

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

November 13, 2023
5:30 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, October 9, 2023
5. REPORT AND RECOMMENDATION – A request by CV Housing, LLC (Brett Fugman, agent) to extend approval of Major Site Plan Review No. 2016-03, Tentative Parcel Map No. 2020-01, Minor Site Plan Review 2020-03, and accompanying Planning entitlements for one year. The project is located on the southeast corner of Hanford-Armona Road and SR 41 (APN 021-660-031). A Mitigated Negative Declaration was adopted on November 6, 2018, pursuant to the California Environmental Quality Act (CEQA).
6. DISCUSSION – Possible Amendments to the Zoning Ordinance and City Development Standards.
7. DIRECTOR'S REPORT
8. COMMISSION REPORTS / REQUESTS
9. ADJOURNMENT

Upcoming Meetings

Regular Meeting of the Planning Commission, December 11, 2023

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, do hereby declare that I posted the above Planning Commission Agenda for the Regular Meeting of Monday, November 13, 2023, at Council Chamber, 429 C Street and Cinnamon Municipal Complex, 711 W. Cinnamon Drive, Lemoore CA on November 9, 2023.

//s//

Kristie Baley, Commission Secretary



PLANNING COMMISSION REGULAR MEETING November 13, 2023 @ 5:30 p.m.

The Planning Commission will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Lemoore utilizes Zoom teleconferencing technology for virtual public participation; however, the City makes no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of the public through this means is at their own risk. (Zoom teleconferencing/attendance may not be available at all meetings.)

The meeting may be viewed through the following Zoom Meeting:

- Please click the link below to join the webinar:
- <https://us06web.zoom.us/j/86354730754?pwd=8ClpZM37oakOWF1s4kRhO1ZbBnSvlb.1>
- Meeting ID: 863 5473 0754
- Passcode: 959211
- Phone: +1 669 900 6833

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 City Council 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.

**Minutes of the
LEMOORE PLANNING COMMISSION
Regular Meeting
October 9, 2023**

ITEM NO. 1 Pledge of Allegiance

ITEM NO. 2 Call to Order and Roll Call

The meeting was called to order at 5:32 PM.

Chair:	Mitchell Couch
Vice-Chair	Ray Etchegoin
Commissioners:	Joseph Brewer, Ron Meade
Absent:	Bob Clement

City Staff and Contract Employees Present: City Planner Steve Brandt (QK), City Attorney Crystal Pizano (Lozano Smith), Commission Secretary Kristie Baley

ITEM NO. 3 Public Comment

There was no comment.

ITEM NO. 4 Approval - Minutes – Regular Meeting, September 11, 2023

Motion by Commissioner Meade, seconded by Commissioner Etchegoin, to approve the Minutes of the Planning Commission Regular Meeting of September 11, 2023.

Ayes: Meade, Etchegoin, Brewer, Couch

Absent: Clement

ITEM NO. 5 Report and Recommendation – A request by Master Storage 365 (Richard Torosian, Partner) to extend the approval of Major Site Plan Review No. 2021-06 and accompanying entitlements for one year. The project is located at the southeast corner of Iona Avenue and Commerce Way in the City of Lemoore. (APNs 024-051-012 and 024-051-013).

Brandt presented the item and answered questions.

Richard Torosian, Partner for Master Storage provided information and answered questions.

There was no other comment from the public.

Motion by Commissioner Etchegoin, seconded by Commissioner Brewer, to adopt Resolution No. 2023-14, approving a one-year extension of time for Major Site Plan Review No. 2021-06 and accompanying entitlements in accordance with the findings and conditions in the Resolution.

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

ITEM NO. 6 Public Hearing – Consideration of Resolution No. 2023-15, approving Amendment to Conditional Use Permit No. 2022-01, Modification of Major Site Plan Review No. 2022-01, Amendment to Administrative Use Permit No's. 2022-01 and 2022-02, and Tentative Parcel Map 2023-01: A request by Bottom Line Development (Orlando Ramirez, agent) to construct a convenience store with off-sale alcohol sales and drive-through food service, a fueling station, and a car wash facility with a washing tunnel and self-service vacuum area. The request also proposes dividing the site into two parcels. The site is located at 1224 W. Bush Street, on the southwest corner of Bush Street and 19th Avenue, in the City of Lemoore (APN 023-420-018).

City Planner Brandt presented the staff report and answered questions.

Chair Couch opened the public hearing at 5:55 p.m.

