Received June 28, 2022

Vicinity Map
Tentative Parcel Map 2022-01



RESOLUTION NO. 2022-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE APPROVING TENTATIVE PARCEL MAP NO. 2022-01 TO DIVIDE A 3.03-ACRE PARCEL INTO TWO PARCELS, LOCATED AT 1156 COMMERCE WAY IN THE CITY OF LEMOORE (APN 024-051-017)

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on July 11, 2022, 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, Hold My Beer LLC. has requested approval of a tentative parcel map to allow the division of a 3.03-acre property into two parcels located at 1156 Commerce Way in the City of Lemoore (APN 024-051-017); and

WHEREAS, the General Plan designates the parcel as Light Industrial; and

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

WHEREAS, the project has been determined to be Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15315 (Class 15 – Minor Land Divisions); and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its July 11, 2022, meeting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed tentative parcel map based on facts detailed in the July 11, 2022 staff report, which is hereby incorporated by reference, as well as the evidence and testimony presented during the Public Hearing:

1. That the proposed map, together with the provisions for its design and improvement, is consistent with the general plan or any applicable specific plan, or other applicable provisions of the Municipal Code.
2. That the site is physically suitable for the type of development. The location of the new lot line has been reviewed by the City Surveyor, City Engineer, and City Building Official, and found to be acceptable.
3. That the site is physically suitable for the proposed density of development. The site has ample area to accommodate the proposed uses while also allowing area to comply with other requirements such as parking and access.
4. That the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
5. That the subdivision or the type of improvements along with applicable conditions of approval will not cause serious public health problems.

6. That the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The Preliminary Title Report identifies easements which must be shown on the final parcel map but do not prohibit or conflict with the proposed development of the site once the final parcel map is recorded.
7. Subject to section 66474.4 of the subdivision map act, that the land is not subject to a contract entered into pursuant to the California land conservation act of 1965 (commencing with section 51200 of the Government Code).

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore finds that the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15315 (Class 15 - Minor Land Divisions), and approves Tentative Parcel Map No. 2021-03 subject to the following conditions:

1. The tentative map shall be made consistent with all minor edits to the map provided by the Public Works Department.
2. The Tentative Parcel Map shall expire 24 months following Planning Commission approval unless a final map is filed.
3. The Final Parcel Map and associated proposed improvements shall conform to the Subdivision Map Act, the City of Lemoore's Subdivision Ordinance and Standard Improvements Drawings. They shall also conform to comments made by the Public Works/City Engineering Department.

Passed and adopted at a Special Meeting of the Planning Commission of the City of Lemoore held on July 11, 2022, by the following votes:

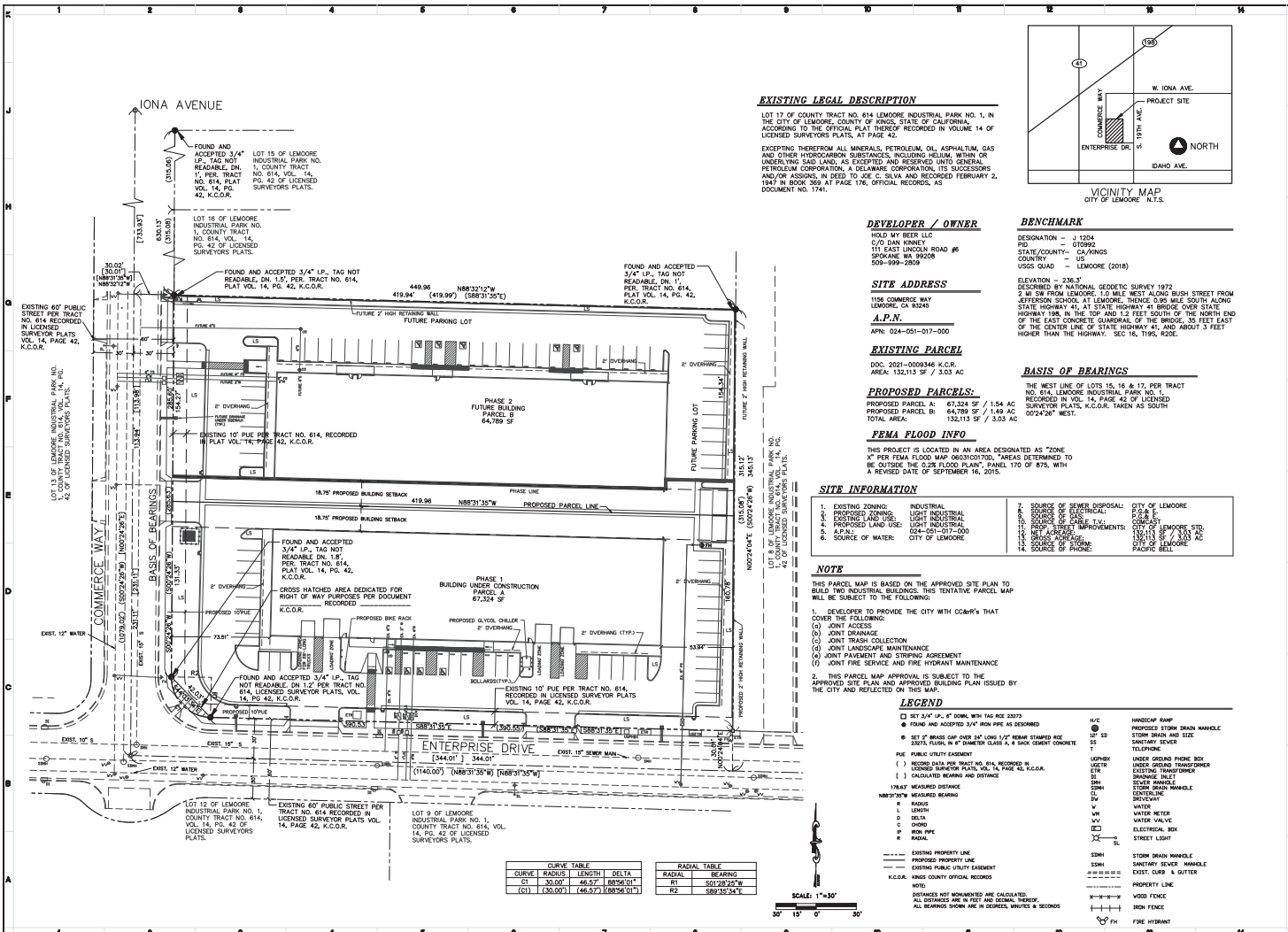
AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Michael Dey, Chairperson

ATTEST:

Planning Commission Secretary



TENTATIVE PARCEL MAP 2022-01
1156 COMMERCIAL WAY
LEMORE, CA
MAY 2022

HARBISON INTERNATIONAL INC.
ENGINEERS - SURVEYORS - PLANNERS
2755 E. SHAW AVE., SUITE 101, FRESNO, CA 93750
PHONE: (559) 284-7485 FAX: (559) 284-7481

REVISIONS

NO.	DATE	DESCRIPTION
1	2-16-22	ISSUED FOR PERMITTING

PROJECT INFORMATION

NO.	DATE	DESCRIPTION
1	2-16-22	ISSUED FOR PERMITTING

MAP

Sheet No. 1
OF 1 SHEETS