

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

**February 10, 2025**  
**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, July 8, 2024
5. PUBLIC HEARING – Public Comment and Consideration for adoption of Resolution No. 2025-01, approving Conditional Use Permit No. 2024-03: a request by Parmar Petroleum (Chevron) to allow the on-site sale of alcoholic beverages (Type 21 Alcohol and Beverage Control (ABC) license) for off-site consumption at 25 S 19 ½ Avenue in the City of Lemoore (APN 023-480-025); and determining that the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 1 (Existing Facilities) Section 15301.
6. PUBLIC HEARING – Public Comment and Consideration for adoption of Resolution No. 2025-02, approving Tentative Parcel Map No. 2024-01. A request by Jay Virk Holdings LLC to divide an existing 4.21-acre parcel into four parcels and a remainder located at the southeast corner of West Bush Street and Acacia Drive in the City of Lemoore (APN 023-420-023).
7. PUBLIC HEARING – Public Comment and Consideration for adoption of Resolution No. 2025-03, recommending approval of Zoning Text Amendment No. 2025-01: Amendments initiated by the City of Lemoore to add Section 9-5F-9 “Electronic Billboards”, and to modify Sections 9-5F-7 “Standards for Off Site Signs”, 9-5A-3 “Setback Determination and Requirements”, and 9-4D-13 “Semi-Permanent Mobile Food Vendors” of the City Ordinance
8. DIRECTORS REPORT
9. COMMISSION REPORTS / REQUESTS
10. ADJOURNMENT

Upcoming Meetings

Regular Meeting of the Planning Commission, March 10, 2025

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, February 10, 2025, at Council Chamber, 429 C Street and Cinnamon Municipal Complex, 711 W. Cinnamon Drive, Lemoore CA on February 6, 2025.

*//s//*

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Kristie Baley, Commission Secretary



## PLANNING COMMISSION REGULAR MEETING February 10, 2025 @ 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/86735422651?pwd=TYkyN9oQ1ppwH0eHFwqVXVcxhHG85T.1>  
Meeting ID: 867 3542 2651
- Passcode: 173050
- 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](mailto: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  
July 8, 2024**

ITEM NO. 1 Pledge of Allegiance

ITEM NO. 2 Call to Order and Roll Call

*The meeting was called to order at 5:30 PM.*

Chair: Mitchell Couch

Vice-Chair Ray Etchegoin

Commissioners: Joseph Brewer, Kathleen Cain, Bob Clement, Greg Franklin,  
Ron Meade

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

ITEM NO. 3 Public Comment

*There was no comment.*

ITEM NO. 4 Approval - Minutes – Regular Meeting, July 8, 2024

*Motion by Commissioner Meade, seconded by Commissioner Clement, to approve the Minutes of the Planning Commission Regular Meeting of May 13, 2024.*

*Ayes: Meade, Clement, Brewer, Cain, Franklin, Etchegoin, Couch*

ITEM NO. 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). An Initial Study/Mitigated Negative Declaration was adopted pursuant to the California Environmental Quality Act (CEQA) on June 20, 2017, in conjunction with the annexation of the property.

*City Planner Brandt presented the request and answered Commissioners questions.*

*Tom Davis, Lennar Homes, LLC (representative) offered to answer questions.*

*There was no comment from the public.*

*Motion by Commissioner Cain, seconded by Commissioner Brewer, to adopt Resolution 2024-04, approving the extension of the Tract 920 Tentative Subdivision Map Phase II and associated*

*entitlements for one year with a revision to developer's name Lennar Homes, "LLC" (previously "Inc").*

*Ayes: Cain, Brewer, Clement, Franklin, Meade, Etchegoin, Couch*

ITEM NO. 6 PUBLIC HEARING – REPORT AND RECOMMENDATION – Public Comment and Consideration for adoption of Resolution No. 2024-05, approving Conditional Use Permit No. 2024-01: a request by Beal Properties (Day and Night Market) to allow the on-site sale of alcoholic beverages (Type 21 Alcohol and Beverage Control (ABC) license) for off-site consumption at 10 N. Belle Haven Drive in the City of Lemoore (APN 023-480-045); and determining that the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 1 (Existing Facilities) Section 15301.

*City Planner Brandt presented the request and answered questions.*

*Chair Couch opened the public hearing at 5:52 p.m.*

*Trevor Beal, Beal Properties (property owner) offered to answer questions.*

*Chair Couch closed the public hearing at 5:53 p.m.*

*Motion by Commissioner Etchegoin, seconded by Commissioner Brewer, to approve Resolution 2024-05 recommending approving Conditional Use Permit No. 2024-01: a request by Beal Properties (Day and Night Market) to allow the on-site sale of alcoholic beverages (Type 21 Alcohol and Beverage Control (ABC) license) for off-site consumption at 10 N. Belle Haven Drive in the City of Lemoore (APN 023-480-045)*

*Ayes: Etchegoin, Brewer, Cain, Clement, Franklin, Meade, Couch*

ITEM NO. 7 Directors Report

Brandt presented the following information.

Several text amendments recommended for approval by the Planning Commission were approved by City Council, except that a second driveway can be utilized for parking.

Maveriks fuel station will begin construction soon.

ITEM NO. 8 Commission Reports / Requests

There were no reports or requests.

ITEM NO. 9 Adjournment

*The meeting was adjourned at 6:01 P.M.*

Approved the 10<sup>th</sup> day of February 2025.

APPROVED:

\_\_\_\_\_  
Mitchell Couch, Chairperson

ATTEST:

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



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## Staff Report

**To:** Lemoore Planning Commission **Item No. 5**  
**Steve Brandt, City Planner and**  
**From:** **Kristie Baley, Management Analyst**

**Date:** February 3, 2025 **Meeting Date:** February 10, 2025

**Subject:** **Conditional Use Permit No. 2024-03:** A request by Parmar Petroleum (Chevron) to allow the off-sale of alcoholic beverages per Alcohol and Beverage Control (Type 21 ABC license) to include spirits for off-site consumption at 25 S. 19 ½ Avenue in the City of Lemoore (APN 023-480-025)

### **Proposed Motion:**

Move to adopt Resolution No. 2025-01, approving Conditional Use Permit No. 2024-03 for public convenience and necessity (ABC License Type 21) in accordance with the findings and conditions in the Resolution.

### **Project Proposal:**

The applicant is seeking to revise the current ABC license which currently allows the on-site sale of packaged alcoholic beverages (Type 20 ABC license) such as beer and wine for off-site consumption. The applicant is proposing the on-site sale of (Type 21 ABC license) packaged alcoholic beverages such as beer, wine, and distilled spirits for off-site consumption. This license type is issued to retail stores where minors are allowed on the premises. The site is located at 25 S. 19 ½ Avenue (SWC Bush Street and 19 ½ Avenue).

The proposed sale of alcohol in a Regional Commercial zone requires a Conditional Use Permit per Table 9-4B-2 and a finding of public necessity or convenience per Section 9-2B-17 of the City of Lemoore Zoning Ordinance.

<b>Applicant</b>	Parmar Petroleum, Inc.,
<b>Location</b>	25 S. 19 ½ Avenue
<b>Existing Land Use</b>	Fuel station/convenience store with food service

**APN(s)** 023-480-025  
**Total Building Size** 5,024 square feet  
**Zoning** Regional Commercial  
**General Plan** Regional Commercial

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

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	Vacant land	Regional Commercial	Regional Commercial
South	Vacant land	Regional Commercial	Regional Commercial
East	Fuel Station and Convenience Store	Regional Commercial	Regional Commercial
West	SR 41	Regional Transportation	Regional Transportation

**Previous Relevant Actions:**

An administrative public hearing was held on March 19, 2007 for Type 20 “Off-Sales Beer and Wine Liquor License and the Planning Director determined that a public convenience and necessity for Type 20 License would be served at this site.

**Zoning/General Plan:**

The site is planned and zoned Regional Commercial (RC). Per the Lemoore Municipal Code, the proposed on-site sale of alcohol for off-site consumption is a use that can be approved through a CUP in this zone. This project is being brought to the Planning Commission because the proposed off-sale of alcohol requires a CUP.

**Operations:**

The off-sale of alcoholic beverages for this type of development is considered an acceptable use as long as all activities and operations are in accordance with Alcoholic Beverage Control (ABC) conditions and ABC requirements for use. Compliance with the requirements ABC places on the site is recommended as a condition of the approval of this CUP.

**Nearby Schools, Churches, and Parks:**

Zoning Ordinance Section 9-4D-2 states that establishments selling alcoholic beverages shall not be located within 500 feet of a park facility, school facility, or existing religious land use. There are no park facilities, school facilities, or existing religious land uses within 500 feet of the site

## **Public Necessity or Convenience**

Section 9-2B-17 requires the Planning Commission to make a finding that the public convenience or necessity would be served by the granting of an alcohol license. The Planning Commission shall consider, among other things, the recommendations of the Chief of Police, the Planning Director, and other departments of the City. The purpose of this finding is to give the Planning Commission the opportunity to say whether or not the site is appropriate for sale of alcohol and whether or not there is already an overconcentration of alcohol sales in the neighborhood.

The City Manager and all Directors have reviewed the request, and none voiced opposition to the request at this location. The City Manager/Community Development Director and Chief of Police recommend making the finding of public necessity or convenience.

## **Environmental Assessment:**

The City has determined that the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 1 (Existing Facilities) Section 15301.

