

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

May 12, 2025
5:30 p.m.

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
3. RECOGNITION OF SERVICE AND MOMENT OF SILENCE – RON MEADE
4. RECOGNITION OF APPOINTMENT TO THE COMMISSION AND OATH of OFFICE –
Barbara Hill (Baley)
5. REORGANIZATION OF COMMISSIONERS – Election of Officers for Chair and Vice-Chair
(Baley)
6. 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.
7. APPROVAL OF MINUTES – Regular Meeting, February 10, 2025
8. PUBLIC HEARING – consider and accept public comment for adoption of Resolution No. 2025-04, approving Tentative Parcel Map 2025-01: A request by California Gold Development Corporation (Scot Patterson) to divide the 7.61-acre developed site into 2 parcels. The site is located on the south side of Hanford-Armona Road, east of Fox Street, in the City of Lemoore (APN 021-380-002). It has been determined that the project is Categorical Exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15315 (Class 15 – Minor Land Divisions).
9. PUBLIC HEARING – consider and accept public comment for adoption of Resolution No. 2025-05 – Site Plan Review No. 2024-05 and Variance No. 2025-01: a request by Lennar Homes for approval of new single-family home master plans (floor plans and elevation plans) to be constructed within the approved Tract 935 and a variance from the required minimum 12-inch roof overhang to allow roof overhang of 6 inches on all homes. The site is located on the east side of Liberty Drive (18 ¾ Avenue), south of the Glendale Avenue alignment. It has been determined that the project is Categorical Exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15305 (minor alteration in land use limitations).
10. PLANNING REPORT (Brandt)

11. COMMISSION REPORTS / REQUESTS

12. ADJOURNMENT

Upcoming Meetings

Regular Meeting of the Planning Commission, June 9, 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, May 12, 2025, at Council Chamber, 429 C Street and Cinnamon Municipal Complex, 711 W. Cinnamon Drive, Lemoore CA on May 7, 2025.

//s//

Kristie Baley, Commission Secretary



PLANNING COMMISSION REGULAR MEETING May 12, 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 meeting:
- <https://us06web.zoom.us/j/84051344454?pwd=8PIAnL5TXGwG3DIrJtF7ktj0JkxgvF.1>
- Meeting ID: 840 5134 4454
- Passcode: 364207
- 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 Planning Commission Business Items

For general public comments and comments regarding specific Planning Commission Business Items, public comments can be made via Zoom during the meeting or submitted by e-mail no later than 5:00 p.m. the day of the meeting. Comments received prior to the meeting 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. The City is not responsible for technical difficulties during the meeting and 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.**



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

Staff Report

To: Lemoore Planning Commission **Item No. 5**
From: Kristie Baley, Commission Secretary
Date: May 1, 2025 **Meeting Date:** May 12, 2025
Subject: Planning Commission Reorganization – Election of Chair and Vice-Chair

Recommendation:

Staff recommends that the Planning Commissioners initiate the process for the election of the Chair and Vice-Chair.

Reorganization Procedure:

The City Clerk will chair the reorganization process. The chair shall call for nominations. Any Planning Commissioner may nominate another Planning Commissioner or himself/herself. When there are no further nominations, the chair will close the nominations and call for a motion to approve a nominee. A Planning Commissioner may make a motion to approve any of the nominees. If the motion fails, a Planning Commissioner may make a motion to approve a different nominee. Upon a second and a majority vote of the Commissioners, a nominee shall become the Chair to serve a one year term. The same process is followed for the position of Vice-Chair.

Role and Responsibilities – The Chair or Presiding Officer shall preserve order and decorum at all meeting of the advisory body. The Chair is responsible for ensuring the effectiveness of the group process and to guide the advisory body by adhering to the rules of conduct contained in this policy and in the Brown Act.

- A. The Presiding Officer may move, second, and debate from the Chair, subject only to such limitations of debate as are imposed on all Commission Members, and he/she shall not be deprived of any of the rights and privileges of a Commission Member by reason of his or her acting as Presiding Officer; and
- B. The Presiding Officer shall preserve order and decorum and confine members in debate to the question under discussion; and
- C. The Presiding Officer shall state all questions submitted for a vote and announce the results of that roll call vote; and

- D. The Presiding Officer shall determine, based on the meeting agenda, a schedule for consistent breaks for the Board/Commissions; and
- E. The Presiding Officer shall ensure that he/she, as well as the balance of the Commission, refrains from commenting or entering into conversation with speakers during public comments or during public hearing, until all speakers have been heard; and
- F. The Presiding Officer shall determine points of order, subject to the right of any member to appeal to the Council; and
- G. The Presiding Officer shall ensure that members of the public who address the Board/Commission from Public Comment address matters “not appearing” on the agenda which is of interest to such person and which is within the jurisdiction of the Board, Commission or Committee. Speakers shall not use Public Comment for additional comments regarding an item that has already been heard earlier in the meeting or is still to be heard.

Budget Impact:

None.

**Minutes of the
LEMOORE PLANNING COMMISSION
Regular Meeting
February 10, 2025**

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, Bob Clement, Greg Franklin

Absent: Ron Meade, Kathleen Cain

City Staff and Contract Employees Present: City Planner Steve Brandt (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 Etchegoin, seconded by Commissioner Brewer, to approve the Minutes of the Planning Commission Regular Meeting of July 8, 2024.

Ayes: Etchegoin, Brewer, Clement, Franklin, Couch

Absent: Meade, Cain

ITEM NO. 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 sale of distilled spirits for off-site consumption (ABC license Type 21) 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.

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

Chair Couch opened the public hearing at 5:44 p.m.

Patricia Matthews (resident) asked if staff knew what the concentration is for the census tract and or what the boundaries are.

Brandt stated that staff do not have that information and that the Alcohol and Beverage Control Agency does not provide information on their website as they did in the past.

There was no other comment from the public.

Chair Couch closed the public hearing at 5:46 p.m.

Motion by Commissioner Brewer, seconded by Commissioner Franklin, to adopt Resolution 2025-01, approving Conditional Use Permit No. 2024-03: a request by Parmar Petroleum (Chevron) to allow sale of distilled spirits for off-site consumption (ABC license Type 21) at 25 S. 19 ½ Avenue in the City of Lemoore (APN 023-480-025)

Ayes: Brewer, Franklin, Clement, Etchegoin, Couch

Absent: Meade, Cain

ITEM NO. 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); and determining that the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 15 (Minor Land Divisions).

City Planner Brandt presented the request and answered questions.

Chair Couch opened the public hearing at 6:00 p.m.

Patricia Matthews (resident) asked for clarification regarding the phasing of the sidewalk and stated that sporadic sidewalk from a pedestrian's perspective is an issue.

Brandt provided clarification.

There was no other comment from the public.

Chair Couch closed the public hearing at 6:02 p.m.

Brandt stated that some jurisdictions require a temporary asphalt sidewalk and proposed to change the phasing condition from parcel C to parcel D.

Chair Couch provided clarification regarding ADA requirements for temporary sidewalk and noted the time and cost to the developer.

Motion by Commissioner Etchegoin, seconded by Commissioner Franklin, to approve Resolution 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) with the additional condition listed below.

Condition to be added to Resolution: 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 D shall be constructed when Parcels B, D, or Remainder 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 the Building Permit submittal.

Ayes: Etchegoin, Brewer, Clement, Franklin, Couch

Absent: Meade, Cain

ITEM NO. 7 PUBLIC HEARING – Public Comment and Consideration for adoption of Resolution No. 2025-03, recommending approval of 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).

City Planner Brandt presented the request and answered questions.

Chair Couch opened the public hearing at 6:42 p.m.

Patricia Matthews (Mayor) asked if there is a way to ensure that a sign that is installed on a vacant lot does not hinder further development of the lot.

There was no other comment from the public.

Chair Couch closed the public hearing at 6:46 p.m.

Brandt provided clarification regarding development standards.

Motion by Commissioner Etchegoin, seconded by Commissioner Brewer, to approve Resolution 2025-03 recommending approval of 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

Ayes: Etchegoin, Franklin, Brewer, Clement, Couch

Absent: Meade, Cain

ITEM NO. 7 Directors Report

Brandt presented the following information.

Construction of the Mavericks fuel station is moving along and it will be opening soon.

Staff are working with the owner of the project at SR 41 and Hanford-Armona Road and will be bringing a conditional use permit to the Commission for a mini-storage.

Staff are working on the Countywide Active Transportation Plan.

Staff are working on the 6th Round Multi-Jurisdictional Housing Element.

The City was awarded approximately 350k in REAP 2.0 funds distributed by KCAG to conduct an Infill Acceleration Program, a Water Supply Study (specifically the well field near the Kings County River), and a Growth Study (specifically looking at barriers for future outward growth).

Lennar Homes is moving forward with final subdivision maps for Tract 920 (Phase II) and Tract 935 to be located north of Hanford-Armona Road, west of 18 ³/₄ Avenue.

Staff have received interest in the Lacey Ranch project, owned by Assemi.

ITEM NO. 8 Commission Reports / Requests

Chair Couch

There were no reports or requests.

ITEM NO. 9 Adjournment

The meeting was adjourned at 6:58 P.M.

Approved the 12th day of May 2025.

APPROVED:

Mitchell Couch, Chairperson

ATTEST:

Kristie Baley, Commission Secretary



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Staff Report

To: Lemoore Planning Commission **Item No.** 8
From: Steve Brandt, City Planner
Date: May 1, 2025 **Meeting Date:** May 12, 2025
Subject: **Tentative Parcel Map No. 2025-01:** a request by California Gold Development Corporation (Scot Patterson) to divide an existing 7.61-acre developed site into two parcels. The site is located on the south side of Hanford-Armona Road, east of Fox Street in the City of Lemoore (APN 021-380-002).

Proposed Motion:

Planning Commission moves to adopt Resolution No. 2025-04, approving Tentative Parcel Map No. 2025-01, with the included findings and conditions.

Project Proposal:

The applicant is requesting approval of a Tentative Parcel Map that would divide an existing 7.61-acre parcel into two separate parcels (Parcel A .62 acre; Parcel B 6.99 acre). Parcel A is intended to accommodate a quick serve restaurant (QSR) with pick-up only drive through.

Applicant	California Gold Development Corporation (Scot Patterson)
Location	South Side of Hanford-Armona Road, East of Fox Street
Existing Land Use	Developed Shopping Center
APN(s)	021-380-002
Zoning	NC
General Plan	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	Multi-Family Residence	RMD	Medium Density Residential
East	Retail / Service / Restaurant	NC	Neighborhood Commercial
West	Single Family Residence	RLD	Low Density Residential

Previous Relevant Actions:

Plan Review 2025-03 for a QSR was approved by City staff on April 22, 2025 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:

Parking lot improvements include removal of one parking space from the west side of the Hanford-Armona Road driveway to allow more room for vehicles making a right turn. Cross-access easements will be recorded between all parcels to allow for a fully interconnected parking lot throughout the retail development.