Orlando Rameriz, agent for the applicant, provided information.

There was no other comment from the public.

Chair Couch closed the public hearing at 5:57p.m.

Motion by Commissioner Etchegoin, seconded by Commissioner Meade, to adopt Resolution No. 2023-15, adopt Resolution No. 2023-15, approving an amendment to Conditional Use Permit No. 2022-01, modifications to Major Site Plan Review No. 2022-01, and amendments to Administrative Use Permit Nos. 2022-01 and 2022-02, in accordance with the findings and conditions in the resolution and move to adopt Resolution No. 2023-16, approving Tentative Parcel Map No. 2023-01, in accordance with the findings and conditions in the resolution.

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

ITEM NO. 12 Director's Report

Baley reported the following:

The tentative subdivision map for Tract 939 was approved by the City Council on October 3rd. The second reading of the Planned Unit Development will be on the October 17 City Council agenda.

ITEM NO. 13 Commission Reports / Requests

Commissioner Etchegoin asked if KWRA still provides roll-offs at the Cinnamon Municipal Complex for public use to dispose of carboard type waste.

Baley provided clarification, stating that the roll-off's are at the CMC one week a month.

Chair Couch thanked staff and commented on the changing work schedule.

Baley reported that staff will be switching to a 4-10's work schedule starting October 16th.

ITEM NO. 14 Adjournment

The meeting adjourned at 6:04 P.M.

Approved the 13th day of November 2023.

APPROVED:

Mitchell Couch, Chairperson

ATTEST:

Kristie Baley, Commission Secretary



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

Staff Report

To: Lemoore Planning Commission **Item No. 5**
From: Steve Brandt, City Planner
Date: November 1, 2023 **Meeting Date:** November 13, 2023
Subject: A request by CV Housing, LLC (Brett Fugman, agent) to extend the approval of Major Site Plan Review No. 2016-03, Tentative Parcel Map No. 2020-01, Minor Site Plan Review No. 2020-03, and accompanying Planning entitlements for one year. The project is located on the southeast corner of Hanford-Armona Road and SR 41 (APN 021-660-031).

Proposed Motion:

Move to Adopt Resolution No. 2023-17, approving a one-year extension of time for Major Site Plan Review No. 2016-03, Tentative Parcel Map No. 2020-01, Minor Site Plan Review No. 2020-03 and accompanying planning entitlements to November 25, 2024, in accordance with the findings and conditions in the resolution.

Discussion:

On October 17, 2023 CV Housing, LLC submitted a written request to extend the approval of Major Site Plan Review No. 2016-03, Tentative Parcel Map No. 2020-01, and Minor Site Plan Review No. 2020-03 for one year. The original request of the site plan review was to construct a 176-unit multi-family complex on 10.69 acres (Phase I) with 4.57 acres of commercial development proposed (Phase II) on the 15.26-acre site located on the southeast corner of Hanford-Armona Road and SR 41 (APN 021-660-031). Major Site Plan Review No. 2016-03 and General Plan Amendment No. 2017-01 were approved by the City Council on November 6, 2018. Tentative Parcel Map No. 2020-01 was approved by the Planning Commission on July 13, 2020.

Soon after receiving Planning approvals, the developer encountered 2.5 acres of liquefaction on the residential portion (Phase I) of Parcel No. 5 of the site and requested, by way of minor site plan review on October 30, 2020 to modify the approval to a less impactful 146-unit multifamily apartment complex. The request was approved by the Community Development Director on November 25, 2020 with all other conditions of the originally approved site plan to remain in place. This extended the life of the project entitlements to November 25, 2022.

In July of 2022 the applicant filed a request for extension, stating they were working with a contractor on construction pricing and value engineering the work site for the residential portion (Phase I). Additionally, they were working with multiple retailers interested in the commercial site (Phase II). Pursuant to Municipal Code Section 8-7F-10, the applicant or property owner may file up to six (one-year) requests for extension prior to the expiration of the map, along with appropriate fees and application submittal materials. In accordance with Municipal Code Section 9-2A-9, extensions granted for the Tentative Tract Map are applied to all accompanying entitlements. The project is still subject to the conditions as adopted originally for the project. A one- year extension was granted by the Planning Commission on August 8, 2022. This extended the expiration date of the project entitlements to November 25, 2023