## **Recommended Approval Findings:**

A Conditional Use Permit shall be granted only when the designated approving authority determines that the proposed use or activity complies with all of the following findings. City staff recommends that these findings be made based upon review of the project as described in this staff report, and with the recommended conditions of approval. These findings include a Finding of Public Convenience or Necessity per Municipal Code Section 9-4D-2.

1. The proposed use is consistent with the General Plan, any applicable specific plans, and all applicable provisions of the Zoning Ordinance. The proposed use of the building is consistent with the General Plan; the proposed land uses are consistent with the Zoning Ordinance.
2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the City. The site is located near other compatible commercial uses.
3. The site of the proposed use is physically suitable for the type, density, and intensity of the use and related structures being proposed. The site is physically able to support the use. The applicant may be required by ABC to make physical changes to conform to their standards, if needed.
4. The use will not be contrary to the specific intent clauses, development regulations, or performance standards established for the zoning district in which it is located. The

proposed use and related structures are compatible with other land uses, transportation patterns, and service facilities in the vicinity.

5. There are no park facilities, school facilities, or existing religious land uses within 500 feet of the site.
6. The public convenience or necessity would be served by the granting of the CUP and ABC license.
7. The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 1 (Existing Facilities) Section 15301.

**Recommended Conditions:**

Staff recommends the following conditions be applied to the approval of the Conditional Use Permit:

1. The operation shall be conducted in accordance with this Conditional Use Permit. Any deviations from the approvals shall first require approval of an amendment to this Conditional Use Permit.
2. The establishment shall obtain and maintain a valid Type 21 license from Alcoholic Beverage Control (ABC). A change to a license type that is deemed more intensive than a Type 21 license shall require an amendment to this Conditional Use Permit.
3. The establishment shall comply with all federal and state laws regarding the sale of alcohol.
4. Business hours and the sale of alcohol shall comply with ABC regulations.
5. All subsequent uses must meet the requirements found in Section 9-5B-2 and 9-5B-4 of the City of Lemoore Zoning Ordinance related to noise, odor, and vibration, lighting and maintenance.
6. The time limits and potential extensions and expiration of this Conditional Use Permit are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.

**Attachments:**

Location Map  
Draft Resolution

Location Map  
CUP No. 2024-03



 Project Site

Sources: Kern County  
ESRI Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, ©

**RESOLUTION NO. 2025-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE  
APPROVING CONDITIONAL USE PERMIT NO. 2024-03 and FINDING OF PUBLIC CONVENIENCE  
OR NECESSITY TO ALLOW THE ON SITE SALE OF ALCOHOLIC BEVERAGES FOR OFF-SITE  
CONSUMPTION (TYPE 21 ABC LICENSE) AT 25 S 19 ½ AVENUE  
IN THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on February 10, 2025, 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**, Palmar Petroleum has requested a conditional use permit (CUP) to allow the sale of alcoholic beverages (Type 21 ABC license) for off-site consumption at 25 S 19 ½ Avenue in the City of Lemoore (APN 023-480-025); and

**WHEREAS**, the proposed site has conditional approval for gas station and convenience store (Public Convenience or Necessity approved March 9, 2007); and

**WHEREAS**, the proposed site has conditional approval for sale of alcoholic beverages (Type 20 ABC license) for off-site consumption (Public Convenience or Necessity approved March 9, 2007); and

**WHEREAS**, the zoning on the parcel is Regional Commercial; and

**WHEREAS**, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 1 (Existing Facilities) Section 15301; and

**WHEREAS**, the Lemoore Planning Commission held a duly noticed public hearing at its February 10, 2025, meeting.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed Conditional Use Permit No. 2024-03 based on facts detailed in the February 10, 2025, Staff Report, which is hereby incorporated by reference, as well as the evidence and testimony presented during the Public Hearing:

1. The proposed use is consistent with the General Plan, any applicable specific plans, and all applicable provisions of the Zoning Code.
2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the City. The site is located near other compatible commercial uses.
3. The site of the proposed use is physically suitable for the type, density, and intensity of the use and related structures being proposed. The applicant may be required by ABC to make physical changes to conform to their standards, if needed.

4. The use will not be contrary to the specific intent clauses, development regulations, or performance standards established for the zoning district in which it is located. The proposed use and related structures are compatible with other land uses, transportation patterns, and service facilities in the vicinity.
5. There are no park facilities, school facilities, or existing religious land uses within 500 feet of the site.
6. The public convenience or necessity would be served by the granting of the CUP and Type 21 ABC license.
7. The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 1 (Existing Facilities) Section 15301

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Lemoore hereby approves Conditional Use Permit No. 2024-03 subject to the following conditions:

1. The operation shall be conducted in accordance with this Conditional Use Permit. Any deviations from the approvals shall first require approval of an amendment to this Conditional Use Permit.
2. The establishment shall obtain and maintain a valid Type 21 license from Alcoholic Beverage Control (ABC). A change to a license type that is deemed more intensive than a Type 21 license shall require an amendment to this Conditional Use Permit.
3. The establishment shall comply with all federal and state laws regarding the sale of alcohol.
4. Business hours and the sale of alcohol shall comply with ABC regulations.
5. All subsequent uses must meet the requirements found in Section 9-5B-2 and 9-5B-4 of the City of Lemoore Zoning Ordinance related to noise, odor, and vibration, lighting and maintenance.
6. The time limits and potential extensions and expiration of this Conditional Use Permit are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on February 10, 2025, by the following votes:

**AYES:  
NOES:  
ABSTAINING:  
ABSENT:**

**APPROVED:**

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**Mitchell Couch, Chair**

**ATTEST:**

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**Kristie Baley, Commission Secretary**



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## Staff Report

**To:** Lemoore Planning Commission                      **Item No. 6**  
**From:** Steve Brandt, City Planner  
**Date:** January 28, 2025                                      **Meeting Date:** February 10, 2025  
**Subject:** **Tentative Parcel Map No. 2024-01:** a request by Jay Virk Holdings LLC to divide an existing 4.21-acre parcel into four parcels and a remainder located at the southeast corner of West Bush Street and Acacia Drive in the City of Lemoore (APN 023-420-023).

### Proposed Motion:

Planning Commission moves to adopt Resolution No. 2025-02, approving Tentative Parcel Map No. 2024-01, with the included findings and conditions.

### Project Proposal:

The applicant is requesting approval of a Tentative Parcel Map that would divide an existing 4.21-acre parcel into four separate parcels and a remainder: Parcel A .63 acre; Parcel B .37 acre; Parcel C .57 acre; Parcel D .89 acre; and a 1.74 acre remainder. The parcel is intended to accommodate a planned commercial development.

<b>Applicant</b>	Jay Virk Holdings (Peter Moua PE/LS, agent)
<b>Location</b>	Southeast corner of West Bush Street and Acacia Drive
<b>Existing Land Use</b>	Vacant
<b>APN(s)</b>	023-420-023
<b>Zoning</b>	NC
<b>General Plan</b>	Neighborhood Commercial

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

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	Single-family Residence	RLD	Low Density Residential
South	Single-family Residence	RLD	Low Density Residential
East	Retail / Medical	NC	Neighborhood Commercial
West	Truck driving school	RMD	Medium Density Residential

**Previous Relevant Actions:**

Site Plan Review 2024-01 for a retail center was approved by City staff on February 29, 2024, with minor comments (Attached as Exhibit C).

**Zoning/General Plan:**

The site is designated and zoned Neighborhood Commercial (NC). The proposed parcels on the Tentative Parcel Map meet the lot configuration and size requirements for this zone.

**Access and Right of Way:**

Parcel A has frontage on both West Bush Street and Acacia Drive. Parcels B and D have frontage on Acacia Drive. Parcel C will have access to Acacia Drive through a cross-access easement with Parcel B. The remainder will have a cross-access easement with Parcel C and therefore access to Acacia Drive through Parcel B. Cross-access easements will be recorded between all parcels to allow for a fully interconnected parking lot throughout the retail development with driveways on West Bush Street, an arterial, and Acacia Drive, a local street. The cross-access easement also will allow cross-parcel access to DaVita Dialysis and eventually to Dollar General once the other approved development project (car wash and gas station) are developed.

**Phasing:**

It is expected that Parcels A and C will develop first. Staff is recommending a condition that all the street frontage adjacent to Parcel A (all of Bush Street and a portion of Acacia Drive) be constructed with the first phase. The street frontage of the portions of Parcels B and C shall be constructed when their respective parcels are developed, if not sooner.

**Community Facilities District**

On June 18, 2024, the City Council amended the Municipal Code regarding maintenance districts. The new Ordinance requires the community facilities districts be established with new residential and commercial development to provide a funding source for maintenance of streets, parks, trails, streetlights, traffic lights, fire hydrants, sound walls, drains, sewers, curbs, gutters, sidewalks, conduits, culverts, landscaping, and hardscaping, as well as police services and fire services. This replaces the previous policy of using public facilities maintenance districts as maintenance funding sources. The policy requires that a district be formed in conjunction with the Final Map acceptance. A condition of approval has been recommended to implement this policy.

**Environmental Assessment:**

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

**Recommended Approval Findings:**

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

1. The proposed subdivision is consistent with the general plan, any applicable specific plans, and all applicable provisions of Zoning Ordinance and the Subdivision Ordinance, and the State Subdivision Map Act.
2. That the site is physically suitable for the proposed type of development.
3. That the site is physically suitable for the proposed density of development.
4. That the design of the parcels and 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 are not likely to 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.
7. That the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965.