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 Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 3 Section 15303 and Class 15 Section 15315 (New Small Structure and Minor Land Divisions). A notice of exemption has been prepared for the project as shown in Exhibit D.

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. 2025-01:

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. Development of any of the parcels shall comply with the approved site plan and conditions pursuant to SPR 2025-01.
3. Commercial building permits will require landscape and irrigation plans that meet MWELo requirements as part of the building permit submittal.

4. 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.
5. 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.
6. 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

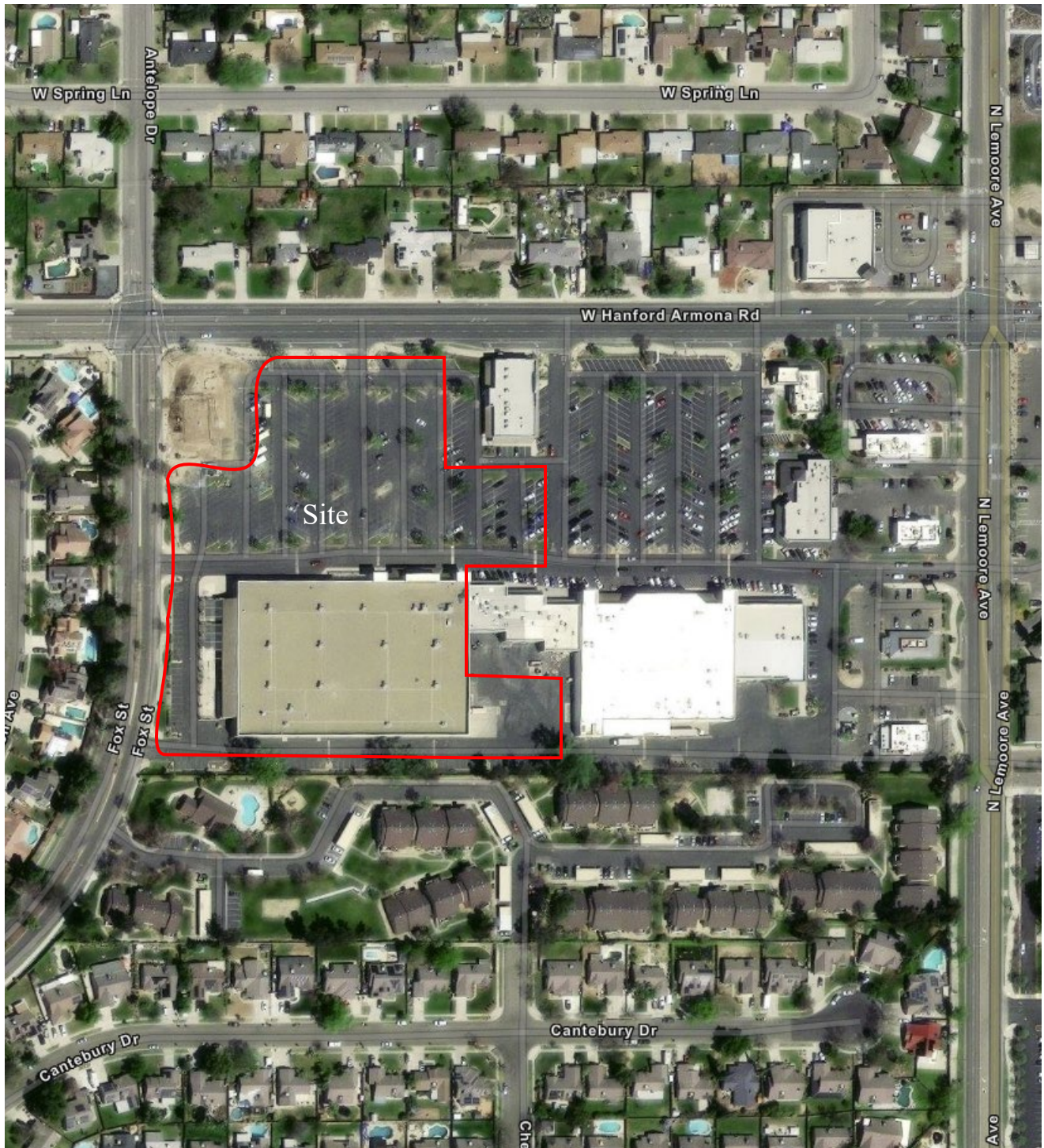
Exhibit A "Tentative Parcel Map"

Exhibit B "Tentative Parcel Map Markups"

Exhibit C "Site Plan – Major SPR 2025-01"

Exhibit D "Categorical Exemption"

Vicinity Map
Tentative Parcel Map No. 2024-01



RESOLUTION NO. 2025-04

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING TENTATIVE PARCEL MAP NO. 2025-01 TO DIVIDE AN EXISTING 7.61-ACRE PARCEL
INTO TWO PARCELS LOCATED ON THE SOUTH SIDE OF HANFORD-ARMONA ROAD, EAST OF
FOX STREET IN THE CITY OF LEMOORE (APN 021-380-002)**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on May 12, 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, California Gold Development Corporation (Scot Patterson) has requested a Tentative Parcel Map to allow the division of a 7.61-acre parcel into two parcels (Parcel A .62 Acres and Parcel B 6.99 acres) located on the south side of Hanford-Armona Road, east of Fox Street in the City of Lemoore (APN 021-380-002); and

WHEREAS, the proposed site is currently developed, but Site Plan Review 2025-03 for a quick serve restaurant (QSR) with pick up only drive through was approved on April 22, 2025; 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 § 15303 and 15315 New Small Structure and Minor Land Divisions; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its May 12, 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 2025-01 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. Development of any of the parcels shall comply with the approved site plan and conditions pursuant to SPR 2025-03.
3. Commercial building permits will require landscape and irrigation plans that meet MWELo requirements as part of the building permit submittal.
4. 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.
5. 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.
6. 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 May 12, 2025, by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Mitchell Couch, Chairperson

ATTEST:

Planning Commission Secretary

TENTATIVE PARCEL MAP 2025-01
BEING A DIVISION OF A PORTION OF PARCELS 8, 9, AND 10 OF
PARCEL MAP RECORDED IN BOOK 12 OF PARCEL MAPS, AT
PAGE 2, KINGS COUNTY RECORDS, LOCATED IN SECTION 3
TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE
AND MERIDIAN, IN THE CITY OF LEMOORE, COUNTY OF KINGS,
STATE OF CALIFORNIA.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

PARCEL NO. 4 OF EXHIBIT "B-4", AS SHOWN ON LOT LINE ADJUSTMENT, AS EVIDENCED BY DOCUMENT RECORDED NOVEMBER 18, 1996 AS INSTRUMENT NO. 9624080 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 10 OF PARCEL MAP 12-2 ACCORDING TO THE MAP RECORDED IN BOOK 12 OF PARCEL MAPS AT PAGE 2, KINGS COUNTY RECORDS, BEING A PORTION OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND.

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 10; THENCE NORTH 89° 54' 08" EAST, ALONG THE SOUTH LINE OF SAID PARCEL 10, A DISTANCE OF 677.10 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 10; THENCE NORTH 00° 05' 52" WEST, ALONG THE EAST LINE OF SAID PARCEL 10, A DISTANCE OF 160.00 FEET TO THE SOUTHEAST CORNER OF PARCEL 9 OF SAID PARCEL MAP SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 54' 08" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 9, A DISTANCE OF 173.77 FEET; THENCE SOUTH 00° 05' 52" EAST, A DISTANCE OF 2.55 FEET; THENCE NORTH 89° 54' 08" EAST, PARALLEL WITH AND 2.55 FEET SOUTH OF THE SOUTH LINE OF SAID PARCEL 9, A DISTANCE OF 173.77 FEET TO THE EAST LINE OF SAID PARCEL 10; THENCE NORTH 00° 05' 52" WEST, ALONG SAID EAST LINE OF PARCEL 10, A DISTANCE OF 2.55 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF PARCEL 8 OF SAID PARCEL MAP DESCRIBED AS FOLLOWS:

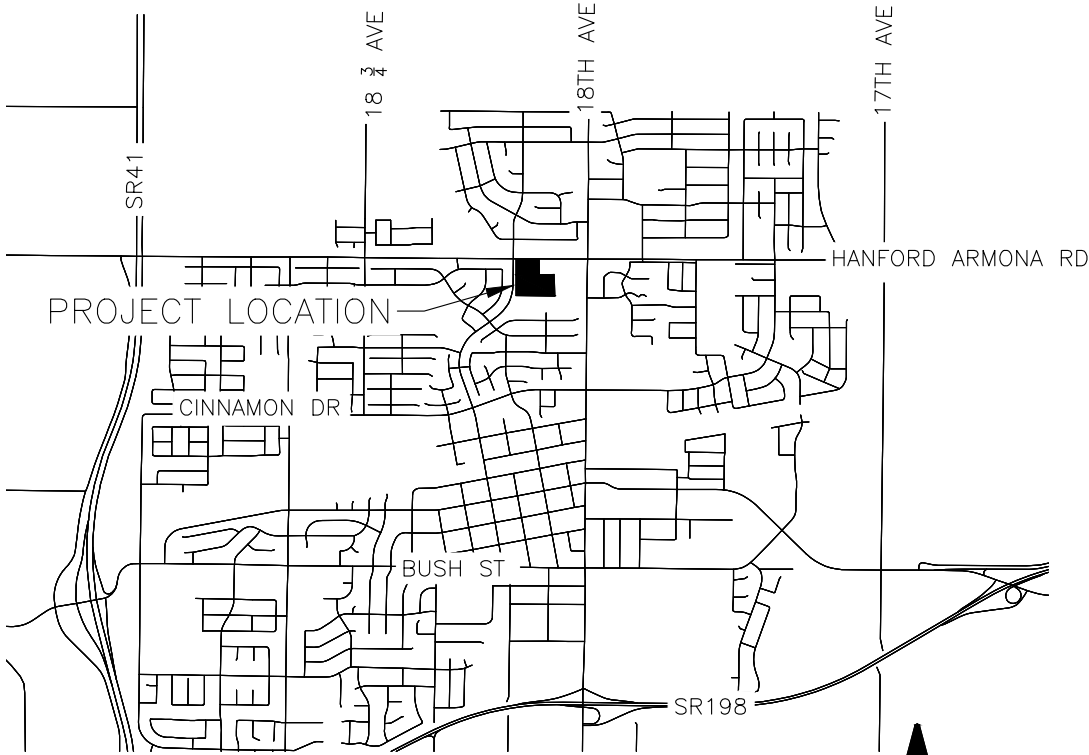
COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 10; THENCE NORTH 89° 54' 08" EAST, ALONG THE SOUTH LINE OF SAID PARCEL 10, A DISTANCE OF 677.10 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 8 AND THE TRUE POINT OF BEGINNING; THENCE NORTH 00° 05' 52" WEST, ALONG THE WEST LINE OF SAID PARCEL 8, A DISTANCE OF 157.45 FEET; THENCE NORTH 89° 54' 08" EAST, A DISTANCE OF 1.66 FEET; THENCE SOUTH 00° 05' 52" EAST PARALLEL WITH AND 1.66 EAST OF SAID WEST LINE OF PARCEL 8, A DISTANCE OF 157.45 FEET TO THE SOUTH LINE OF SAID PARCEL 8; THENCE SOUTH 89° 54' 08" WEST, ALONG SAID SOUTH LINE OF PARCEL 8, A DISTANCE 1.66 FEET TO THE TRUE POINT OF BEGINNING.