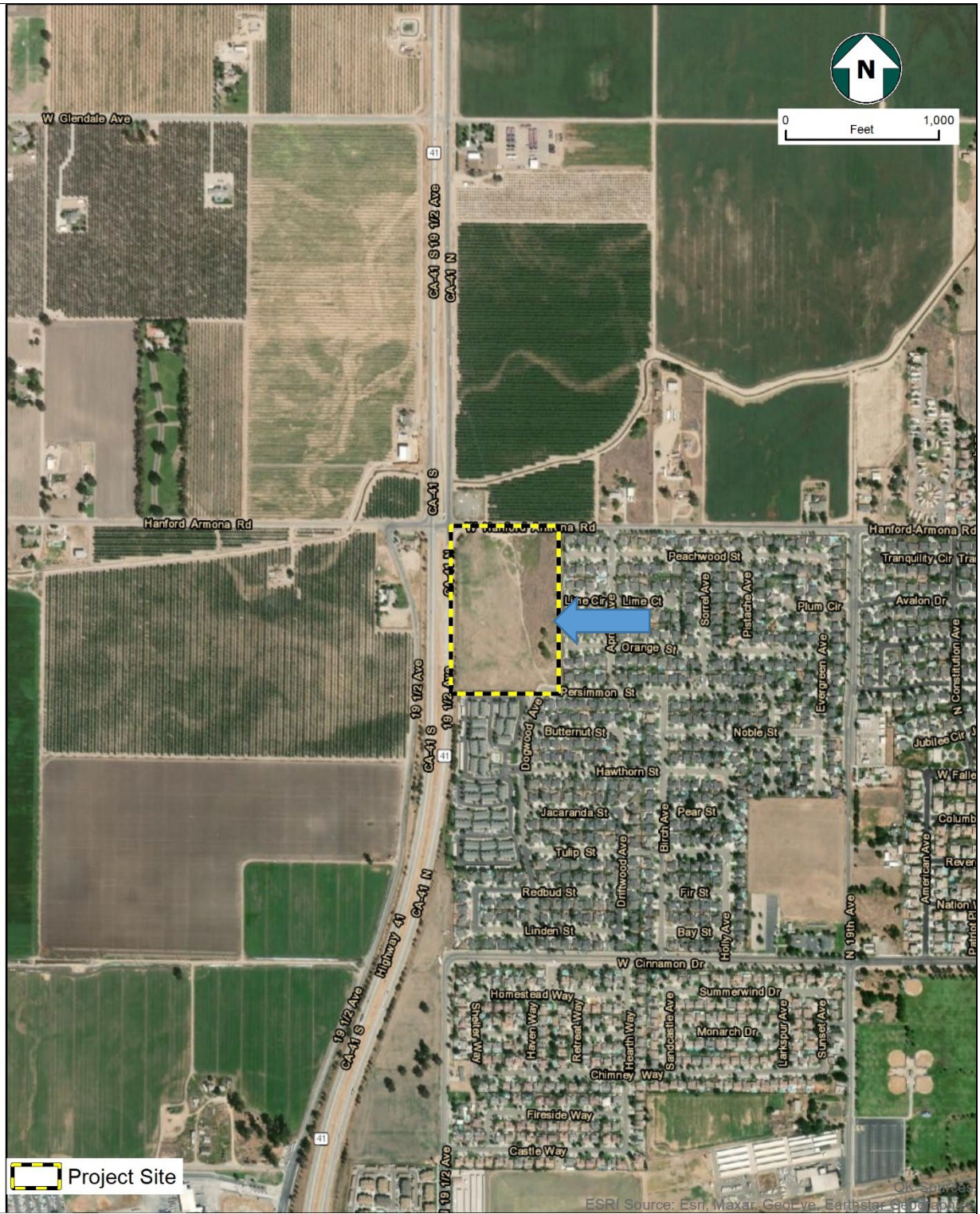
This is the second request for a one-year extension. The applicant stated that they are in the process of reviewing proposals for the residential portion of the project (phase I) and expect to move forward within the next year. Staff supports the one-year extension to give the developer more time to prepare for construction. If approved, the expiration date would be extended to November 25, 2024. There would be four more one-year discretionary extensions remaining that the City could grant, as this proposal constitutes the second extension request by the applicant.