**Recommended Conditions:**

Staff recommends the following conditions be applied to the approval of the Tentative Parcel Map No. 2024-01:

1. The Final Map shall be prepared consistent with the submitted tentative parcel map (attached as Exhibit A) and applicable development standards found in the Zoning Ordinance and Subdivision Ordinance (subject to the comments shown on attached Exhibit B “Tentative Parcel Map Markups”).
2. All the street frontage adjacent to Parcel A (all of Bush Street and a portion of Acacia Drive) be constructed with the first phase. The street frontage of the portions of Parcels B and C shall be constructed when their respective parcels are developed, if not sooner. This includes water line, sewer line, roadway, curb, gutter, and sidewalk improvements. Civil improvement plans signed by a civil engineer are required as part of Building Permit submittal.
3. Development of any of the parcels shall comply with the approved site plan and conditions pursuant to Major SPR 2024-01.
4. Commercial building permits will require landscape and irrigation plans that meet MWELo requirements as part of the building permit submittal.
5. A community facilities district (CFD) shall be formed in conjunction with the Final Map acceptance in order to provide the maintenance costs for police, fire safety, street maintenance, and other improvements in accordance with existing City policy.
6. 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.
7. The tentative parcel map approval shall expire in two years unless a final map is filed. The time limits and potential extensions and expiration shall be those available per the Subdivision Map Act.

**Attachments:**

Vicinity Map

Resolution

Exhibit A “Tentative Parcel Map”

Exhibit B “Tentative Parcel Map Markups”

Exhibit C “Site Plan – Major SPR 2024-01”

Vicinity Map  
Tentative Parcel Map No. 2024-01



**RESOLUTION NO. 2025-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE  
APPROVING TENTATIVE PARCEL MAP NO. 2024-01 TO DIVIDE AN EXISTING 4.21-ACRE PARCEL  
INTO FOUR PARCELS AND A REMAINDER LOCATED AT THE SOUTHEAST CORNER OF WEST  
BUSH STREET AND ACACIA DRIVE IN THE CITY OF LEMOORE (APN 023-420-023).**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on February 10, 2025, 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**, Jay Virk Holdings LLC has requested a Tentative Parcel Map to allow the division of a 4.21-acre parcel into four parcels and a remainder located at the southeast corner of West Bush Street and Acacia Drive in the City of Lemoore (APN 023-420-023); and

**WHEREAS**, the proposed site is currently vacant, but Site Plan Review 2024-01 for a retail center was approved on February 29, 2024; and

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

**WHEREAS**, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) California Code of Regulations Title 14 § 15315 (Class 15 – Minor Land Divisions; and

**WHEREAS**, the Lemoore Planning Commission held a duly noticed public hearing at its February 10, 2025, meeting.

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

1. The proposed subdivision is consistent with the general plan, any applicable specific plans, and all applicable provisions of Zoning Ordinance and the Subdivision Ordinance, and the State Subdivision Map Act.
2. That the site is physically suitable for the proposed type of development.
3. That the site is physically suitable for the proposed density of development.
4. That the design of the parcels and 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 are not likely to 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.
7. That the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965.

**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) California Code of Regulations Title 14 § 15315 (Class 15 – Minor Land Divisions), and approves Tentative Parcel Map 2022-03 subject to the following conditions:

1. The Final Map shall be prepared consistent with the submitted tentative parcel map (attached as Exhibit A) and applicable development standards found in the Zoning Ordinance and Subdivision Ordinance (subject to the comments shown on attached Exhibit B “Tentative Parcel Map Markups”).
2. All the street frontage adjacent to Parcel A (all of Bush Street and a portion of Acacia Drive) be constructed with the first phase. The street frontage of the portions of Parcels B and C shall be constructed when their respective parcels are developed, if not sooner. This includes water line, sewer line, roadway, curb, gutter, and sidewalk improvements. Civil improvement plans signed by a civil engineer are required as part of Building Permit submittal.
3. Development of any of the parcels shall comply with the approved site plan and conditions pursuant to Major SPR 2024-01.
4. Commercial building permits will require landscape and irrigation plans that meet MWELo requirements as part of the building permit submittal.
5. A community facilities district (CFD) shall be formed in conjunction with the Final Map acceptance in order to provide the maintenance costs for police, fire safety, street maintenance, and other improvements in accordance with existing City policy.
6. 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.
7. The tentative parcel map approval shall expire in two years unless a final map is filed. The time limits and potential extensions and expiration shall be those available per the Subdivision Map Act.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on February 10, 2025, by the following votes:

**AYES:**  
**NOES:**  
**ABSTAINING:**  
**ABSENT:**

**APPROVED:**

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**Mitchell Couch, Chairperson**

**ATTEST:**

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**Planning Commission Secretary**

**PROJECT INFO**

EXISTING ZONE: NC (NEIGHBORHOOD COMMERCIAL)  
 PROPOSED ZONE: NC (NEIGHBORHOOD COMMERCIAL)  
 APN/PARCEL ID(S): 023-420-023-000  
 EXISTING PARCEL B AREA: 4.21 ACRES  
 EXISTING LAND USE: VACANT LOT  
 PROPOSED LAND USE: NEIGHBORHOOD COMMERCIAL  
 SOURCE OF WATER SUPPLY: CITY OF LEMOORE  
 SOURCE OF SEWER DISPOSAL: CITY OF LEMOORE  
 SOURCE OF STORM DRAIN SERVICE: CITY OF LEMOORE  
 MAP AREA = 4.2 ACRES

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL B OF LOT LINE ADJUSTMENT NO. 2017-03, IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE PARCEL MAP WAIVER RECORDED IN DECEMBER 20, 2017 AS DOCUMENT NO. 1722428, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

ALL OF PARCELS 3 AND 4 OF PARCEL MAP NO. 2006-02, ACCORDING TO THE MAP THEREOF RECORDED APRIL 3, 2007 IN BOOK 18 OF PARCEL MAPS, AT PAGE 47, KINGS COUNTY RECORDS.

EXCEPTING THEREFROM, THE EAST 230.00 FEET OF SAID PARCEL 4, AS MEASURED PERPENDICULAR TO THE EAST LINE OF SAID PARCEL 4.

**FEMA FLOOD HAZARD**

AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE RATE MAP, FOR COMMUNITY NUMBER 060089, DATED SEPTEMBER 16, 2015, FIRM PANEL NUMBER 06031C0170D, THE PROPERTY SHOWN ON THIS MAP LIES WITHIN ZONE "X", HAVING A 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD, WHICH DOES NOT REQUIRE FLOOD MITIGATION MEASURES.

APN ASSESSOR'S PARCEL NUMBER  
 K.C.R. KINGS COUNTY RECORD  
 XX PM YY VOLUME XX OF PARCEL MAPS, PAGE YY, K.C.R.  
 VOL. XX, PG YY VOLUME XX OF LICENSED SURVEYORS PLATS AT PAGE YY, K.C.R.  
 DOC. NO. DOCUMENT NUMBER PER OFFICIAL RECORDS OF KINGS COUNTY  
 LLA NO. LOT LINE ADJUSTMENT DOCUMENT NUMBER PER OFFICIAL RECORDS OF KINGS COUNTY