ALSO TOGETHER WITH THAT PORTION OF PARCEL 9 OF SAID PARCEL MAP DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 10; THENCE NORTH 89° 54' 08" EAST, ALONG THE SOUTH LINE OF SAID PARCEL 10, A DISTANCE OF 677.10 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 8; THENCE NORTH 00° 05' 52" WEST, ALONG THE WEST LINE OF SAID PARCEL 8, A DISTANCE OF 160.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 9; THENCE SOUTH 89° 54' 08" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 9, A DISTANCE OF 175.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 9 AND THE TRUE POINT OF BEGINNING; THENCE NORTH 00° 05' 52" WEST, ALONG THE WEST LINE OF SAID PARCEL 9, A DISTANCE OF 148.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 9; THENCE NORTH 89° 54' 08" EAST, ALONG THE NORTH LINE OF SAID PARCEL 9, A DISTANCE OF 1.23 FEET; THENCE SOUTH 00° 05' 52" EAST, PARALLEL WITH AND 1.23 EAST OF SAID WEST LINE OF PARCEL 9, A DISTANCE OF 148.00 FEET TO THE SOUTH LINE OF SAID PARCEL 9; THENCE SOUTH 89° 54' 08" WEST, ALONG SAID SOUTH LINE OF PARCEL 9, A DISTANCE 1.23 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL TWO:

AN EASEMENTS OVER THAT PORTION OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT TOWNSHIP PLAT THEREOF, MORE PARTICULARLY DESCRIBED ON THAT CERTAIN PARCEL MAP FILED AUGUST 2, 1990, IN BOOK 12, PAGE 2 OF PARCEL MAPS, KINGS COUNTY RECORDS, AND AS SET FORTH IN DOCUMENT ENTITLED "RECIPROCAL EASEMENT AND OPERATION AGREEMENT" RECORDED AUGUST 2, 1990, AS DOCUMENT NO. 9011951 AND ITS AMENDMENT THERETO RECORDED DECEMBER 4, 1990, AS DOCUMENT NO. 9018524.



VICINITY MAP

NOT TO SCALE

PROJECT INFO:

PROJECT LOCATION: 215 W. HANFORD-ARMONA RD, LEMOORE, CA
APN: 021-380-002
EXISTING ZONING: NEIGHBORHOOD COMMERCIAL (NC)
PROPOSED ZONING: NEIGHBORHOOD COMMERCIAL (NC)
PROJECT OWNER: NATE PATTERSON
CALIFORNIA GOLD DEVELOPMENT CORP
133 OLD WARDS FERRY ROAD, SUITE G
SONORA, CA 95370
(209) 533-3333
GROSS ACRE: 7.61 ACRES
NET ACREAGE: 7.61 ACRES
PROPOSED PARCEL 1: 0.62 ACRES
PROPOSED PARCEL 2: 6.99 ACRES

BASIS OF BEARINGS:

THE EAST LINE OF SECTION 3-19/20 BEING N0°11'00"E PER PARCEL MAP 9-91 RECORDED IN BOOK 9 OF PARCEL MAPS AT PAGE 91 OF KINGS COUNTY RECORDS.

BENCHMARK:

NGS BENCHMARK GT0999 LEMOORE RESET

STATION MARK IS A STANDARD CGS TRIANGULATION DISK SET IN THE TOP OF A 30 CM SQUARE CONCRETE POST RECESSED 10 CM.

ELEV: 217.2 (NAVD 88)



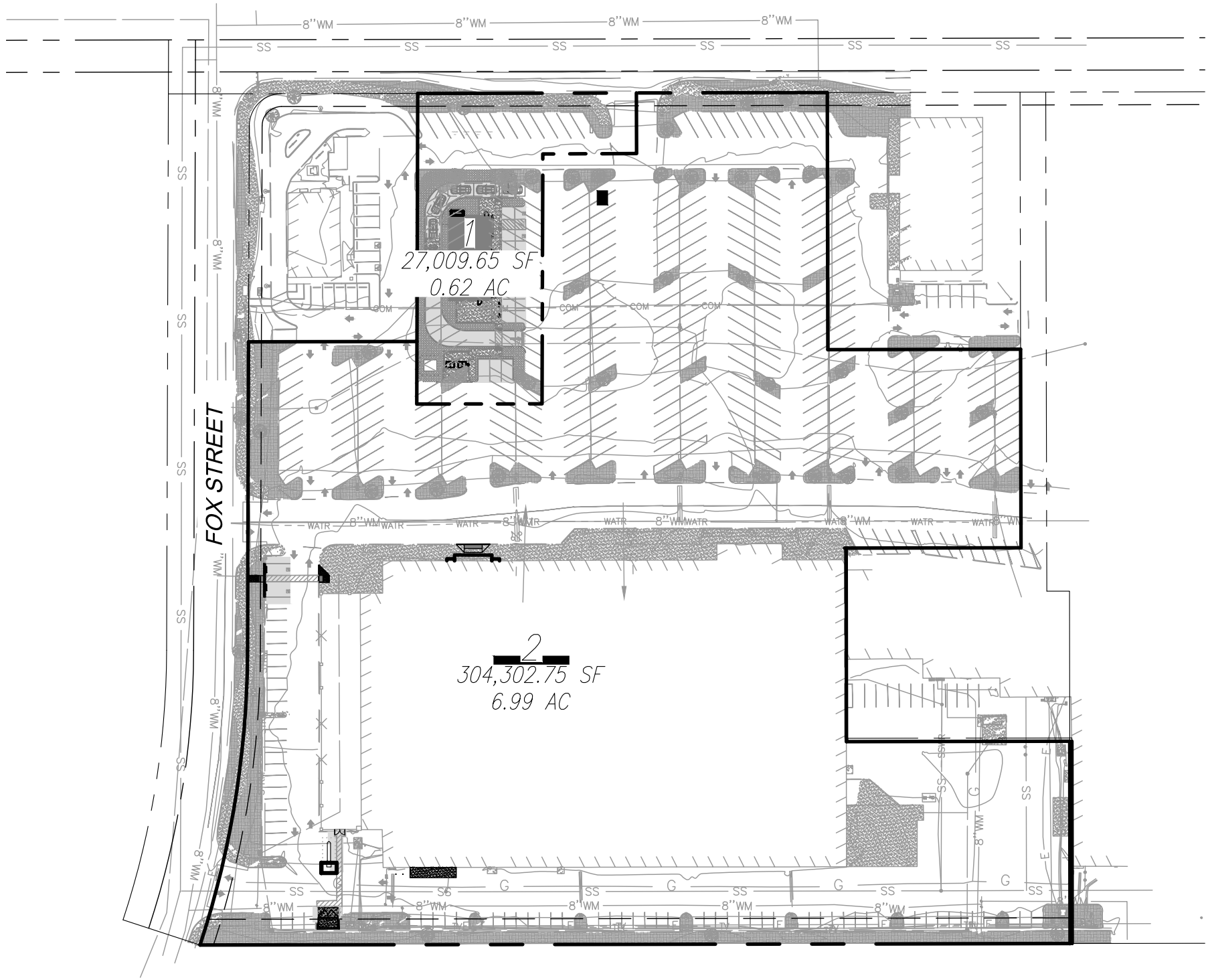
4010 N CHESTNUT
DIAGONAL AVE STE 101
FRESNO, CA 93726
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM

SHEET NO.

1 / 2

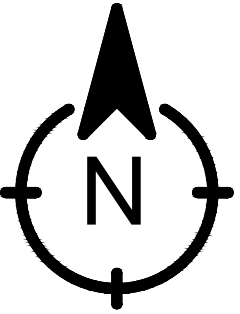


HANFORD ARMONA RD



NOTES

- GENERAL PLAN LAND USE: NEIGHBORHOOD COMMERCIAL (NC)
EXISTING ZONING: NEIGHBORHOOD COMMERCIAL (NC)
PROPOSED ZONING: NEIGHBORHOOD COMMERCIAL (NC)
EXISTING USE: NEIGHBORHOOD COMMERCIAL (NC)
1. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF LEMOORE ZONING CODES.
2. ALL UTILITY SERVICES ARE PROPOSED TO BE PROVIDED BY THE FOLLOWING AGENCIES:
SANITARY SEWER CITY OF LEMOORE
STORM DRAINAGE CITY OF LEMOORE
DOMESTIC WATER CITY OF LEMOORE
FIRE PROTECTION CITY OF LEMOORE
ELECTRICITY PG&E
GAS PG&E
TELEPHONE AT&T
CABLE COMCAST
WASTE DISPOSAL CITY OF LEMOORE
3. NO GRADE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.
4. THE PROPERTY IS CURRENTLY AN EXISTING PARKING LOT AND COMMERCIAL BUILDING



100 50 0 100 200
SCALE IN FEET
1" = 100'



April 25, 2025

Kristie Baley - Planning
City of Lemoore
711 W. Cinnamon Drive
Lemoore, CA 93245

Subject: Chipolte QSR (Confidential) – Tentative Parcel Map No. 2025-01 – 2nd Review

Dear Kristie:

I have reviewed the subject submittal for technical correctness under the City of Lemoore, City Ordinance, Articles 8-7F (1-10), Tentative Maps.

Tentative maps do not need to be precise; I am comfortable with the TPM being approved. However, I would ask that the couple of redlines on sheet 2 are addressed for the ability to clearly interpret the map in the future. The FEMA flood statement noted on sheet 1 is also a requirement of the city code and should be added. I do not need to see the map again.

The blue comments are notes that should make the Final Parcel Map processing quicker, if addressed on the first submittal of the Final Parcel Map.

The conditions of approval are prepared by planning and engineering. I see several utilities throughout the site. If those are maintained by the City, the applicant should be conditioned to dedicate easements.

Please let me know if you have any questions or if clarification is needed.