Environmental:

A Mitigated Negative Declaration (MND) was previously prepared for Major Site Plan Review No. 2016-03 and adopted on November 6, 2018

Attachments:

- Vicinity Map
- Draft Resolution for Approval
- Resolution No. 2018-46 – Approving Major Site Plan Review No. 2016-03
- Resolution No. 2020-08 – Approving Tentative Parcel Map No. 2020-01
- Minor Site Plan Review No. 2020-03 – Approved November 25, 2020
- Resolution No. 2022-09 – Approving a one-year extension to expire November 25, 2023



Site Location

RESOLUTION NO. 2023-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE APPROVING A ONE YEAR TIME EXTENSION OF MAJOR SITE PLAN REVIEW NO. 2016-03, TENTATIVE PARCEL MAP NO. 2020-01 AND MINOR SITE PLAN REVIEW NO. 2020-03 LOCATED AT THE SOUTHEAST CORNER OF HANFORD-ARMONA ROAD AND SR 41 (APN 021-660-031) IN THE CITY OF LEMOORE

At a Regular Meeting of the Planning Commission of the City of Lemoore (City) duly called and held on November 13, 2023, at 5:30 p.m. on said day, it was moved by Commissioner _____, seconded by Commissioner _____, and carried that the following Resolution be adopted:

WHEREAS, Brett Fugman (agent), on behalf of CV Housing, LLC, has requested a one year time extension for Major Site Plan Review No. 2016-03, Tentative Parcel Map No. 2020-01, Minor Site Plan Review No. 2020-03 and accompanying Planning entitlements, located on the southeast corner of Hanford-Armona Road and SR 41 (APN 021-660-031); and

WHEREAS, the approval of Minor Site Plan Review No. 2020-03 extended the expiration date of Major Site Plan Review No. 2016-03 and Tentative Parcel Map No. 2020-01 to November 25, 2022; and

WHEREAS, the Site Plan Review and Tentative Parcel Map were previously extended one year per the City of Lemoore Municipal Code Section 9-2A-7 to November 25, 2023; and

WHEREAS, the applicant has demonstrated reasonable efforts to pursue the project and the need for extension of Major Site Plan Review No. 2016-03, Tentative Parcel Map No. 2020-01, Minor Site Plan Review No. 2020-03 and accompanying Planning entitlements; 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 Mitigated Negative Declaration that was adopted pursuant to the California Environmental Quality Act (CEQA) on November 6, 2018.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore hereby grants a one year extension to Major Site Plan Review No. 2016-03, Tentative Parcel Map No. 2020-01, Minor Site Plan Review No. 2020-03, and accompanying planning entitlements, which shall expire on November 25, 2024. This extension is granted subject to compliance with the conditions of the original approval contained in City Council Resolution No. 2018-46, Community Development Director Approval of Minor Site Plan Review No. 2020-03 and Planning Commission Resolution No. 2020-08.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on November 13, 2023, by the following votes:

AYES:

NOES:
ABSTAINING:
ABSENT:

APPROVED:

Mitchell Couch, Chairperson

ATTEST:

Kristie Baley, Commission Secretary

RESOLUTION NO. 2018-46

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE
APPROVING GENERAL PLAN AMENDMENT NO. 2017-01 AND MAJOR SITE PLAN
REVIEW NO. 2016-03 FOR A 176-UNIT MULTI-FAMILY UNITS AND 4.57 ACRES OF
COMMERCIAL DEVELOPMENT AT THE SOUTHEAST CORNER OF HIGHWAY 41
AND HANFORD-ARMONA ROAD IN THE CITY OF LEMOORE**

WHEREAS, CV Housing, LLC (agent: Brett Fugman) has requested to change the General Plan land use designations from Mixed Use and Neighborhood Commercial to Medium Density Residential and Neighborhood Commercial and to approve a site plan for a 176-unit multi-family apartment complex on the proposed site; and

WHEREAS, the site is located at the southeast corner of Highway 41 and Hanford-Armona Road (APN 021-660-031); and

WHEREAS, the site is currently vacant; and

WHEREAS, the site contains land that was not given a land use designation in the 2008 General Plan Update, and was not zoned in the 2012 Zoning Ordinance Update; and

WHEREAS, the applicant has also requested a change of zoning, Zone Change 2017-01, from Mixed Use (MU) and Neighborhood Commercial (NC) to Medium Density Residential (RMD) and Neighborhood Commercial (NC), which will be acted upon by Ordinance; and

WHEREAS, as Lead Agency under the California Environmental Quality Act (CEQA), the City staff reviewed the project to determine whether it could have a significant effect on the environment because of its development. In accordance with CEQA Guidelines Section 15382, “[s]ignificant effect on the environment” means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An Initial Study was prepared. The Initial Study found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project in the form of mitigations have been made by or agreed to by the project proponent. A Mitigated Negative Declaration (MND) was prepared; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its October 8, 2018, meeting and recommended approval of the proposed project and adoption of the MND.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Lemoore finds that no significant environmental impacts would result from the identified project and adopts the Mitigated Negative Declaration that has been prepared.