**LEGEND**

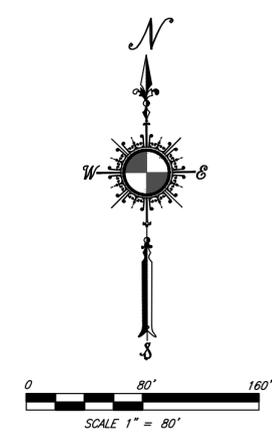
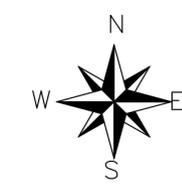
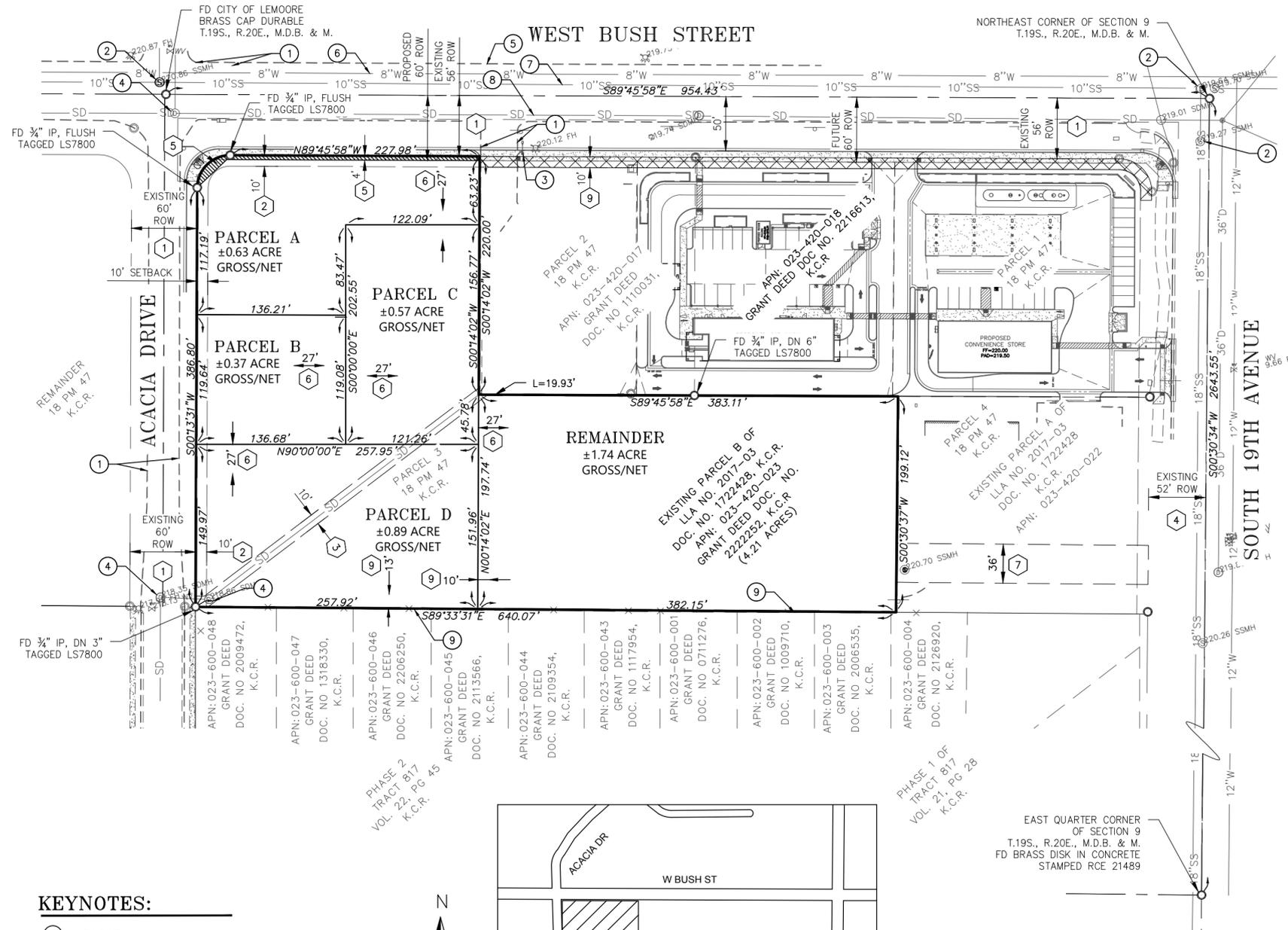
- SECTION LINE
- LOT LINE
- ADJACENT PARCEL LINE
- RIGHT-OF-WAY LINE
- PROPOSED PARCEL LINE
- SUBJECT PARCEL BOUNDARY
- SETBACK LINE
- FOUND MONUMENT AS NOTED
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- ② NEW 10' PUBLIC UTILITY EASEMENT
- ③ INDICATES STORM DRAIN EASEMENT PREVIOUSLY DEDICATED PER DOCUMENT NO. 2010-01437 FOR STORM DRAIN PIPELINE PURPOSES. EXACT LOCATION AND EXTENTS NOT DISCLOSED.
- ④ INDICATES AREA PREVIOUSLY DEDICATED TO THE CITY OF LEMOORE FOR PUBLIC RIGHT OF WAY PURPOSES PER DOCUMENT NO. 0319596, K.C.R.
- ⑤ INDICATES PROPOSED DEDICATION TO THE CITY OF LEMOORE FOR PUBLIC RIGHT OF WAY PURPOSES
- ⑥ CROSS ACCESS EASEMENT
- ⑦ ACCESS/EGRESS EASEMENT PER INSTRUMENT NO. 2018-01748
- ⑧ ABANDONED 10' PUE PER INSTRUMENT NO. 2010-14230, O.R.
- ⑨ PROPOSE STORM DRAIN EASEMENT

# TENTATIVE PARCEL MAP NO. 2024-01

BEING A PORTION OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 20 EAST,  
 MOUNT DIABLO BASE & MERIDIAN  
 CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA

**OWNER:**  
 JAY VIRK HOLDINGS LLC,  
 A CALIFORNIA LIMITED LIABILITY COMPANY,  
 6781 N. PALM AVE. STE. 100  
 FRESNO, CA 93704  
 (559) 286-6205

**PREPARED BY:**  
 PETER MOUA, PE/LS  
 5699 N. 7TH STREET  
 FRESNO, CA 93710  
 (559)288-3217



**KEYNOTES:**

- ① EX. DIKE
- ② EX. SANITARY SEWER MANHOLE
- ③ EX. STREET LIGHT
- ④ EX. STORM DRAIN MANHOLE
- ⑤ EX. CURB & GUTTER
- ⑥ EX. 8" WATER MAIN
- ⑦ EX. 10" SANITARY SEWER MAIN
- ⑧ EX. STORM DRAIN
- ⑨ EX. CMU WALL



**VICINITY MAP**  
 NOT TO SCALE

CURVE TABLE			
LINE #	LENGTH	RADIUS	DELTA
C1	47.13'	30.00'	90°00'31"



**PROJECT INFO**

EXISTING ZONE: NC (NEIGHBORHOOD COMMERCIAL)  
 PROPOSED ZONE: NC (NEIGHBORHOOD COMMERCIAL)  
 APN/PARCEL ID(S): 023-420-023-000  
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 EXISTING LAND USE: VACANT LOT  
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 SOURCE OF WATER SUPPLY: CITY OF LEMOORE  
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**LEGEND**

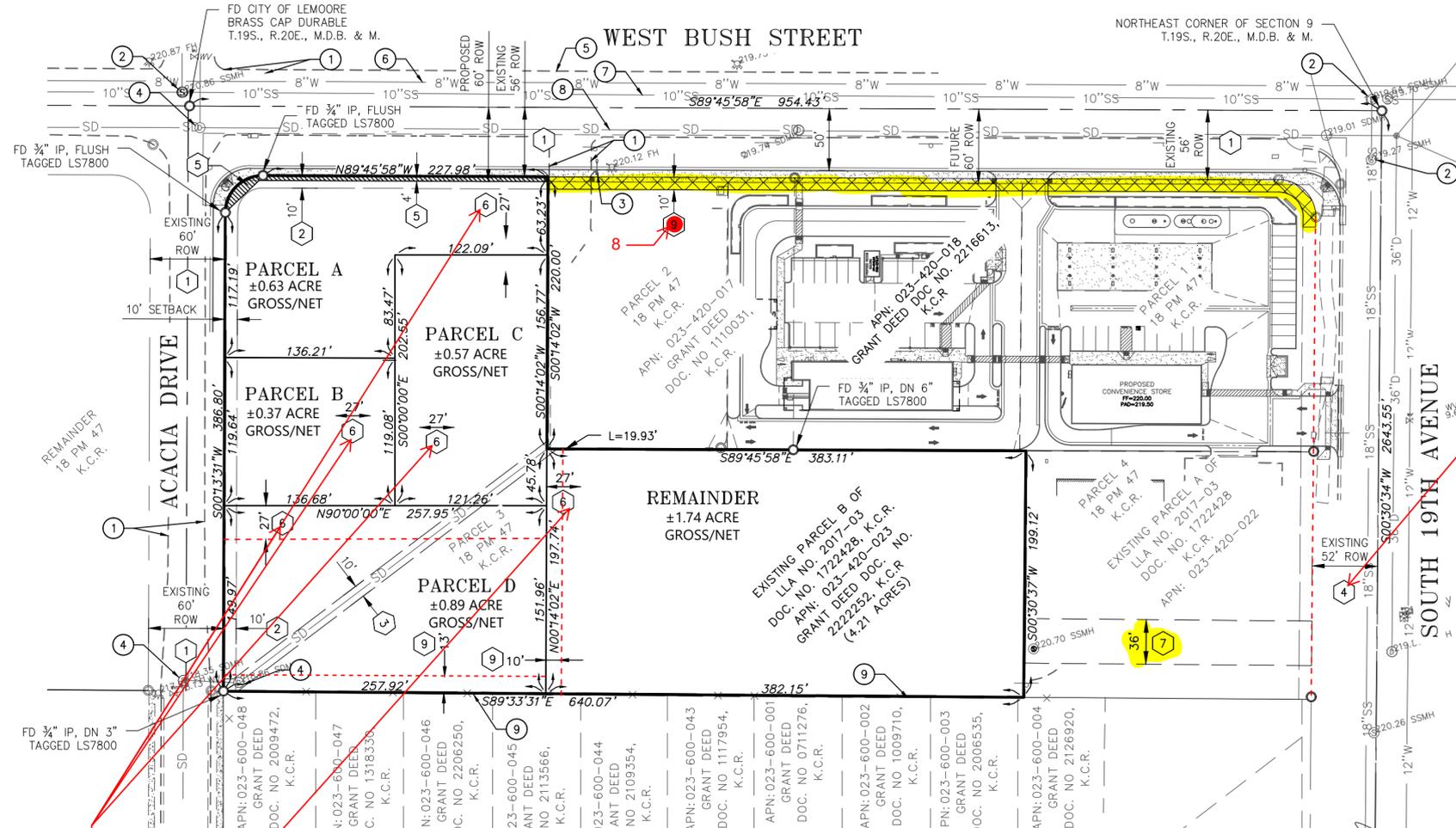
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# TENTATIVE PARCEL MAP NO. 2024-01

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**OWNER:**  
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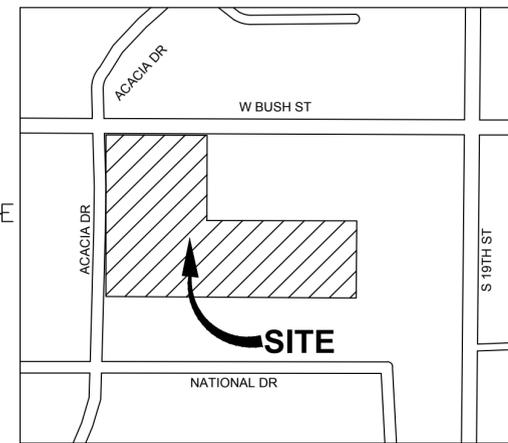
**PREPARED BY:**  
 PETER MOUA, PE/LS  
 5699 N. 7TH STREET  
 FRESNO, CA 93710  
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ALL LINWORK DELETED IN THIS SUBMITTAL FOR THE CROSS ACCESS EASEMENTS ?