Sincerely,



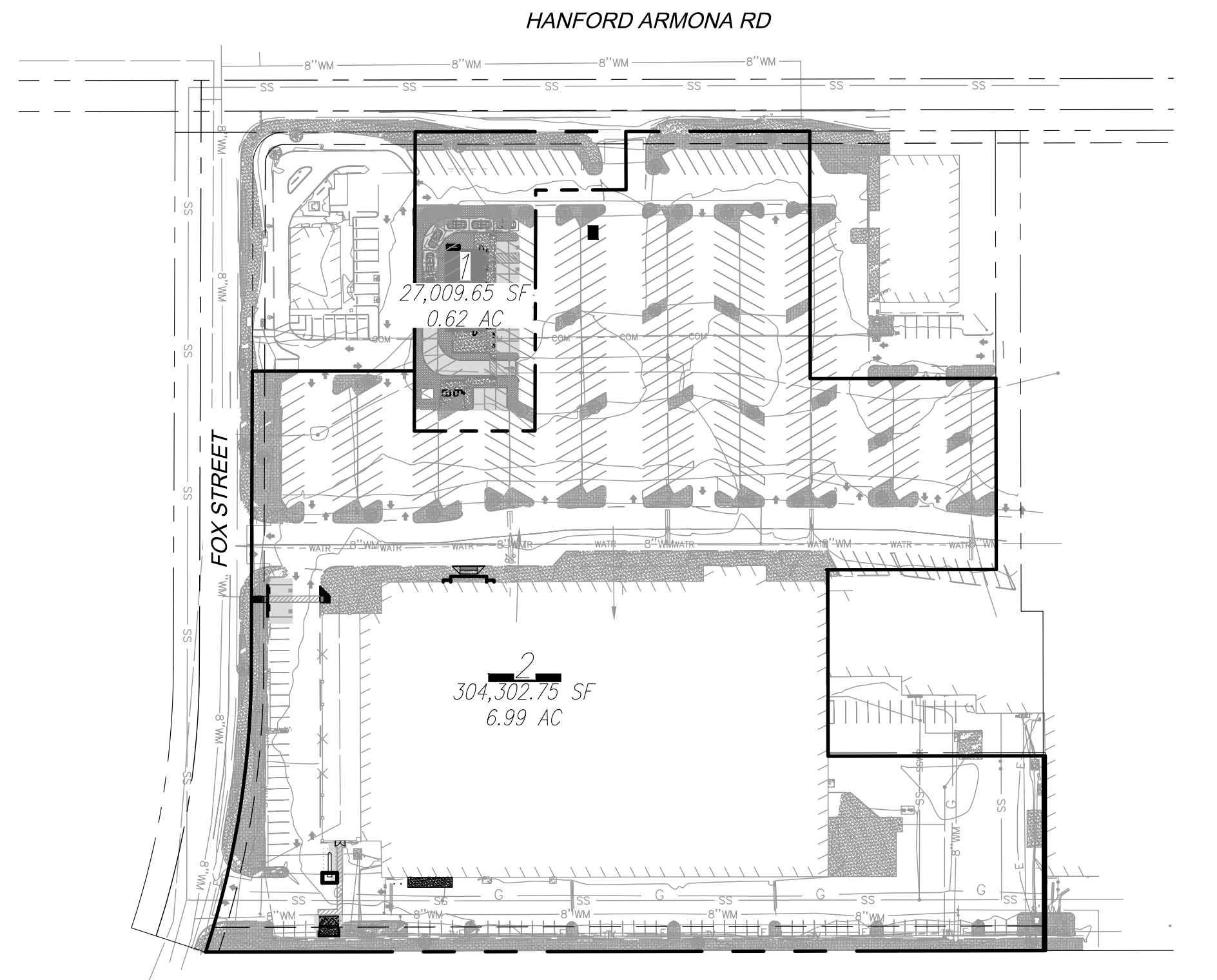
Antonio Westerlund, PLS, CFedS
Contract City Surveyor – City of Lemoore

Enclosures: 2nd Review Redlines

cc: Jeff Cowart, QK
file

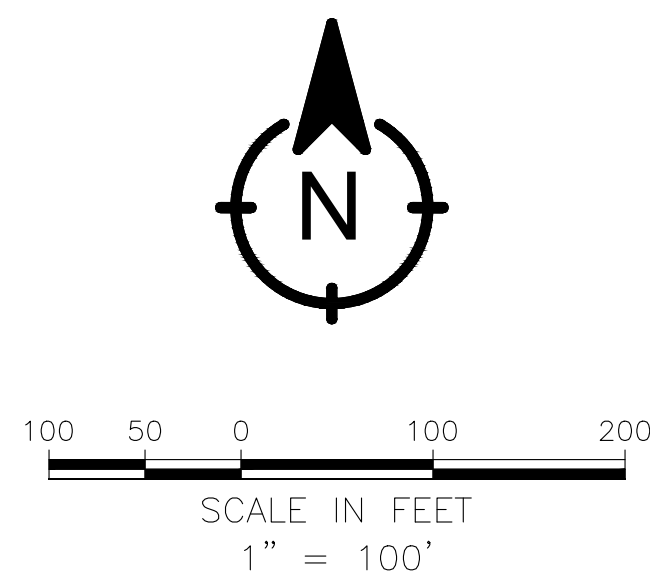
250071
tkf/AW

TENTATIVE PARCEL MAP 2025-01
BEING A DIVISION OF A PORTION OF PARCELS 8, 9, AND 10 OF
PARCEL MAP RECORDED IN BOOK 12 OF PARCEL MAPS, AT
PAGE 2, KINGS COUNTY RECORDS, LOCATED IN SECTION 3
TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE
AND MERIDIAN, IN THE CITY OF LEMOORE, COUNTY OF KINGS,
STATE OF CALIFORNIA.



NOTES

- GENERAL PLAN LAND USE: NEIGHBORHOOD COMMERCIAL (NC)
EXISTING ZONING: NEIGHBORHOOD COMMERCIAL (NC)
PROPOSED ZONING: NEIGHBORHOOD COMMERCIAL (NC)
EXISTING USE: NEIGHBORHOOD COMMERCIAL (NC)
1. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF LEMOORE ZONING CODES.
2. ALL UTILITY SERVICES ARE PROPOSED TO BE PROVIDED BY THE FOLLOWING AGENCIES:
SANITARY SEWER CITY OF LEMOORE
STORM DRAINAGE CITY OF LEMOORE
DOMESTIC WATER CITY OF LEMOORE
FIRE PROTECTION CITY OF LEMOORE
ELECTRICITY PG&E
GAS PG&E
TELEPHONE AT&T
CABLE COMCAST
WASTE DISPOSAL CITY OF LEMOORE
3. NO GRADE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.
4. THE PROPERTY IS CURRENTLY AN EXISTING PARKING LOT AND COMMERCIAL BUILDING



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

PARCEL NO. 4 OF EXHIBIT "B-4", AS SHOWN ON LOT LINE ADJUSTMENT, AS EVIDENCED BY DOCUMENT RECORDED NOVEMBER 18, 1996 AS INSTRUMENT NO. 9624080 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 10 OF PARCEL MAP 12-2 ACCORDING TO THE MAP RECORDED IN BOOK 12 OF PARCEL MAPS AT PAGE 2, KINGS COUNTY RECORDS, BEING A PORTION OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND.

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 10; THENCE NORTH 89° 54' 08" EAST, ALONG THE SOUTH LINE OF SAID PARCEL 10, A DISTANCE OF 677.10 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 10; THENCE NORTH 00° 05' 52" WEST, ALONG THE EAST LINE OF SAID PARCEL 10, A DISTANCE OF 160.00 FEET TO THE SOUTHEAST CORNER OF PARCEL 9 OF SAID PARCEL MAP SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 54' 08" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 9, A DISTANCE OF 173.77 FEET; THENCE SOUTH 00° 05' 52" EAST, A DISTANCE OF 2.55 FEET; THENCE NORTH 89° 54' 08" EAST, PARALLEL WITH AND 2.55 FEET SOUTH OF THE SOUTH LINE OF SAID PARCEL 9, A DISTANCE OF 173.77 FEET TO THE EAST LINE OF SAID PARCEL 10; THENCE NORTH 00° 05' 52" WEST, ALONG SAID EAST LINE OF PARCEL 10, A DISTANCE OF 2.55 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF PARCEL 8 OF SAID PARCEL MAP DESCRIBED AS FOLLOWS:

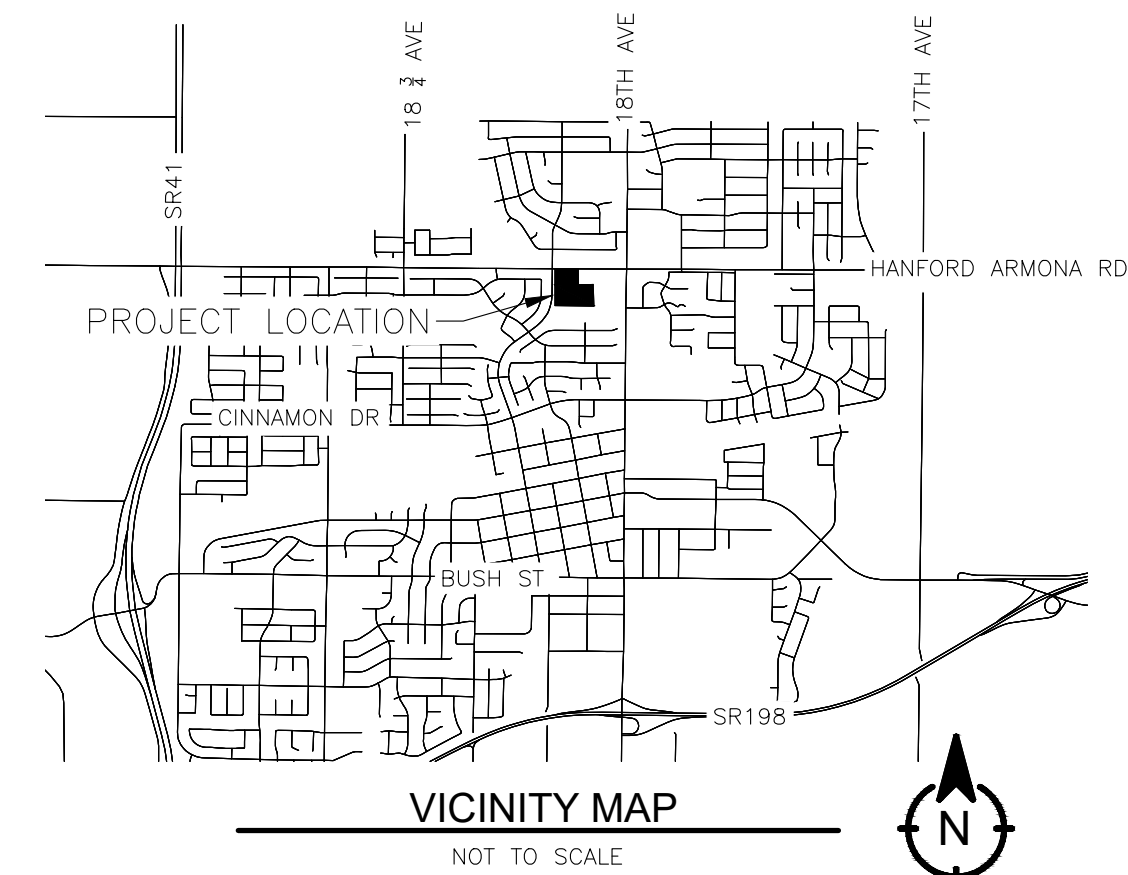
COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 10; THENCE NORTH 89° 54' 08" EAST, ALONG THE SOUTH LINE OF SAID PARCEL 10, A DISTANCE OF 677.10 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 8 AND THE TRUE POINT OF BEGINNING; THENCE NORTH 00° 05' 52" WEST, ALONG THE WEST LINE OF SAID PARCEL 8, A DISTANCE OF 157.45 FEET; THENCE NORTH 89° 54' 08" EAST, A DISTANCE OF 1.66 FEET; THENCE SOUTH 00° 05' 52" EAST PARALLEL WITH AND 1.66 EAST OF SAID WEST LINE OF PARCEL 8, A DISTANCE OF 157.45 FEET TO THE SOUTH LINE OF SAID PARCEL 8; THENCE SOUTH 89° 54' 08" WEST, ALONG SAID SOUTH LINE OF PARCEL 8, A DISTANCE 1.66 FEET TO THE TRUE POINT OF BEGINNING.