BE IT FURTHER RESOLVED that the City Council of the City of Lemoore approves General Plan Amendment 2017-01 in accordance with the Planning Commission recommendation

to designate the southern 10.69 acres of land Medium Density Residential, and the northernmost 4.57 acres as Neighborhood Commercial, based on the evidence present and the following specific findings:

1. The General Plan amendment is in the public interest and the General Plan, as amended, will remain internally consistent.
2. Private property without any General Plan land use designation applied to it could be detrimental to the City and would not be in the public interest.
3. Any potential significant effects on the environment resulting from the proposed project will be reduced to a level less than significant with the mitigation measures contained in the Mitigated Negative Declaration,

BE IT FURTHER RESOLVED that the City Council of the City of Lemoore approves Major Site Plan Review 2016-03 in accordance with the Planning Commission recommendation to approve 176 units on 10.69 acres, based on the following specific findings:

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.

BE IT FURTHER RESOLVED that the City Council of the City of Lemoore approves Major Site Plan Review No. 2016-03 for 176 multi-family units subject to the following conditions:

1. The site shall be developed consistent with the approved Site Plan, Elevations, and its conditions; Major Site Plan Review No. 2016-03 comments, and applicable development standards found in the Zoning Ordinance and City Municipal Code.
2. The project would be developed in three phases. The first two phases cover the apartment complex. The third phase will consist of the commercial development and will require the application for and approval of a separate site plan review application. Site Plan Review No. 2016-03 reviews the multifamily development and street layout only.
3. All mitigation measures in the Mitigated Negative Declaration approved with General Plan Amendment 2017-01 and Zoning Map Amendment 2017-01 and Site Plan Review 2016-03 shall be complied with.

4. 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.
5. A public facilities maintenance district (PFMD) shall be formed at time of building permit for Phase 1 to provide the maintenance costs for common landscaping and other improvements, in accordance with existing City policy. Annexation into an existing PFMD is acceptable.
6. The project shall be subject to the applicable development impact fees adopted by resolution of the City Council.
7. 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.
8. The developer shall comply with the standards, provisions, and requirements of the San Joaquin Valley Air Pollution Control District that relate to the project.
9. Fire hydrant types and locations shall be approved by the Lemoore Volunteer Fire Department.
10. Street trees from the city approved street tree list shall be planted with root barriers as per Public Works Standards and Specifications.
11. Street lights shall be provided within the project as per City local street lighting standards.
12. 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.
13. All signs shall require a sign permit separate from the building permit.
14. 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.
15. This Site Plan Review approval shall expire within two years, unless an extension is granted by the City.

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PASSED AND ADOPTED by the City Council of the City of Lemoore at a Regular Meeting held on 6th day of November 2018 by the following vote:

AYES: Chedester, Brown, Madrigal

NOES: Blair, Neal

ABSENT: None


ABSTAIN: None

ATTEST:



Mary J. Venegas
City Clerk

APPROVED:




Ray Madrigal
Mayor





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

Minor Site Plan Review 2020-03

To: CV Housing, LLC
From: Judy Holwell, Community Development Director 
Date: November 25, 2020
Subject: **Minor Site Plan Review 2020-03:** a request by CV Housing, LLC for a revised site plan review for a 146-unit multi-family residential apartment complex.

1st Submittal – Minor Site Plan Review 2020-03:

Major Site Plan Review 2016-03 was approved on November 6, 2018. Minor Site Plan Review 2020-03 proposes to modify that approval to a less impactful multi-family apartment complex with 146 housing units. ***With the minor revisions identified below and in the attached comments, Minor Site Plan Review 2020-03 is hereby approved.*** All other conditions of the originally approved Major Site Plan Review 2016-03 still apply. Improvements to Hanford-Armona Road shall be implemented during the first phase of construction.

Building plans shall be submitted based on the following comments:

Any deviation from the approved plans shall require an amendment to the prior approvals or approval of a new permit as determined by the City. Phase 1 consists of a multi-family apartment complex. Phase 2 consists of a commercial site and is not being approved at this time. A Site Plan Application(s) shall be submitted for the commercial development prior to application for building permit of Phase 2.