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- ② EX. SANITARY SEWER MANHOLE
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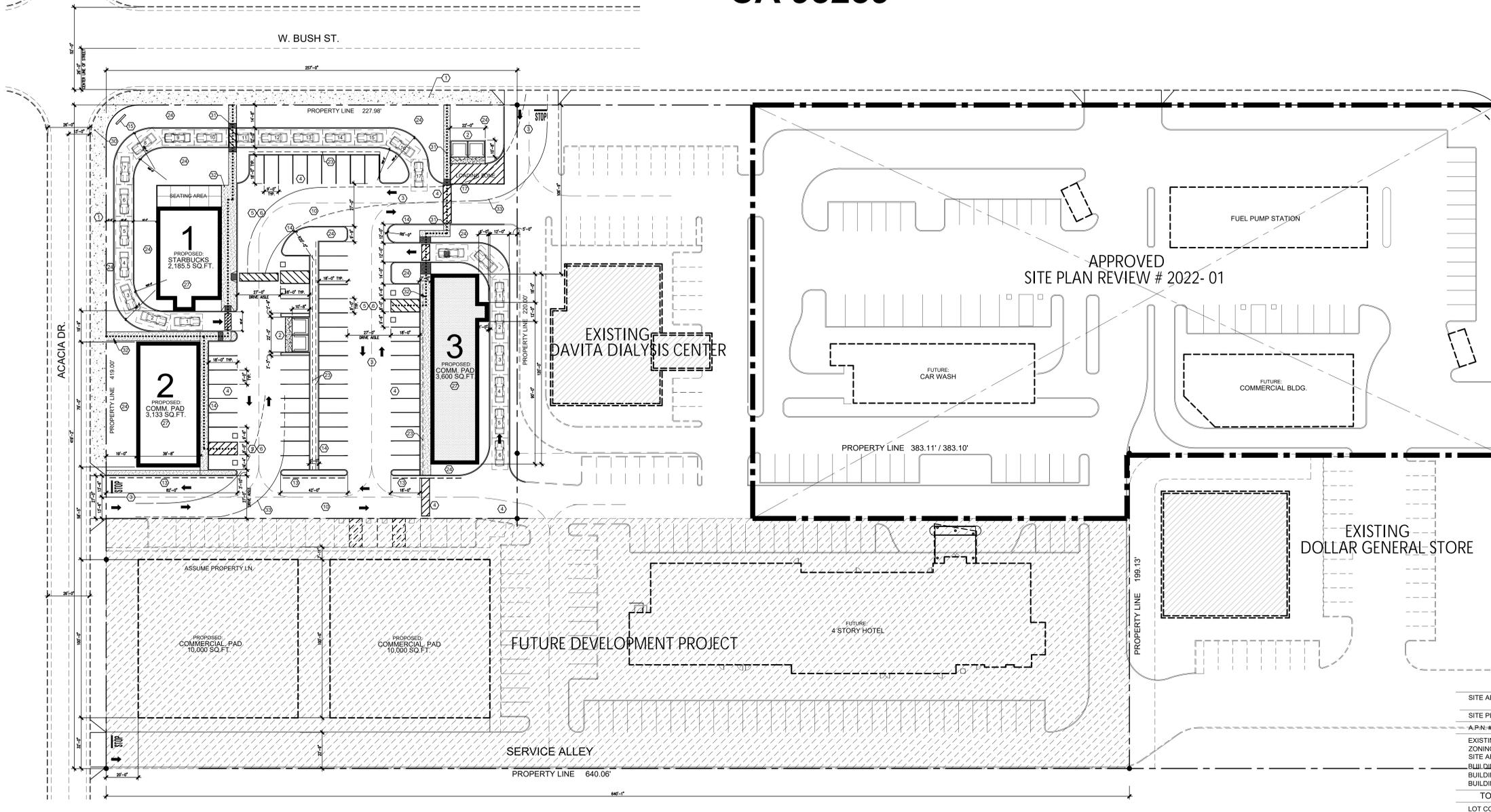
**CURVE TABLE**

LINE #	LENGTH	RADIUS	DELTA
C1	47.13'	30.00'	90°00'31"



# LEMOORE ACACIA & BUSH COMMERCIAL

Acacia Dr. & W. Bush St. Lemoore City.,  
CA 93239



## KEY NOTES

- 1 NEW CONCRETE SIDEWALK PER CALTRANS REQUIREMENTS.
- 2 NEW TRASH ENCLOSURE PER CITY OF FRESNO 6'-0" HIGH MASONRY WALLS W/ METAL GATES.
- 3 NEW PAINTED DIRECTIONAL ARROW PER CITY STANDARD.
- 4 NEW PAINTED STALL STRIPPING PER CITY STANDARD, 4" WIDE.
- 5 INDICATES NEW STANDARD ACCESSIBLE PARKING PER STATE OF CALIFORNIA STANDARD INCLUDING STRIPPING, LOADING AREA, SIGNAGE & RAMP. (TYP.)
- 6 INDICATED NEW VAN ACCESSIBLE PARKING PER STATE OF CALIFORNIA STANDARD INCLUDING STRIPPING, LOADING AREA, SIGNAGE & RAMP. (TYP.)
- 7 PROVIDE STREET LIGHT IF REQUIRED.
- 8 NEW ACCESSIBLE SIGN AT ENTRANCE TO PARKING LOT.
- 9 EXISTING STREET PAVING.
- 10 INSTALL NEW A.C. PAVING PER GRADING PLAN & SOILS REPORT.
- 11 PROPOSED NEW TRANSFORMER LOCATION.
- 12 NEW POLE MOUNTED SIGN @ ACCESSIBLE PARKING STALLS.
- 13 NEW LIGHTED CURBS PAINTED RED W/ FIRE LINE IN 3" WHITE LETTERS EVERY 30'-0" PER CALIFORNIA VEHICLES CODE SECTION 22500.1.
- 14 NEW 6" HIGH CURB & 24" CONCRETE GUTTER.
- 15 INTERNALLY ILLUMINATED MONUMENTS SIGN (BY SEPARATE REVIEW & PERMIT.)
- 16 SEE PARKING STANDARD DETAIL.
- 17 CONCRETE APRON IN FRONT OF TRANS ENCLOSURE.
- 18 BIKE RACK: COMBINE CAPACITY MIN. 5 BIKES. REFER TO LANDSCAPING PLAN.
- 19 CONCRETE WHEEL STOPS AT ACCESSIBLE STALLS. TYPICAL.
- 20 INDICATE PROPERTY LINE.
- 21 ACCESSIBLE PATH OF TRAVEL (1.5% MAX. CROSS SLOPE, 6% MAX. IN DIRECTION OF TRAVEL, FROM PUBLIC RIGHT OF WAY & ACCESSIBLE PARKING. REFER TO CIVIL DRAWING.
- 22 INTERNATIONAL SYMBOL AND ACCESSIBLE STALL SIGN. TYPICAL AT ALL ACCESSIBLE PARKING STALLS. NOT TO BE LOCATED WITHIN 25 FT. BUMPER OVERHANG.
- 23 INDICATES 2'-0" BUMPER OVERHANG. TYP. LANDSCAPE PLANTING WITH IN BUMPER OVERHANG AREA TO BE LIMITED TO LOW GROWING PLANTS.
- 24 PLANTER AREA. REFER TO LANDSCAPING PLAN.
- 25 INDICATE 6'-0" HT. CHAIN LINK FENCE ENCLOSURE.
- 26 MIN. 6'-0" HT. CONCRETE MASONRY ENCLOSURE FENCE.
- 27 INDICATE BUILDING FOOTPRINT.
- 28 INDICATE EXISTING OVERHEAD TRANSMISSION LN.
- 29 BIKE PARKING AREA.