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PARCEL TWO:

AN EASEMENTS OVER THAT PORTION OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT TOWNSHIP PLAT THEREOF, MORE PARTICULARLY DESCRIBED ON THAT CERTAIN PARCEL MAP FILED AUGUST 2, 1990, IN BOOK 12, PAGE 2 OF PARCEL MAPS, KINGS COUNTY RECORDS, AND AS SET FORTH IN DOCUMENT ENTITLED "RECIPROCAL EASEMENT AND OPERATION AGREEMENT" RECORDED AUGUST 2, 1990, AS DOCUMENT NO. 9011951 AND ITS AMENDMENT THERETO RECORDED DECEMBER 4, 1990, AS DOCUMENT NO. 9018524.



PROJECT INFO:

PROJECT LOCATION: 215 W. HANFORD-ARMONA RD, LEMOORE, CA

APN: 021-380-002
EXISTING ZONING: NEIGHBORHOOD COMMERCIAL (NC)
PROPOSED ZONING: NEIGHBORHOOD COMMERCIAL (NC)

PROJECT OWNER: NATE PATTERSON
CALIFORNIA GOLD DEVELOPMENT CORP
133 OLD WARDS FERRY ROAD, SUITE G
SONORA, CA 95370
(209) 533-3333

GROSS ACRE: 7.61 ACRES
NET ACREAGE: 7.61 ACRES

PROPOSED PARCEL 1: 0.62 ACRES
PROPOSED PARCEL 2: 6.99 ACRES

BASIS OF BEARINGS:

THE EAST LINE OF SECTION 3-19/20 BEING
NO 11° 00' E PER PARCEL MAP 9-91 RECORDED IN
BOOK 9 OF PARCEL MAPS AT PAGE 91 OF KINGS
COUNTY RECORDS.

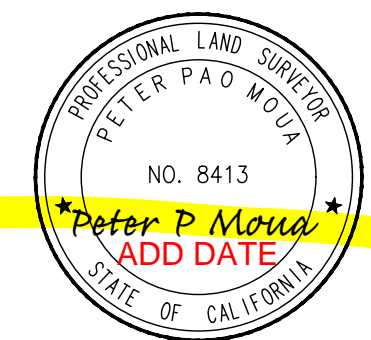
BENCHMARK:

NGS BENCHMARK GT0999 LEMOORE RESET

STATION MARK IS A STANDARD CGS TRIANGULATION
DISK SET IN THE TOP OF A 30 CM SQUARE
CONCRETE POST RECESSED 10 CM.

ELEV: 217.2 (NAVD 88)

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.



4010 N CHESTNUT
DIAGONAL AVE STE 101
FRESNO, CA 93726

(559) 775-0023
FAX: (559) 775-0016

WWW.VICE-ENGR.COM

SHEET NO.

1 / 2

PROVIDE RECORD DOCUMENT ON
SUBMITTAL OF FINAL PARCEL MAP

TENTATIVE PARCEL MAP 2025-01

BEING A DIVISION OF A PORTION OF PARCELS 8, 9, AND 10 OF PARCEL MAP RECORDED IN BOOK 12 OF PARCEL MAPS, AT PAGE 2, KINGS COUNTY RECORDS, LOCATED IN SECTION 3 TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA.

LEGEND

- PROPERTY BOUNDARY
- CENTERLINE/SECTION LINE
- EASEMENT
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- DRAINAGE DIRECTION
- PREVIOUSLY DEDICATED STREET RIGHT OF WAY.

BASIS OF BEARINGS:

THE EAST LINE OF SECTION 3-19/20 BEING N0°11'00"E PER PARCEL MAP 9-91 RECORDED IN BOOK 9 OF PARCEL MAPS AT PAGE 91 OF KINGS COUNTY RECORDS.

BENCHMARK:

NGS BENCHMARK GT0999 LEMOORE RESET

STATION MARK IS A STANDARD CGS TRIANGULATION DISK SET IN THE TOP OF A 30 CM SQUARE CONCRETE POST RECESSED 10 CM.

ELEV: 217.2 (NAVD 88)

NOT SHOWN ON TPM PROVIDE RECORD DOCUMENT ON SUBMITTAL OF FINAL PARCEL MAP AND SHOW LOCATION

10' PUBLIC UTILITY EASEMENT PER PARCEL MAP 12-2 RECORDED IN BOOK 12 OF PARCEL MAPS AT PAGE 2, KINGS COUNTY RECORDS.

42' IRREVOCABLE OFFER AS RECORDED JUNE 11, 1990 PER INSTRUMENT NO. 9008913 OF OFFICIAL RECORDS.

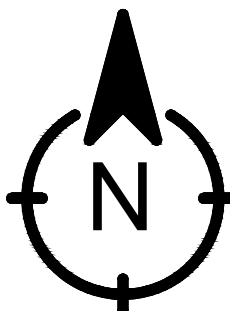
25' EXISTING DITCH AND CL OF 15' DITCH EASEMENT AS RECORDED IN BOOK 19, PAGE 631, OFFICIAL RECORDS.

42' OUTLOT "A" TO BE DEDICATED FOR STREET PURPOSES BY SEPARATE INSTRUMENT.

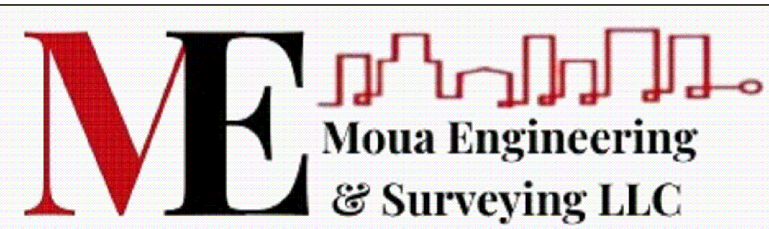
25' EXISTING ROW EASEMENT RECORDED IN ROAD REGISTER BOOK VOL. 1, PAGE 84, KINGS COUNTY RECORDS.

PROVIDE RECORD DOCUMENT ON SUBMITTAL OF FINAL PARCEL MAP
KEYNOTES

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING CURB TO BE REMOVED
- EXISTING LIGHT POLE TO BE REMOVED
- EXISTING LIGHT POLE TO REMAIN



50 25 0 50 100
SCALE IN FEET
1" = 50'



4010 N CHESTNUT
DIAGONAL AVE STE 101
FRESNO, CA 93726

(559) 775-0023
FAX: (559) 775-0016

WWW.VICE-ENGR.COM

SHEET NO.

2 / 2



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

Site Plan Review

To: Scott Patterson
From: Steve Brandt, City Planner
Date: April 22, 2025
Subject: **Site Plan Review No. 2025-03:** a request by California Gold Development Corp. for site plan review for a new quick service food with drive thru for preordered pick up only. The site is located on the south side of Hanford-Armona Road, east of Fox Street (APN 021-380-002).

- ☐ The Site Plan is acceptable as proposed. All applicable comments are marked with an ☒. Proceed to submittal for :
- ☒ The Site Plan requires minor changes that are described in the attached Department comments, mark-ups, and/or checklists. All applicable comments are marked with an ☒. The Site Plan does not need to be reviewed again. Make the changes described and proceed to submittal for Civil and Building plan check:
- ☐ The Site Plan requires changes that are described in the attached Department checklists. All applicable comments are marked with an ☒. Please make revisions and resubmit.

Zoning/General Plan: Zoned and planned Neighborhood Commercial (NC).

Environmental Review: Ministerial Exemption. There are no discretionary actions.

Attached Comments: Engineering Comments and Checklist dated 4/22/25
Planning Comments dated 3/13/2025
Building Checklist dated 3/10/2025
Public Works Comments dated 3/18/2025

GENERAL COMMENTS:
1. Review all utility plans for building permit.
a) Show all existing on-site SD pipe and inlets within the proximity of the project site.
b) Show proposed tie-ins to the existing on-site SD system and any modifications to accommodate the project and proposed grade changes.
c) Show all existing SD/SS/Wtr lines located under the proposed building.
2. See other comments/markups on these plans

Show existing storm sewer line and inlets, and indicate any issues under the proposed building. Indicate any areas where additional work is needed to accommodate surface drainage to the existing storm sewer system.