Landscape plans are due at the time of building plan submittal:

Landscape Plans will be reviewed for compliance with MWEL0.

Zoning/General Plan:

The proposed use of the site is allowed in the Medium Density Residential zone.

Environmental Review:

A mitigated negative declaration was previously approved for the project.

Time Limits:

Unless a condition of approval establishes a different time limit, this permit, if not exercised within two (2) years of approval, shall expire and become void, except where an extension of time is approved in compliance with Lemoore Municipal Code Section 9-2A-9 subsection C, "Permit Extensions". The exercise of a permit occurs when the applicant or property owner has performed substantial work and incurred substantial liabilities in good faith reliance upon such permit(s).

Attached: Approved Site Plan for Minor Site Plan Review No. 2020-03 and Comments:

Site Plan Rcvd 10-30-2020 – Approved with Revisions Identified in Review and Comments

Department Checklist: Building 11/25/2020

Department Checklist: Engineering 11/25/2020

Department Checklist: Fire 11/20/2020

Department Checklist: Planning 11/23/2020

Department Checklist: Police 11/03/2020

Department Checklist: Solid Waste/Refuse 11/25/2020

Department Checklist: Streets/Traffic 11/25/2020

Attached: Major Site Plan Review No. 2016-03 Approval Documents:

CC Resolution No. 2018-46 – Approving GPA No. 2017-01 and Major SPR No. 2016-03

City Ordinance No. 2018-08 – Approving Zone Change No. 2017-01

Site Plan and Elevations Approved November 6, 2018

RESOLUTION NO. 2020-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING TENTATIVE PARCEL MAP 2020-01 TO ALLOW
THE DIVISION OF LAND INTO FOUR PARCELS AND A REMAINDER PARCEL
LOCATED ON THE SOUTHEAST CORNER OF STATE ROUTE 41 AND
HANFORD-ARMONA ROAD IN THE CITY OF LEMOORE

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on July 13, 2020, at 7:00 p.m. on said day, it was moved by Commissioner Koelwyn, seconded by Commissioner Meade, and carried that the following Resolution be adopted:

WHEREAS, CV Housing, LLC (Bret Fugman) has requested approval of a tentative parcel map to allow the division of a 16.14-acre property into four parcels and a remainder parcel in the City of Lemoore (APN 021-660-031); and

WHEREAS, the proposed site is a vacant parcel; and

WHEREAS, the General Plan designates the parcel as Neighborhood Commercial and Medium Density Residential; and

WHEREAS, the zoning on the parcel is Neighborhood Commercial and Medium Density Residential; and

WHEREAS, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15315 (Class 15 – Minor Land Divisions). In addition, a Mitigated Negative Declaration was prepared and adopted previously that included minor divisions of land in the description of the project.

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its July 13, 2020, 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:

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 site is relatively flat and will be graded appropriately during construction consistent with the previously approved site plan.
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 design of 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 design of the subdivision or the type of improvements along with applicable conditions of approval will not cause serious public health problems.
6. That the design of 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. 2020-01 subject to the following conditions:

1. The site shall be developed consistent with all conditions of approval for Master Site Plan 2016-03.
2. The Tentative Parcel Map shall expire 24 months following Planning Commission approval.
3. The applicant shall submit improvement plans detailing all proposed work. Improvements may be deferred to development of the first parcel per approved Major Site Plan Review 2016-03.
4. 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 approved Major Site Plan Review 2016-03 and Public Works/City Engineering comments dated June 10, 2020.
5. Right-of-way dedication is required along Hanford-Armona Road per Major Site Plan Review 2016-03.
6. The applicant shall provide reciprocal access easement and public utility easement for all parcels per Major Site Plan Review 2016-03 and Public Works/City Engineering comments dated June 10, 2020.
7. The applicant shall provide a reciprocal access easement for both access and parking between the commercial parcels (Parcels 1 to 4) and for pedestrian access between the residential parcel (Remainder Parcel) and commercial parcels. The recorded copy of the agreement shall be provided to the City prior to issuance of building permits.
8. Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system. Provide easements for sanitary sewer connection to support Major

Site Plan Review 2016-03 across Remainder to connection at Dogwood/Persimmon. The master plan will be required with development of first parcel per approved Major Site Plan Review 2016-03 and Public Works/City Engineering comments dated June 10, 2020.