## GENERAL NOTES:

1. ADDRESS - APPROVED NUMBER OR ADDRESSES SHALL BE PLACED ON NEW EXISTING BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBER SHALL CONTRAST WITH THE BACKGROUND.
2. ADDRESS AND ADDRESS MONUMENT FOR ALL THE BUILDING SHOULD BE PROVIDED FROM ALL THE STREET FRONTAGE. THESE ADDRESS MONUMENTS SHOULD BE LARGE ENOUGH AND CLEARLY TO BE SEEN FROM THE STREET.
3. APPROVED ACCESS ROAD(S) AND HYDRANT(S) SHALL BE PROVIDED ONCE WOOD FRAMING IS AVAILABLE AT THE SITE OR PROVIDE AN ALTERNATE MEANS OF WATER SUPPRESSION SUBJECT TO THE APPROVAL OF THE FIRE DEPARTMENT. OBTAIN PERMIT AND PAY APPLICABLE FEES PRIOR TO THE INSTALLATION. CONTACT THE CALIFORNIA FIRE DEPARTMENT'S FIRE PROTECTION SYSTEM SECTION @ 559-5599.
4. FIRE DEPARTMENT ACCESS ROAD MUST BE ABLE TO SUPPORT AT LEAST 75,000 LBS. WEIGHT AND MUST BE ABLE TO WITHSTAND ALL WEATHER CONDITION.
5. ALL FIRE DEPARTMENT ACCESS ROADS, WATER MAINS AND FIRE HYDRANT SHALL BE INSTALLED AND OPERATIONAL DURING CONSTRUCTION IN ACCORDANCE WITH ARTICLE 87 OF THE FIRE CODE AND OTHER APPLICABLE STANDARDS.

## PROJECT DATA:

SITE ADDRESS:	W. BUSH ST. & ACACIA ST. LEMOORE CA, 93245
SITE PLAN REVIEW NO.:	
A.P.N.#	023-420-023-000
EXISTING LAND USE:	OFFICE / COMMERCIAL
ZONING:	C.P.
SITE AREA:	4.21 ACRES. (183,387 SQ. FT.)
BUILDING PAD 1:	2,218.00 SQ. FT.
BUILDING PAD 2:	3,133.00 SQ. FT.
BUILDING PAD 3:	3,600.00 SQ. FT.
TOTAL BUILDING FLOOR AREA:	8,951.00 SQ. FT.
LOT COVERAGE:	16.6% (8,951 SQ. FT. / 54,000 SQ. FT.)
BUILDING HEIGHT:	ONE STORY/ SEE ELEVATION FOR HEIGHT
OCCUPANCY GROUP:	B - BUSINESS
PARKING REQUIREMENTS:	PARKING PROVIDED: 64 PARKING STALLS

## LEMOORE ACACIA MASTER SITE PLAN

SCALE: 1" = 30'-0"

## SITE PLAN GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND DEPTHS AS INDICATED HEREON AND SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCY BETWEEN THESE PLANS AND EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BID.
2. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS OF THE SITE AND REPORT AND DISCREPANCIES TO THE ARCHITECT BEFORE SUBMITTING BIDS.
3. PROVIDE MINIMUM OF 2% SLOPE AWAY FROM THE BUILDING FOR A DISTANCE OF 5'-0" AT LANDSCAPE AREAS. 1% MINIMUM AT PAVING AREAS.
4. NO DRAINAGE TO BE TAKEN TO ADJACENT PROPERTY.
5. PROVIDE 12% MAX. STEP FROM EXTERIOR DOOR THRESHOLDS TO EXTERIOR SURFACE. CHANGES IN ELEVATIONS MORE THAN 6" ALONG EXIT WAYS SHALL BY MEANS OF AN APPROVED RAMP.
6. LAYOUT FORMS FOR WALKWAYS AND EXTERIOR SLAB IN FIELD FOR ARCHITECTS APPROVAL BEFORE POURING.
7. TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY BE OTHERWISE APPROVED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
8. TWO WORKING DAYS PRIOR TO COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY AND /OR UTILITY EASEMENT, ALL EXISTING UNDERGROUND UTILITIES SERVICES ALERT (USA) 800 641 2444.
9. INSTALL ALL OFF SITE SITE IMPROVEMENT WITHIN THE PUBLIC RIGHT OF WAY AND EASEMENT IN ACCORDANCE WITH THE CITY OF LEMOORE STANDARD AND SPECIFICATIONS IN EFFECT AT THE TIME OF IMPROVEMENT APPROVAL.
10. ALL TRANSFORMER, ETC. SHALL BE SHOWN ON THE SITE PLAN. THE BACK FLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
11. CONTRACTOR TO PROVIDE THE BUILDING DEPARTMENT WITH SOIL COMPACTION REPORTS PREPARED BY AN APPROVED TESTING AGENCY.
12. THE SANITARY SEWER SERVICES, WATER, GAS AND OTHER UNDERGROUND SERVICES SHALL BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF PAVING ON THE SITE.
13. PROVIDE ACCESSIBLE ACCESS SIGNS AT DRIVE APPROACHES PER CITY ORDINANCE.
14. ALL EXTERNAL LIGHTING, WHERE PROVIDED TO ILLUMINATE PARKING, SHALL BE HOODED AND ARRANGED AND CONTROLLED AS TO NOT CAUSE A NUISANCE EITHER TO THE STREET TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE CITY OF LEMOORE.
15. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSES OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE CITY OF LEMOORE ARRANGE AND COORDINATE WORK.
16. CONTRACTOR SHALL BE REQUIRED TO BRING ALL UTILITY LINES, WATER, SEWER, GAS AND ELECTRICITY INTO THE BUILDING FROM TERMINATION POINTS AS INDICATED ON THE PLANS, READY FOR SERVICES.
17. THE APPLICANT SHALL INSTALL AN APPROVED BACKFLOW PREVENTION ASSEMBLY ADJACENT TO THE WATER METER AND SHALL BE TESTED BY AN APPROVED AWWA CERTIFIED TESTER WITHIN 5 DAYS OF INSTALLATION WITH THE RESULT SENT TO THE CITY UTILITIES DIVISION.
18. PROVIDE ILLUMINATED ADDRESS SIGN, VISIBLE FROM THE STREET PRIOR TO THE FINAL INSPECTION PER FIRE DEPARTMENT STANDARD.
19. THE SOILS REPORT SHALL BE A PART OF THESE PLANS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THIS REPORT AND THE PLANS PRIOR TO BEGINNING OF WORK.
20. ROOF MOUNTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BAFLED.
21. REPAIR ALL DAMAGED AND/ OR OFF GRADE CONCRETE STREET IMPROVEMENT AS DETERMINED BY THE CITY PRIOR TO OCCUPANCY. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTABLE BY ENGINEERING SERVICES.
22. SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO ENGINEERING SERVICES DEPARTMENT.
23. LANDSCAPE MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPE HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT.
24. CONTRACTOR SHALL PROVIDE ALL REQUIRED TRENCHING AND CONNECTIONS TO EXISTING UTILITIES U.N.O. SEE CIVIL PLUMBING, ELECTRICAL, FIRE PROTECTION AND LANDSCAPING DRAWINGS.
25. IF ARCHAEOLOGICAL AND /OR ANIMAL FOSSIL MATERIALS IS ENCOUNTERED OR UNCOVERED DURING THE PROJECT SURVEYING, GRADING, EXCAVATING OR CONSTRUCTION WORK, SHALL STOP IMMEDIATELY AND CONTACT THE MUSEUM OF PALEONTOLOGY TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND IF PALEONTOLOGIST DETERMINES THE MATERIALS TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
26. PROVIDE SIGN 17" X 27" MIN. AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY WHICH STATE "WARNING, VEHICLES STOPPED PARKED OR LEFT STANDING IN FIRE LANE WILL BE IMMEDIATELY REMOVED AT OWNERS EXPENSES. 22658 (a) CALIFORNIA VEHICLES CODE.
27. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIALS IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE 916 653 4062) SHALL BE IMMEDIATELY CONTACTED AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY / SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE 805M 644 2289) SHALL BE CONTACTED TO OBTAIN REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER
28. NO USES OF LAND, BUILDING OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THE SPECIAL PERMIT SHALL BE PERMITTED.
29. APPROVAL OF THE PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT. THE ZONING ORDINANCE AND ALL ENGINEERING STANDARDS AND SPECIFICATIONS, THE PLANNING DEVELOPMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING OR ALTERATION TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
30. DESIGN AND CONSTRUCT PARKING LOT GEOMETRIC IN COMPLIANCE WITH THE CITY OF LEMOORE PARKING STANDARDS.
31. VERIFY THAT ALL CONCRETE AT DOORWAYS SLOPE AWAY FROM THE BUILDING TO PROVIDE POSITIVE DRAINAGE.
32. DIMENSIONS SHOWN ON THIS SHEET ARE NOT FOR REFERENCE ONLY, REFER TO CIVIL FOR LOCATION AND COORDINATES.
33. ALL ACCESSIBLE PARKING STALLS SHALL BE LOCATED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE DISABLED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM THE ACCESSIBLE PARKING STALLS.
34. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS PERMIT.
35. DIMENSIONS SHOWN ON THIS SHEET ARE NOT FOR REFERENCE ONLY, REFER TO CIVIL FOR LOCATION AND COORDINATES.
36. ALL CONSTRUCTION WORKS ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPOSSIBLE FOR FIRE DEPARTMENT APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
37. ALL PREVIOUSLY IMPOSED CONDITIONS OF APPROVAL FOR SPECIAL PERMITS PERTAINING TO THE SUBJECT PROPERTY SHALL REMAIN IN EFFECT AND ARE INCORPORATED HEREIN BY REFERENCE EXCEPT AS MAYBE SPECIFICALLY MODIFIED BY THIS SPECIAL PERMIT.
38. PRIOR TO INSPECTION, A WRITTEN CERTIFICATION SIGNER BY THE LANDSCAPE PROFESSIONAL, APPROVED BY THE DIRECTOR SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY PLANNING & DEVELOPMENT SERVICES DEPARTMENT.
39. PROVIDE SEWER AND WATER SERVICES TO ALL BUILDING AND CONNECT TO THE CITY LINES.
40. CONTACT THE CITY OF LEMOORE ENGINEERING SERVICES TEN WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.