**CHIPOTLE
SHELL BUILDING**
WEST HANFORD ARMONA RD.
& FOX ST.
LEMOORE, CA



ARCHITECTURE PLUS INC.
4335-8 NORTH STAR WAY
MODESTO, CA 95356
PH: 209.577.4661
FX: 209.577.0213
WWW.API-CA.COM

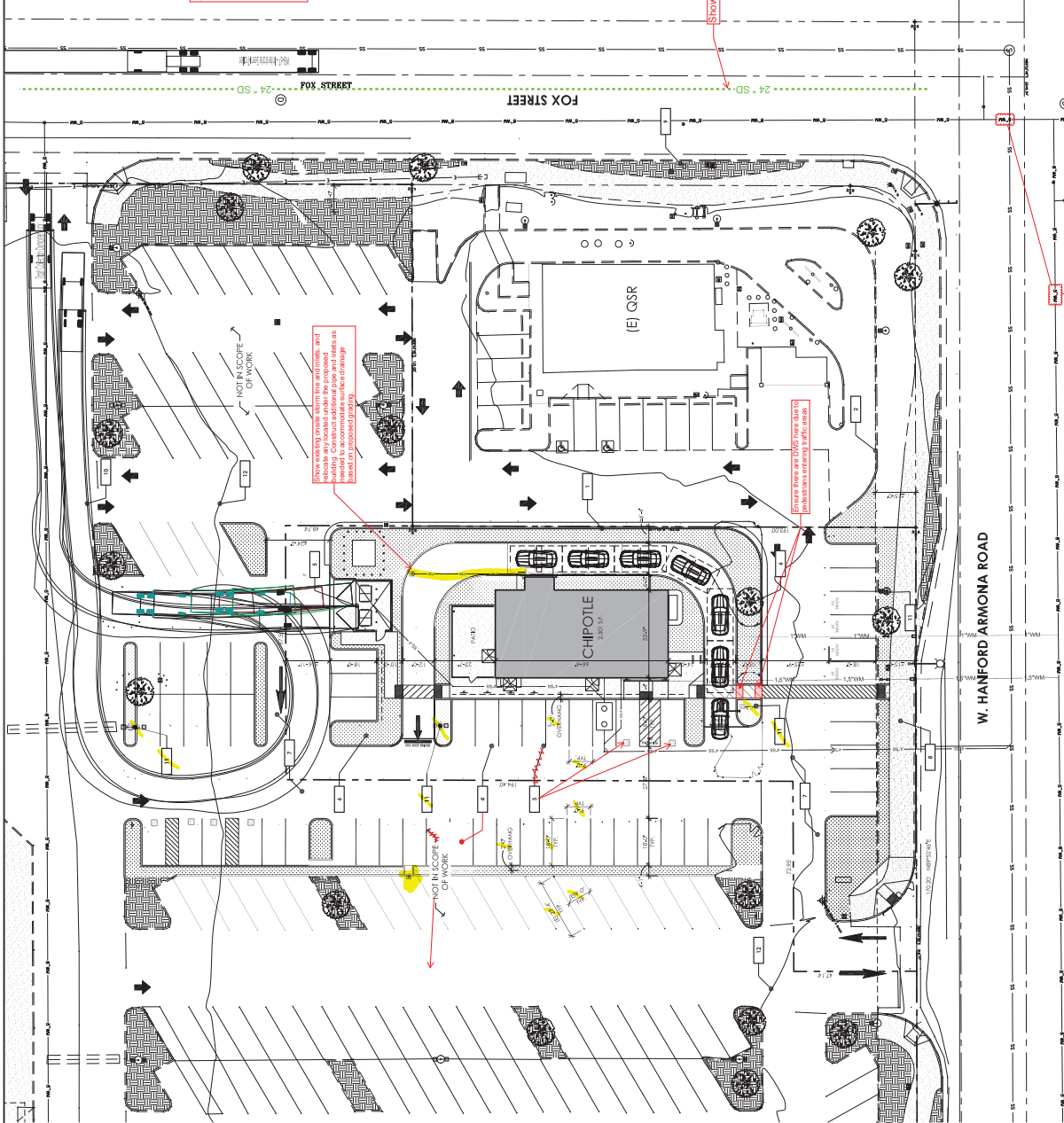
SHEET:

A1

REFERENCE KEY

- 1 INDICATES PROPERTY LINE - TYPICAL
- 2 INDICATES BRIDGE LINE - TO BE VERIFIED
- 3 ACCESSIBLE PARKING SPOT
- 4 STANDARD PARKING SPOT - 12'x20'
- 5 PARKING ENCLOSURE
- 6 INDICATE AREA
- 7 PAVED DRIVE AND PARKING AREA
- 8 PEDESTRIAN WALKWAY
- 9 INDICATES EXISTING SIDE DRAINAGE - VERIFY WITH CUL. DRAWINGS
- 10 INDICATES BRIDGE TRUSS PAIN
- 11 (R) USE STANDARD - INDICATE OF PROJECT AS SHOWN
- 12 INDICATES LINE OF MAJOR TOPOGRAPHIC ELEVATION

NOTE: ANY BROKEN DASHED LINES ARE NOT TO BE USED FOR THE PROJECT AREA (S.D.)



SITE PLAN
SCALE: 1" = 20'-0"



SITE PLAN REVIEW COMMENTS



SITE PLAN NO:
DESCRIPTION:

Site Plan Review No. 2025-03
New Construction – Quick Service Food with Drive Through for Preordered Pick Up only.
Hanford-Armona Road, East of Fox Street
021-380-002
APPLICANT: California Gold Development Corp.
PROPERTY OWNER: Scot Patterson, California Gold Development Corp.

ENGINEERING – Multi-Family/Commercial/Industrial

Recommended action:

- ☒ Acceptable as submitted. See applicable comments below for permit application.
- ☐ Revise per comments below. Resubmittal not required. See applicable comments below for permit application.
- ☐ Resubmit with additional information. See comments below.
- ☐ Redesign required. See comments below.

The following items are required to be shown on the Site Plan or provided with the Site Plan:

- ☐ Show entire property boundary with dimensions.
- ☐ Show all adjacent streets including existing and proposed improvements, such as curb, gutter, drive approaches, sidewalk, transit/bus stops, etc.: ☐ Show sidewalk: _____ ft. wide, with _____ ft. wide parkway on _____; ☐ Show locations of all drive approaches per City Standards; ☐ _____
- ☐ Show existing on-site structures and improvements on the site, such as buildings, wells, septic tanks, fences, driveways, etc., and note if they are to remain, removed, relocated or demolished.
- ☐ Show existing structures and improvements adjacent to the site.
- ☐ Show all proposed on-site improvements including buildings with entry and loading access location, parking lot layout, landscape areas, pedestrian access/pathways, trash/refuse enclosure, mailbox/postal unit, etc. per City Standards and Building Code requirements. Include vehicle/truck path of travel for drive thru aisles, loading areas and trash/refuse enclosure. _
- ☒ Show location and proposed size of all City water and sanitary sewer services to serve the project per City Standards. City mains to be used for this project are located here: ***Verify the size of existing water in Fox St. and Hanford Armona Rd. on building permit set.***
- ☒ Show proposed on-site fire hydrants per Fire Department requirements.
- ☒ Show temporary fire and emergency access. ☐ Provide all-weather fire and emergency access road.
- ☒ Show proposed disposal of storm runoff ***Show connection to on-site drainage system or any proposed modifications with building permit set.*** ☐ On-site basin required per City Standards, ☐ Surface drain to street, ☐ Connect to City storm drain system:
- ☐ Caltrans comments required prior to approval of project.
- ☐ Written comments required from ditch company.
- ☒ Additional comments:
 - 1. See attached markup of Site Plan for comments and clarification to be addressed on the civil plans with the building permit submittal.
 - 2. Also show the following with the civil plans submitted with the building permit:
 - a. Tie-in to the existing on-site storm drain system for surface drainage and any piped connections, and show any proposed modifications to the existing storm drain system.
 - b. Show all existing onsite utilities including SD/SS/Wtr and relocate any SS/SD/Wtr facilities under the proposed building, and coordinate with private utility companies regarding their facilities.
 - c. All City utilities in the street for any new service connection for sewer and/or water.
 - d. All items described in the next section, and the City ordinances and municipal code

SITE PLAN REVIEW COMMENTS



SITE PLAN NO: Site Plan Review No. 2025-03
DESCRIPTION: New Construction – Quick Service Food with Drive Through for Preordered Pick Up only.
LOCATION: Hanford-Armona Road, East of Fox Street
APN(S): 021-380-002
APPLICANT: California Gold Development Corp.
PROPERTY OWNER: Scot Patterson, California Gold Development Corp.

The following are required with permit application:

- ☒ Submit on-site grading and improvement plans and off-site improvement plans detailing all proposed work. On-site and off-site improvement plans to be prepared and signed by registered civil engineer. Project architect may prepare and sign on-site improvement plans.
- ☒ City encroachment permit required which shall include an approved traffic control plan. ***For any proposed improvements within the City right of way.***
- ☐ Caltrans encroachment permit required.
- ☐ Caltrans comments required prior to approval of project.
- ☐ Written comments required from ditch company.
- ☐ All public streets within project limits and across project frontage shall be improved to their full width, subject to available right-of-way, in accordance with City policies, standards and specifications.
- ☐ Dedicate _____ ft. additional right-of-way along _____. Right-of-way dedication required by grant deed. A title report is required for verification of ownership.
- ☒ Install parking lot striping per City standards and street striping as required by the City Engineer.
- ☐ Install sidewalk: _____ ft. wide, with _____ ft. wide parkway on _____
- ☒ Show locations of all drive approaches and construct to City Standards. _____
- ☐ Cluster mailbox supports required (1 for 2 residential units) or use postal unit.
- ☒ Landscape and irrigation improvement plans to be submitted for the entire project. Landscape plans will need to comply with the City of Lemoore's street tree ordinance and the State MWEL requirements.
- ☒ Potable water and fire protection water master plan for the entire development shall be submitted for approval prior to approval of any phase of the development. 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.
- ☒ Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any phase of the development. 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.
- ☒ Grading and drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.
 - ☒ Prepared by a registered civil engineer or project architect.
 - ☒ All elevations shall be based on the City's benchmark network.Storm run-off from the project shall be handled as follows:
 - ☒ Directed to the City's existing storm drainage system; ***Connect to on-site drainage system to drain to City SD system.***
 - ☐ Directed to a permanent on-site basin per City Standards
 - ☐ 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. On-site basin shall be constructed in accordance with City Standards.

SITE PLAN REVIEW COMMENTS



SITE PLAN NO: Site Plan Review No. 2025-03
DESCRIPTION: New Construction – Quick Service Food with Drive Through for Preordered Pick Up only.
LOCATION: Hanford-Armona Road, East of Fox Street
APN(S): 021-380-002
APPLICANT: California Gold Development Corp.
PROPERTY OWNER: Scot Patterson, California Gold Development Corp.

- ☒ Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- ☒ Relocate existing utility poles and/or facilities.
- ☐ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- ☒ Provide R-value tests; 1 at on-site parking lot.
- ☒ Traffic indexes per City standards: *T.I. = 5.5 at refuse vehicle drive aisles*
- ☐ Subject to existing reimbursement agreement to reimburse prior developer.
- ☐ Abandon existing wells per Code; a building permit is required.
- ☐ Remove existing irrigation lines and dispose off-site.
- ☐ Remove existing leach fields and septic tanks.
- ☒ Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air Pollution Control District's Regulation VIII. Copies of any required permits will be provided to the City of Lemoore.
- ☐ The project it may be subject to the San Joaquin Valley Air Pollution Control District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City of Lemoore.
- ☒ If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit will be provided to the City of Lemoore.