9. The master grading and drainage plan shall be prepared by a registered civil engineer or project architect and shall be required with development of first parcel per approved Major Site Plan Review 2016-03 and Public Works/City Engineering comments dated June 10, 2020.
10. All elevations shall be based on the City's benchmark network.
11. Storm run-off from the project shall be handled as follows:
 - a. Directed to the City's existing storm drainage system through easements provided for storm drain connection to support Major Site Plan Review 2016-03 across from the Remainder Parcel for ultimate connection at Dogwood/Persimmon.
 - b. Directed to a permanent on-site basin.
 - c. If directed to a temporary on-site basin, which is required until a connection with adequate capacity is available to the City's storm drainage system, the temporary on-site basin's maximum side slopes shall be consistent with a geotechnical report (or a maximum of 3:1), perimeter fencing shall be required, and access ramp to bottom for maintenance shall also be provided.
12. Water master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The water system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The water system will need to be sized to serve any future developments that are anticipated to connect to the system. The applicant shall provide easements for water connections to support Major Site Plan Review 2016-03 across from the Remainder Parcel as needed to provide service. The master plan will be required with development of first parcel per approved Major Site Plan Review 2016-03 and Public Works/City Engineering comments dated June 10, 2020.
13. The applicant shall relocate existing utility poles and/or facilities at time of street improvements. This condition can be deferred to time of construction of the site.
14. The applicant shall underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding at time of street improvements. This condition can be deferred to time of construction of the site.
15. The applicant shall provide R-value tests; 1 min for Hanford-Armona Road & 1 min on the private street along the east side of Parcels 1-4 per Public Works/City Engineering comments dated June 10, 2020, at time of development.
16. The applicant shall provide traffic indexes per City standard ST-1 at the time of street improvements.
17. All public streets within project limits and across from the frontage of the project shall be improved to their full width, subject to available right-of-way, in accordance with City policies, General Plan, standards and specifications at time of street improvements.
18. The applicant shall abandon any existing wells per Code and obtain appropriate building permits, as required. This condition can be deferred to time of construction of the site.

19. The applicant shall remove existing irrigation lines and dispose off-site during site development. This condition can be deferred to time of construction of the site.
20. The applicant shall remove existing leach fields and septic tanks during site development. This condition can be deferred to time of construction of the site.
21. The applicant shall revise and submit the Final Parcel Map in accordance with the following map revisions:
 - a. Call out all So Cal Gas easement
 - b. Show relinquished access rights along SR 41.
 - c. Provide reciprocal access and parking easements/agreements for Parcels 1-4, access easements/agreements between all parcels, and pedestrian access easements/agreements between the residential parcel (remainder parcel) and the commercial parcels with the Final Map.
 - d. Parcel lines shall match Major Site Plan Review 2016-03 for access and parking.
 - e. Show flood zone. Zone X – 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Panels 06031C0160D and 06031C0170D).

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on July 13, 2020, by the following votes:

AYES: Koelwyn, Meade, Clement, Dey, Franklin, Etchegoin

NOES:

ABSTAINING:

ABSENT:

APPROVED:


Ray Etchegoin, Chairperson

ATTEST:


Planning Commission Secretary

RESOLUTION NO. 2022-09

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING A ONE YEAR TIME EXTENSION OF MAJOR SITE PLAN REVIEW NO. 2016-03,
TENTATIVE PARCEL MAP NO. 2020-01 AND MINOR SITE PLAN REVIEW NO. 2020-03
LOCATED AT THE SOUTHEAST CORNER OF HANFORD-ARMONA ROAD AND SR 41
(APN 021-660-031) IN THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore (City) duly called and held on August 8, 2022, at 7:00 p.m. on said day, it was moved by Commissioner MEADE, seconded by Commissioner FRANKLIN, and carried that the following Resolution be adopted:

WHEREAS, Brett Fugman (agent), on behalf of CV Housing, LLC, has requested a one year time extension for Major Site Plan Review No. 2016-03, Tentative Parcel Map No. 2020-01, Minor Site Plan Review No. 2020-03 and accompanying Planning entitlements, located on the southeast corner of Hanford-Armona Road and SR 41 (APN 021-660-031); and

WHEREAS, the approval of Minor Site Plan Review No. 2020-03 extended the expiration date of Major Site Plan Review No. 2016-03 and Tentative Parcel Map No. 2020-01 to November 25, 2022; and