## VICINITY MAP

SITE ADDRESS: W. BUSH ST. & ACACIA ST.  
LEMOORE CA., 93245



PROJECT:  
LEMOORE ACACIA SITE DEVELOPMENT



CLIENT:  
BOTTOM LINE DEVELOPMENT  
6781 N. Palm Avenue, Suite #100, Fresno, CA 93704

DRAWING TITLE:  
SITE PLAN REVIEW

DATE: 09/08/2023

SHEET NO.

G1.10

TAM

TEMPLE • ANDERSEN • MOORE ARCHITECTS  
6781 N. Palm Ave., Suite 120 Fresno, CA 93704 / 556.435.4750 / tamro

STAMPS:

No. Revision Description Date



711 W Cinnamon Drive • Lemoore, California 93245 • (559) 924-6744 • Fax (559) 924-9003

## Staff Report

**To:** Lemoore Planning Commission                      **Item No. 7**  
**From:** Steve Brandt, City Planner / Kira Stowell, Senior Planner  
**Date:** January 21, 2025                                      **Meeting Date: February 10, 2025**  
**Subject:** **Zoning Text Amendment No. 2025-01:** An amendment proposed by the City of Lemoore to add Section 9-5F-9 “Electronic Billboards” and to modify Sections 9-5F-7 “Standards for Off Site Signs”, 9-5A-3 “Setback Determination and Requirements”, and 9-4D-13 “Semi-Permanent Mobile Food Vendors” of the Lemoore Municipal Code. The project is Categorically Exempt from CEQA per Guidelines Section 15061(b)(3).

### **Proposed Motion:**

Move to adopt Resolution No. 2025-03, recommending approval of Zone Text Amendment No. 2025-01 in accordance with the findings in the resolution.

### **Background:**

The City currently prohibits new off-site commercial signs (billboards). All existing billboards are considered existing non-conforming, as they existed in the past before the prohibition was put in place. Staff has received inquiries from prospective applicants interested in erecting new electronic billboards within City limits due to the visibility provided by Highway 198 and Highway 41. Given the City’s location along two well-traveled highways, areas within the City provide excellent opportunities for billboard advertising, especially electronic billboards. The new 9-5F-9 “Electronic Billboards” section allows for a limited number of new electronic billboards while protecting the safety of residents and travelers and preserves the aesthetic character of the City. The text amendment proposes that each new electronic billboard be approved by the Planning Commission through the use permit process. A maximum of four billboards total would be allowed. There are standards proposed for size and locations that would be allowed.

Small changes are proposed to 9-5F-7 “Standards for Off Site Signs” to make it consistent with the new Electronic Billboards section.

Proposed amendments to 9-5A-3 “Setback Determination and Requirements” and 9-4D-13 “Semi-Permanent Mobile Food Vendors” are based on feedback received from residents and business owners as well as the observations and experiences of City staff.

### **Proposed Changes:**

The following list describes the scope of the changes being proposed.

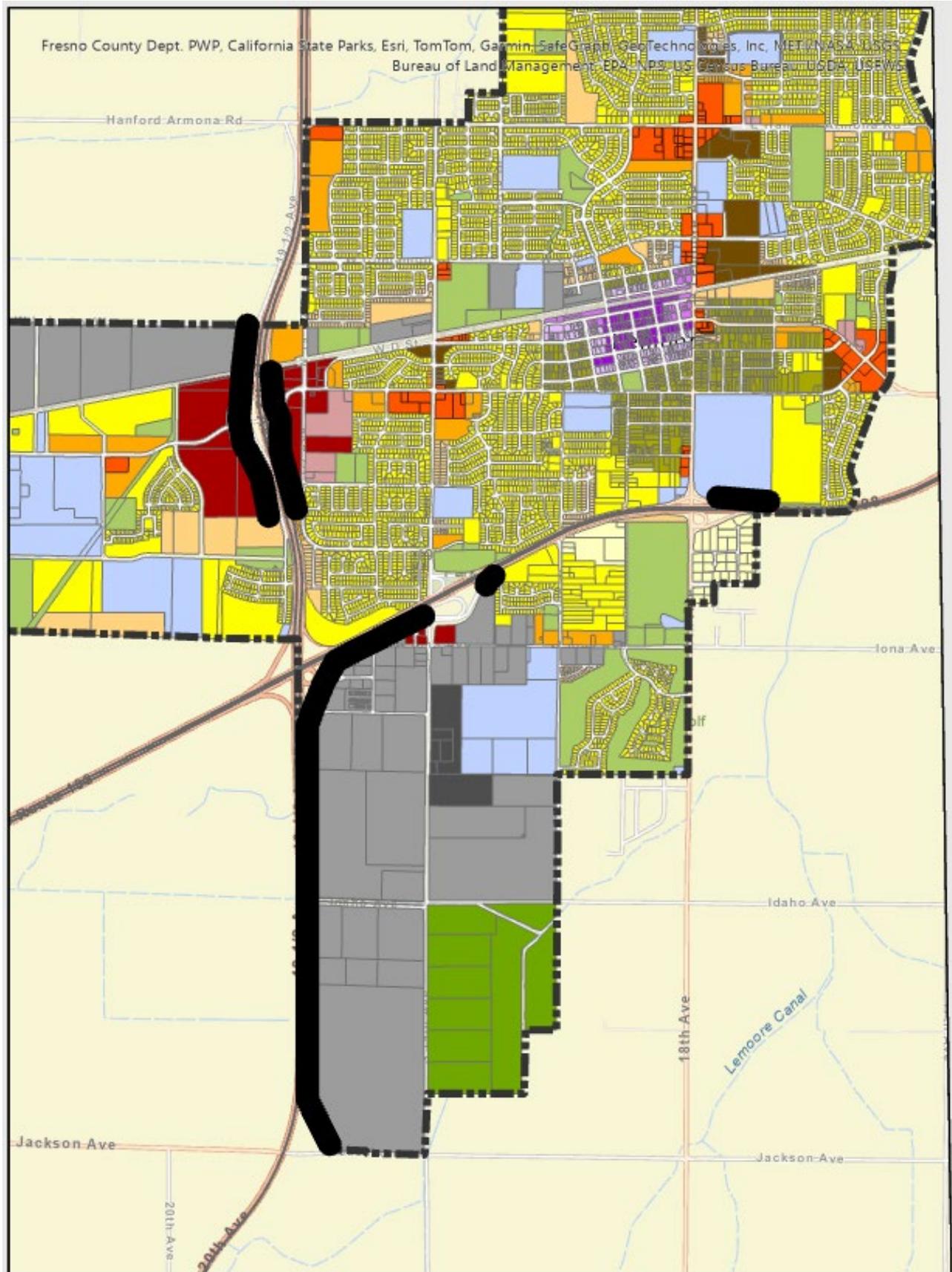
**Electronic Billboards** – The existing sign code prohibits nearly all commercial off-site signage. The proposed section would allow a limited number, four (4) at this time, of electronic billboards within the city limits with the approval of a Conditional Use Permit (CUP). The proposed text changes include separation requirements from other electronic billboards and highway-oriented signs, height restrictions, and maintenance stipulations. The electronic billboards would only be eligible for a conditional use permit if they are proposed within 200 feet of either Highway 41 or Highway 198, and are within either the Regional Commercial, Light Industrial, or Parks and Recreation/Ponding Basin zone districts. The conversion of existing nonconforming billboards to electronic billboards is prohibited.

Electronic billboards could only be proposed in locations shown on the zoning map on the next page where there are thick black lines. They must also be located at least 1,000 feet apart from another billboard and at least 300 feet apart from an existing highway-oriented sign. Being located in these areas and meeting the standards does not guarantee that the conditional use permit will be approved. The Planning Commission would need to make the following findings to approve a CUP after reviewing the application and holding a public hearing:

1. The proposed sign is consistent with the general plan and all applicable provisions of this title; and
2. The establishment, maintenance, or operation of the electronic billboard will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the city; and
3. The proposed electronic billboard would not create a traffic or safety problem, including problems associated with on-site access circulation or visibility; and
4. The proposed electronic billboard shall not constitute a hazard to the safe and efficient operation of vehicles upon a highway; and
5. The electronic billboard will not cause light and glare to intrude upon residential uses, including those in mixed-use districts or developments.

The ordinance would limit the total number of new electronic billboards to four at this time. If more than four applications are received, they will be brought to the Planning Commission in the order that complete applications are received. See Exhibit A to Resolution No. 2025-03, pages 3-5.

**Locations Where Electronic Billboards Could be Proposed if Ordinance Adopted**



**Standards for Off-Site Signs** – This section continues to prohibit non-electronic off-site commercial signage within the city but notes a limited number of electronic billboards (billboards with electronically changeable copy) may be permitted as regulated by the proposed Section 9-5F-9 “Electronic Billboards”. See Exhibit A to Resolution No. 2025-03, page 5.

**Setback Determination and Requirements** – The setback change is to allow flexibility in the rear yard, particularly for attached covered patios. As the overall square footage of lots has decreased due to market trends, open space is limited. The current code was prohibiting homeowners from building patios in the backyard of some new homes. The amendment allows an encroachment of up to five feet into the rear yard for attached covered patios. See Exhibit A to Resolution No. 2025-03, page 5.