Additional comments:

1. See attached markups of site plan for additional comments and clarification.



Authorized signature

04/21/25

Date

Jeff Cowart, PE City Engineer

Printed name

SITE PLAN REVIEW COMMENTS

SITE PLAN NO: Site Plan Review No. 2025-03
 DESCRIPTION: New Construction – Quick Service Food with Drive Through for Preordered Pick Up only.
 LOCATION: Hanford-Armona Road, East of Fox Street
 APN(S): 021-380-002
 APPLICANT: California Gold Development Corp.
 PROPERTY OWNER: Scot Patterson, California Gold Development Corp.

PLANNING SITE PLAN REVIEW COMMENTS

The following comments are applicable to your site plan when checked. Comments in *italics* are specific to the project.

Project Information

- ☒ General Plan Land Use Element land use designation(s): *Neighborhood Commercial*
☒ General Plan Circulation Element adjacent street(s): *Hanford-Armona Road is an Arterial Street. Fox Street is a Collector Street.*
☒ Zoning designation: *Neighborhood Commercial*
☒ Proposed land use:
 ☒ Allowed use ☐ Not allowed use ☐ Requires a conditional use permit

Drive-thru requires an Administrative Use Permit (staff review). A parcel map to separate the QSR from the rest of the site is also proposed (Planning Commission review).

Site Plan Comments

Site Area Standards (Chapter 9-5A)		Required	Proposed	Notes
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Site area per dwelling units (minimum)			
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Lot size (minimum)	<i>No minimum</i>	<i>0.62 acres</i>	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Lot size (maximum)	<i>No maximum</i>	<i>0.62 acres</i>	
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Lot width (minimum)			
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Lot width (maximum)			

Building Setback, Height, and Coverage Standards (Chapter 9-5A)		Required	Proposed	Notes
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Front Building Setback (minimum)	<i>15 feet</i>	<i>15 feet</i>	

SITE PLAN REVIEW COMMENTS


SITE PLAN NO:

Site Plan Review No. 2025-03

DESCRIPTION:

New Construction – Quick Service Food with Drive Through for Preordered Pick Up only.

LOCATION:

Hanford-Armona Road, East of Fox Street

APN(S):

021-380-002

APPLICANT:

California Gold Development Corp.

PROPERTY OWNER:

Scot Patterson, California Gold Development Corp.

<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Interior Side Building Setback (minimum)	0 feet	Over 100 feet	
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Street Side Building Setback (minimum)	15 feet	Over 100 feet	
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Rear Building Setback (minimum)			
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Separation Between Buildings (minimum)	10 feet	Over 80 feet	
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Height (maximum)			
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Floor Area Ratio (minimum)	0.10	0.09	Acceptable because in shopping center
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Floor Area Ratio (maximum)	0.60	0.09	

Architectural and Site Design Standards (Chapter 9-5C)		Required	Notes
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Design Concepts	Meets design concept standards	
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Design Standards for Residential Projects		
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Design Standards for Commercial and Industrial Projects	Meets commercial design standards	
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Design Standards for Big Box Stores		

Parking and Loading Standards (Chapter 9-5E)	Required	Proposed	Notes

SITE PLAN REVIEW COMMENTS



SITE PLAN NO: Site Plan Review No. 2025-03
 DESCRIPTION: New Construction – Quick Service Food with Drive Through for Preordered Pick Up only.
 LOCATION: Hanford-Armona Road, East of Fox Street
 APN(S): 021-380-002
 APPLICANT: California Gold Development Corp.
 PROPERTY OWNER: Scot Patterson, California Gold Development Corp.

<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Number of off-street Parking Spaces	4.25 spaces per 1,000 sq.ft.	Estimated net loss of 33 spaces from existing condition	QSR is part of a shared parking agreement. Overall shopping center still meets the minimum standard for parking.
<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input type="checkbox"/> N/A	Parking Design Standards	Standard space is 9 feet by 20 feet. See		See Section 9-5E-5 for parking design requirements. https://codelibrary.amlegal.com/codes/lemooreca/latest/lemoore_ca/0-0-0-9526
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A	Loading Design Standards			

<input type="checkbox"/> Downtown Standards (Chapter 9-6) <input type="checkbox"/> Mixed Use Standards (Chapter 9-7) <input type="checkbox"/> Overlay Zones (Chapter 9-9)			
<input type="checkbox"/> Acceptable <input type="checkbox"/> Revise <input checked="" type="checkbox"/> N/A		Required	Notes

Entitlements Required

- ☐ Conditional Use Permit is required for this project.
- ☐ Zone Variance is required for this project.
- ☐ Tentative Subdivision Map is required for this project.
- ☒ Tentative Parcel Map is required for this project.
- ☐ Lot Line Adjustment is required for this project.
- ☐ Zone Change is required for this project.
- ☐ General Plan Amendment is required for this project.
- ☒ Other discretionary action required for this project: *Administrative Use Permit for Drive-thru*

CEQA Document Required (This is a preliminary determination that will be finalized when the project application is fully submitted and deemed complete.)

- ☐ Exempt from CEQA - Ministerial Exemption: Section 21080(b)(1); 15268.

SITE PLAN REVIEW COMMENTS



SITE PLAN NO: Site Plan Review No. 2025-03
DESCRIPTION: New Construction – Quick Service Food with Drive Through for Preordered Pick Up only.
LOCATION: Hanford-Armona Road, East of Fox Street
APN(S): 021-380-002
APPLICANT: California Gold Development Corp.
PROPERTY OWNER: Scot Patterson, California Gold Development Corp.

- ☒ Exempt from CEQA - *Categorical Exemption Sections 15303 and 15315 (New small structure and minor land division)*
- ☐ Exempt from CEQA - Statutory Exemption Section _____.
- ☐ Negative Declaration or Mitigated Negative Declaration.
- ☐ Environmental Impact Report.

Environmental Technical Documents required to back up CEQA document (This is a preliminary determination that will be finalized when the project application is fully submitted and deemed complete.)

- ☐ Air Impact Analysis.
- ☐ Acoustical Analysis.
- ☐ Biological Report.
- ☐ Cultural Records Search.
- ☐ Traffic Impact Assessment.
- ☐ Vehicle Trip Generation Estimates.
- ☐ Covenant.
- ☐ Other:

General Requirements from Zoning Ordinance that apply to the project when checked.

- ☒ Meet all Noise, Odor, and Vibration Performance Standards described in Zoning Ordinance Section 9-5B-2.
- ☒ Make all required Property and Utility Improvements described in Zoning Ordinance Section 9-5B-3.
- ☒ Meet all Outdoor Lighting Standards described in Zoning Ordinance Section 9-5B-4.
- ☐ Meet all applicable Fence and Wall Standards described in Zoning Ordinance 9-5B-5.
- ☒ Meet all MWELo requirements for landscape and irrigation plans.
- ☒ Street Trees shall be selected from the approved Street Tree list in Table 9-5D-5-A1.
- ☒ Landscape and Irrigation Plans required at Building Permit submittal. Landscape Plans will be checked for compliance with MWELo, including but not limited to the following conditions:
- Plan shall include square footages of landscaped area shown, water use calculations, and the material to be utilized.
 - Water use classifications shall be based on WUCOLS IV.
 - All required landscape areas shall be included in the Plan.
 - Landscaping shall meet all other applicable requirements of Title 9, Article D1 of the Zoning Ordinance.

SITE PLAN REVIEW COMMENTS

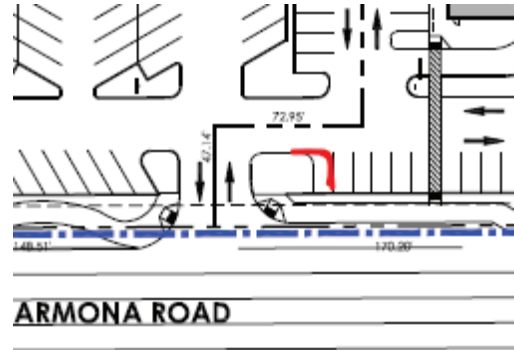


SITE PLAN NO:	Site Plan Review No. 2025-03
DESCRIPTION:	New Construction – Quick Service Food with Drive Through for Preordered Pick Up only.
LOCATION:	Hanford-Armona Road, East of Fox Street
APN(S):	021-380-002
APPLICANT:	California Gold Development Corp.
PROPERTY OWNER:	Scot Patterson, California Gold Development Corp.

Other Requirements

☒ Additional comments:

Revise parking as shown to remove 1 parking space and replace with landscaping. All unpaved areas shall be landscaped.



Steve Brandt

3/13/2025

Authorized signature

Date

Steve Brandt, AICP, City Planner

Printed name

SITE PLAN REVIEW COMMENTS



SITE PLAN NO: Site Plan Review No. 2025-03
DESCRIPTION: New Construction – Quick Service Food with Drive Through for Preordered Pick Up only.
LOCATION: Hanford-Armona Road, East of Fox Street
APN(S): 021-380-002
APPLICANT: California Gold Development Corp.
PROPERTY OWNER: Scot Patterson, California Gold Development Corp.

BUILDING

The following comments are applicable when checked:

- ☒ These are general comments and DO NOT constitute a complete plan check for your specific project. Please refer to the applicable California Code and local ordinances for additional requirements.
- ☒ Business Tax certification is required. *For information call (559) 924-6744 ext. 712*
- ☒ A building permit will be required. *For information call (559) 924-6744 ext. 730*
 - ☒ Submit PDF files of plans signed by an architect and engineer. Must comply with 2022 California Building Codes.
- ☒ Indicate abandoned wells, septic systems and excavations on construction plans.

You are responsible to ensure compliance with the following checked items:

- ☒ Meet State and Federal Americans with Disabilities Act (ADA) requirements.
- ☒ A path of travel, parking and common area must comply with ADA Requirements.
- ☒ All accessible units must meet ADA Requirements.
- ☒ Maintain sound transmission control between units minimum of 50 STC.
- ☒ Maintain fire-resistive requirements at property lines.
- ☒ Demolition permit and deposit is required. *For information call (559) 924-6744 ext. 730*
- ☐ Obtain required permits from San Joaquin Valley Air Pollution Control District.
For information call (559) 230-6000
- ☐ Location of cashier must provide clear view of gas pump island.
- ☐ Treatment connection charge to be assessed based on use.
- ☒ Plans must be approved by the Kings County Health Department. *For information call (559) 584-1411*
- ☒ Project is located in flood zone _____.
- ☒ Hazardous materials report.
- ☐ Arrange for an onsite inspection. *For information call (559) 924-6744 ext. 731*
- ☐ School Development fees: *For information call (559) 924-6744 ext. 730*
- ☐ Park Development fees: *For information call (559) 924-6744 ext. 730*
- ☐ Existing address must be changed to be consistent with City address. *Call (559) 924-6744 ext. 740*

Additional comments: FIRE SPRINKLERS MAY BE REQUIRED, FIRE ALARM MONITORING SYSTEM, ANSUL FIRE SYSTEM ARE REQUIRED.