WHEREAS, the applicant has demonstrated reasonable efforts to pursue the project and the need for extension of Major Site Plan Review No. 2016-03, Tentative Parcel Map No. 2020-01, Minor Site Plan Review No. 2020-03 and accompanying Planning entitlements; 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 Mitigated Negative Declaration that was adopted pursuant to the California Environmental Quality Act (CEQA) on November 6, 2018.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore hereby grants a one year extension to Major Site Plan Review No. 2016-03, Tentative Parcel Map No. 2020-01, Minor Site Plan Review No. 2020-03, and accompanying planning entitlements, which shall expire on November 25, 2023. This extension is granted subject to compliance with the conditions of the original approval contained in City Council Resolution No. 2018-46, Community Development Director Approval of Minor Site Plan Review No. 2020-03 and Planning Commission Resolution No. 2020-08.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on August 8, 2022, by the following votes:

AYES: CLEMENT, FRANKLIN, COUCH, ETCHEGOIN, MEADE, DEY

NOES:

ABSTAINING:

ABSENT: BREWER

APPROVED:



Michael Dey, Chairperson

ATTEST:



Kristie Baley, Commission Secretary



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Staff Report

To: Lemoore Planning Commission **Item No. 6**
From: Steve Brandt, City Planner
Date: October 31, 2023 **Meeting Date:** November 13, 2023
Subject: Discussion of Possible Amendments to the Zoning Ordinance or City Development Standards.

Proposed Motion:

No action is required at this time. This is an information item for discussion and possible direction to pursue on various amendments to the Zoning Ordinance and City development standards.

Description:

In 2023, the City Council, Planning Commission, and City Staff discussed, and later adopted, various amendments to Lemoore's Zoning Ordinance and Subdivision Ordinance with the intent that these amendments would encourage additional housing growth. There are additional zoning and development standard topics that are not related to housing development, or that have come up as a result of new State laws signed in late 2023 that may warrant discussion.

Here are some topics that may warrant amendments. Staff would like the Planning Commission's input on which topics seem we should review and possibly amend in 2024:

Standard local street cross-section – this would include looking at the standard width of sidewalks, which is currently 5 feet on local streets and 6 feet on collectors and arterials. It would also look at landscape parkways (the landscaped area between a curb and a sidewalk) and the issues they bring. This can also look at how and where to require street trees in new developments.

Landscape standards - for single-family front yards, multi-family housing, and commercial developments. Should we rethink how we want our city to be landscaped? One relatively new issue is whether we should limit use of artificial turf or have standards for its use.

Heritage Tree Ordinance – currently the Ordinance protects five species of trees. Are these the right trees to protect? “Protect” means that the City prohibits them from being cut down unless that is a documented health and safety issue.

Valley oak (*Quercus lobata*)
Magnolia ash (*Magnolia macrophylla* subsp. *ashei*)
California sycamore (*Platanus racemosa*)
Modesto ash (*Fraxinus velutina*)
Italian stone pine (*Pinus pinea*)
California fan palm (*Washingtonia filifera*)

Home Occupations – With residential neighborhoods becoming more accepting of people working from home, should we revisit the purpose and the requirements in our Home Occupation Ordinance?

Mini-storages in Residential Zones – currently mini-storage are only allowed in industrial zones. Fresno and Clovis allow them in residential zones so that they can be nearer to the customers. Is this something Lemoore should consider?

Mobile Food Trucks – They have become more popular since the last time our standards for mobile food trucks were reviewed. Is it time to revisit where we want to allow them?

Temporary uses – this includes uses like seasonal sales and special events.

Standards for building homes before the final map is approved – a new law goes into effect on July 1, 2024, that requires cities to issue residential building permits for new homes before the streets are built or the map is finalized. The building and engineering departments will likely want some safety standards added to the ordinance to respond to this new law.

Highway-oriented Signs – In 2023, the City issued a new highway-oriented sign permit for Johnny Quik and is expecting to issue a similar permit for Maverik. Should we review the standards to see that we are getting the types of signs we want?

Front Yard Fencing for Single-Family Homes – The standards for maximum height continue to result in numerous conversations with property owners who want to build higher than the standard. The current maximum is 3.5 feet, but many cities allow up to 4 feet. Should we open this up to review?

Others – do you have any zoning codes or development standards that you believe we should revisit?

Environmental Assessment:

No action is to be taken at this time, so environmental review is not yet needed.

Attachments:

None