**Semi-Permanent Mobile Food Vendors** – When the semi-permanent mobile food vendors ordinance was passed, a 1000-foot separation from other restaurants was included. In practice, this separation requirement has been too restrictive and limited the availability of sites for mobile vendors to locate. The proposal reduces this separation requirement to 500 feet. The changes also allow for more than one vendor to operate on the same site at the same time with the approval of a Conditional Use Permit. Lastly, an expiration of one year for first time approvals with subsequent two-year approvals on the same site was also added. See Exhibit A to Resolution No. 2025-03, pages 5 and 6.

### **Environmental Assessment:**

Pursuant to CEQA (California Environmental Quality Act) Guidelines, it has been determined that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15061(b)(3) (common sense exemption) and Section 15305 (minor alterations to land use limitations exemption) of the CEQA Guidelines.

### **Attachments:**

Resolution with Exhibit A specifically describing the proposed text changes.

**RESOLUTION NO. 2025-03**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE  
RECOMMENDING APPROVAL OF ZONE TEXT AMENDMENT NO. 2025-01  
INITIATED BY THE CITY OF LEMOORE TO ADD SECTION 9-5F-9 "ELECTRONIC BILLBOARDS"  
AND TO MODIFY SECTIONS 9-5F-7 "STANDARDS FOR OFF SITE SIGNS", 9-5A-3 "SETBACK  
DETERMINATION AND REQUIREMENTS", AND 9-4D-13 "SEMI-PERMANENT MOBILE FOOD  
VENDORS" OF THE LEMOORE MUNICIPAL CODE**

At a Regular Meeting of the Planning Commission of the City of Lemoore (the "City") duly called and held on February 10, 2025, 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**, the zone text changes were initiated by the City to encourage quality development in the City; and

**WHEREAS**, Exhibit A (attached) describes the specific text amendments proposed in underline/strikeout format; and

**WHEREAS**, the project has been determined to be Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15061(b)(3) (common sense exemption) and Section 15305 (minor alterations to land use limitations exemption) of the CEQA Guidelines; and

**WHEREAS**, the Lemoore Planning Commission held a duly noticed public hearing at its February 10, 2025, meeting.

**NOW BE IT RESOLVED** that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed Zone Text Amendment No. 2025-01, based on facts detailed in the February 10, 2025, staff report, which is hereby incorporated by reference, as well as the evidence and testimony presented during the Public Hearing:

1. Zone Text Amendment No. 2025-01 is consistent with the general plan goals, policies, and implementation programs.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Lemoore recommends that the City Council approve and adopt Zone Text Amendment No. 2025-01, as described in Exhibit A to the Lemoore City Council based on the evidence presented.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on February 10, 2025, by the following votes:

**AYES:**  
**NOES:**  
**ABSTAINING:**  
**ABSENT:**

**APPROVED:**

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**Mitchell Couch, Chairperson**

**ATTEST:**

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**Kristie Baley, Commission Secretary**

## Exhibit A

### ZONE TEXT CHANGE NO. 2025-01

Add Section:

9-5F-9 “Electronic Billboards”

Modifying Sections:

9-5F-7 “Standards For Off Site Signs”

9-5A-3 “Setback Determination and Requirements”

9-4D-13 “Semi-Permanent Mobile Food Vendors”

**New text to be added is underlined format.**

**Text to be removed is in ~~strikeout~~ format.**

#### **9-5F-9: ELECTRONIC BILLBOARDS**

A. Intent and Purpose. It is the intent of this section to allow a limited number of electronic billboards (billboards with electronically changeable copy) within the city limits through the Conditional Use Permit process and subject to design standards.

B. General Provisions.

1. No billboard shall be constructed, relocated, or upgraded within the city without a Conditional Use Permit (CUP) unless otherwise allowed by this Chapter. Each application shall be considered separately and individually. Multiple billboards shall not be combined into a single application. Multiple faces on a single billboard shall be submitted as a single application. CUP requests will be heard in the order that complete applications are received.

2. The City may permit a total of up to four (4) electronic billboards within city limits through the CUP process. No new billboards that are not electronic shall be permitted. Any existing legal nonconforming billboard in place at the time of the approval of this section may not be converted to an electronic billboard.

3. All CUPs approved for electronic billboards shall require that the placement, design, and operations standards in this section be met. The Planning Commission or City Council may add additional conditions based on specific circumstances.

C. Placement.

1. Electronic billboards shall only be permitted within 200 feet of Highway 198 or Highway 41 and only in the Regional Commercial (RC), Light Industrial (ML), or Parks and Recreation/Ponding Basin (PR) zone districts.
2. No electronic billboard shall be placed within 1,000 feet of another electronic billboard on the same side of the highway. No electronic billboard shall be placed within 300 feet of a highway-oriented sign on the same side of the highway.

#### D. Design.

1. The total height of an electronic billboard shall not exceed 60 feet to the top of the billboard. The bottom of the billboard face shall be no lower than 30 feet. These standards may be adjusted in the CUP process where the billboard is adjacent to an elevated highway.
2. The electronic billboard sign support shall be a single pole with façade-like embellishments wrapped around the pole. The materials used in the sign support embellishments shall be primarily natural stone, brick, approved masonry panels, stucco, or architectural metal.
3. Electronic billboards must have clearance or necessary approvals in writing from Caltrans Outdoor Advertising prior to issuance of the building permit.
4. No portion of the electronic copy on the sign face shall change more frequently than once every six seconds.
5. The electronic sign shall not emit any audible sound, buzz, or noise. The electronic copy shall be limited to no more than thirty lumens output, measured at 10 feet from the sign face.

#### E. Findings for Approval. The following findings shall be made by the approving authority before a Conditional Use Permit is approved:

1. The proposed sign is consistent with the general plan and all applicable provisions of this title; and
2. The establishment, maintenance, or operation of the electronic billboard will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the city; and
3. The proposed electronic billboard would not create a traffic or safety problem, including problems associated with on-site access circulation or visibility; and
4. The proposed electronic billboard shall not constitute a hazard to the safe and efficient operation of vehicles upon a highway; and
5. The electronic billboard will not cause light and glare to intrude upon residential uses, including those in mixed-use districts or developments.

#### F. Operation.

1. All electronic billboards shall be maintained in a safe, presentable, and good structural condition at all times, including the replacement of defective parts, painting, repainting, cleaning, ensuring the sign facing is not dilapidated or faded, and other acts required for the maintenance of such billboard.
2. The operator of an electronic billboard sign shall provide to the City of Lemoore Community Development Department 24-hour contact information for a person who has the authority and ability to turn off the electronic sign promptly after a malfunction occurs. Any sign not properly functioning needs to be repaired to the City's satisfaction within 30 days of written notice or be potentially subject to CUP revocation.
3. The operator of an electronic billboard shall coordinate with the local authorities to display, when appropriate, emergency information important to the traveling public, including, but not limited to, Amber Alerts and other alerts of emergency situations. Emergency information messages shall remain in the advertising rotation according to the protocols of the agency that issues the information.
4. The Planning Commission or City Council may require that the City be provided with message time to advertise events or provide civic information on the electronic billboard with no or a reduced fee.

#### **9-5F-7: STANDARDS FOR OFF SITE SIGNS:**

- A. General Prohibition: ~~Generally~~ Except as outlined below, all new off site commercial signage is prohibited within the city. Existing off site commercial signs (e.g., billboards) that are not electronic are considered nonconforming signs as regulated by subsection 9-5F-2E, "Nonconforming Signs", of this article. A limited number of electronic billboards (billboards with electronically changeable copy) within the city limits may be permitted as regulated by Section 9-5F-9 "Electronic Billboards", of this article. ~~However~~ Additionally, consistent with state law, the city does permit off site subdivision directional signs (subdivision kiosk signs) as provided in this section.

#### **9-5A-3: SETBACK DETERMINATION AND REQUIREMENTS**

- D. Allowed Encroachments Or Projections Into Required Yards: Bay windows, cornices, canopies, attached decks and patios, eaves, fireplaces, roof overhangs, and similar architectural features may encroach up to six feet (6') into the required front yard, and up to two feet (2') into all other required yard areas. Patio covers attached to the main structure that are no taller than 16 feet may encroach up to five (5') into the required rear yard,

#### **9-4D-13: SEMI-PERMANENT MOBILE FOOD VENDORS**

- C. Development Standards: Semipermanent mobile food vendors shall comply with all of the following development standards:

1. The vehicle must be located on a private "developed site" (as defined in chapter 12 of this title) zoned neighborhood commercial (NC), regional commercial (RC), mixed use (MU), or light industrial (ML), subject to the following:
  - h. There shall be no more than one other semipermanent mobile food vendor or permanently located vendor of produce, prepared, or prepackaged food located within ~~one thousand feet (1,000')~~ 500 feet of the site, unless a conditional use permit is approved that allows two or more semipermanent mobile food vendors to operate together at the same time and on the same site.
10. In approving an application for a semipermanent mobile food vehicle, the planning director shall impose on the vendor such conditions and requirements as may be necessary to ensure compliance with the standards, conditions, and requirements in this subsection and other provisions of this title. The first permit approved for an applicant at a certain location shall expire after one (1) year. Subsequent approvals by the same applicant at the same site may be approved for up to two (2) years.