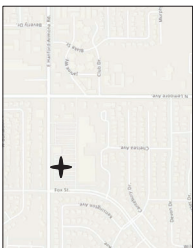
- ☐ No comments. Acceptable as submitted.

Authorized signature

3-10-25

Date

Ray Greenlee
Printed Name and Title



PROJECT LOCATION
215 W. HANFORD ARMADA ROAD
LEMOORE, CA

PROJECT TEAM

ARCHITECT
API PLANNING ARCHITECTURE
4350 OLD WARD FERRY ROAD
MODESTO, CA 95356
TEL: 209.577.4441
CONTACT: JOSEPH L. SMITH
j.smith@apiradcc.com

SITE DATA

ASSESSOR'S PARCEL NUMBER:

PROPERTY AREA:

PARKING DATA

QSR

PARKING REQUIRED:

2,296 S.F. / 200 •

PARKING PROVIDED:

SHARED PARKING

12 SPACES REQUIRED

001-SB-002

331,492 SQ. FT. / 7.41 AC

**CHIPOTLE
SHELL BUILDING
WEST HANFORD ARMONA RD.
& FOX ST.
LEMOORE, CA**

PLANNING
ARCHITECTURE



ARCHITECTURE PLUS INC.
4350 OLD WARD FERRY ROAD
MODESTO, CA 95356

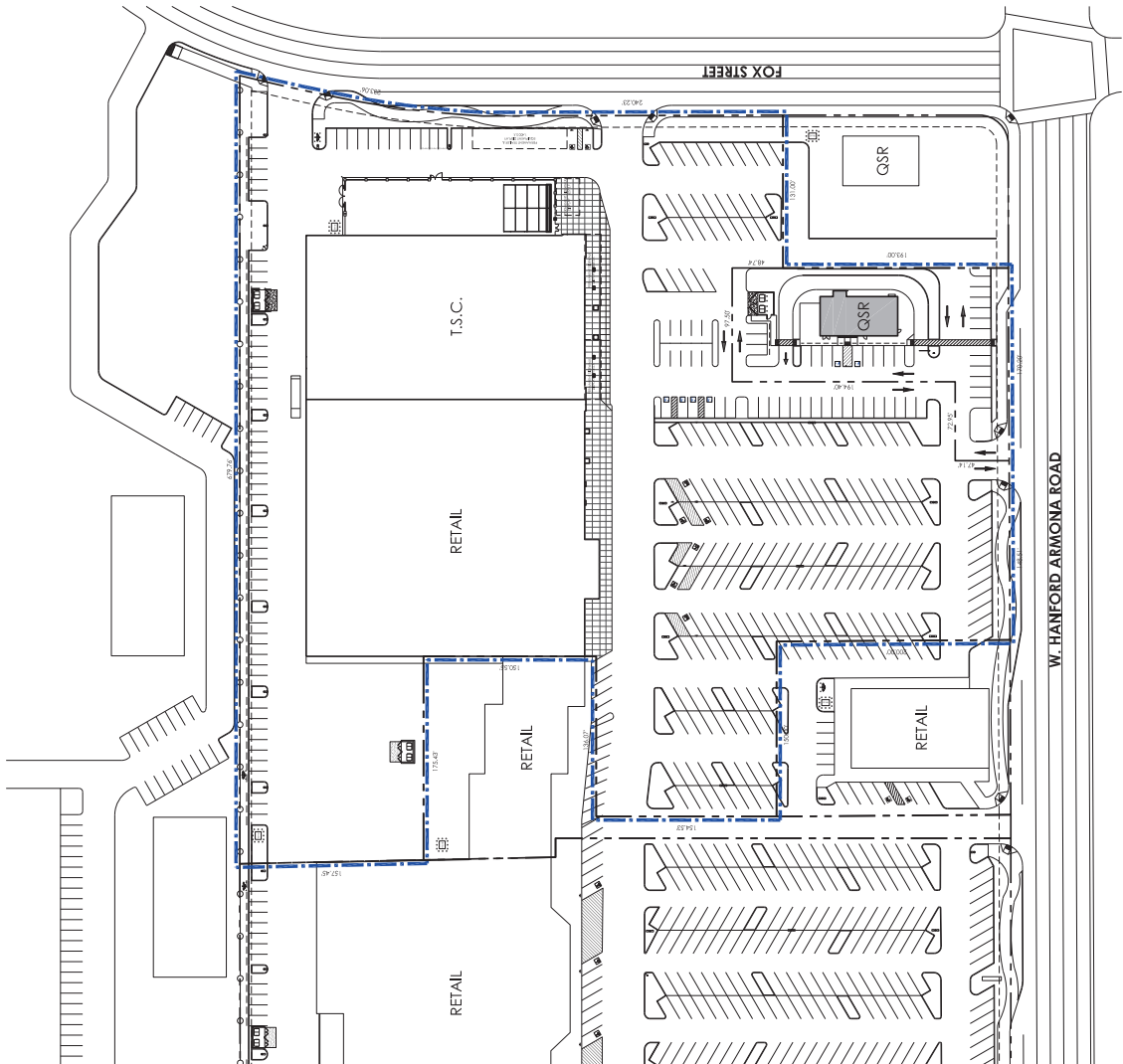
TEL: 209.577.4441
TEL: 209.577.0213

WWW.APIRADCC.COM

SHEET:

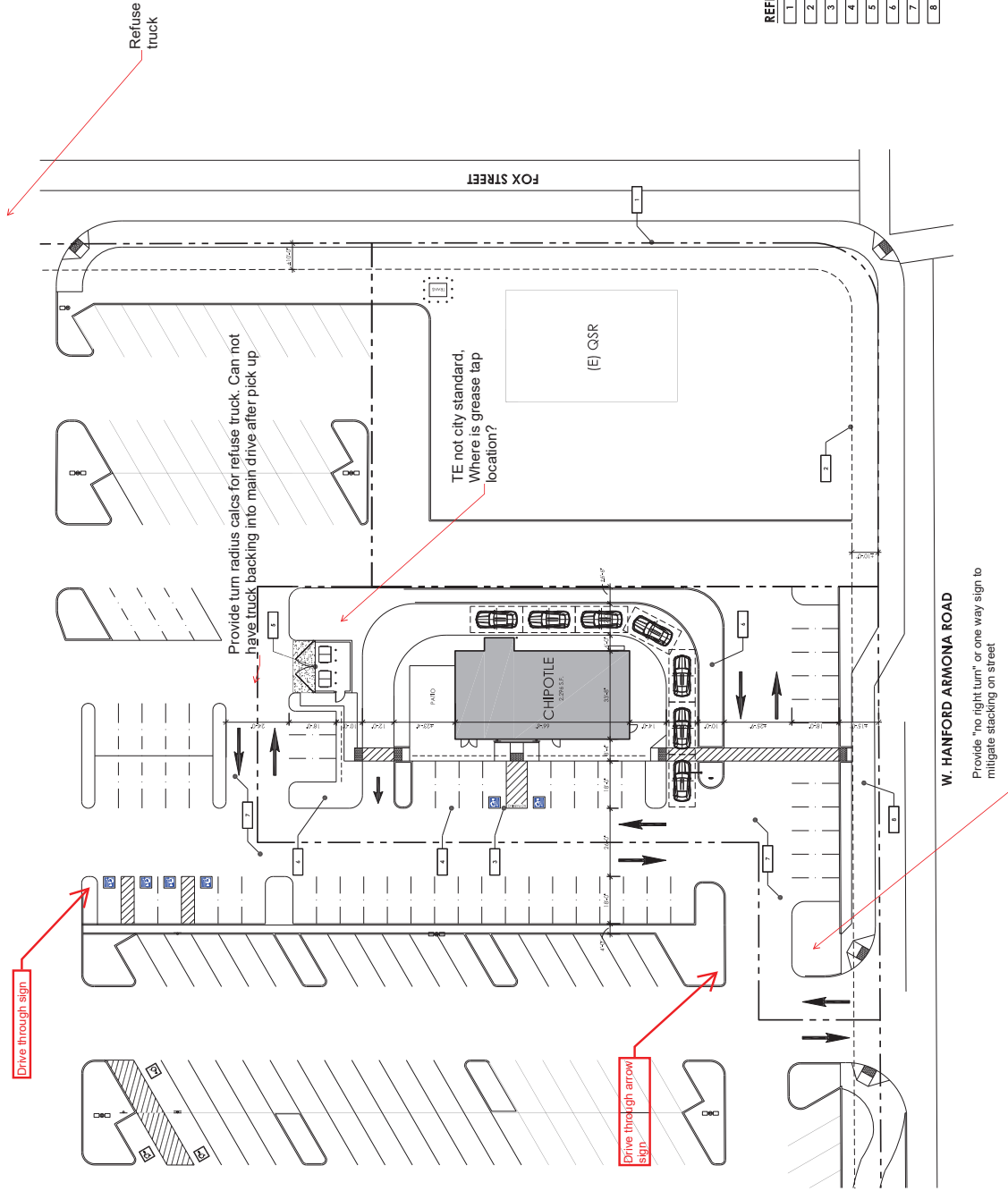
A0

NOTE:
THIS CONCEPTUAL SITE PLAN WAS DEVELOPED WITH SITE BOUNDARY
AND ADJACENT PROPERTY INFORMATION. THE ARCHITECT IS NOT RESPONSIBLE
FOR THE ACCURACY OF THE INFORMATION.
THE TRUCK TURNING MOVEMENTS SHOWN ARE ILLUSTRATIVE ONLY.
THESE MOVEMENTS DO NOT TAKE INTO ACCOUNT TRUCK
PATH / MOVEMENT.

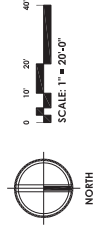


OVERALL SITE PLAN

SCALE: 1" = 50'-0"



REFERENCE KEY	
1	INDICATES PROPERTY LINE - TYPICAL
2	INDICATES SERVICE LINE - TO BE VIEWED
3	ACCIDENT PARKING SPALL
4	STANDARD PARKING SPALL - 12'x20'
5	TRAMP INCLUSIVE
6	LANDSCAPE AREA
7	PAVED DRIVE AND PARKING AREA
8	PEDESTRIAN WALKWAY



SITE PLAN
SCALE: 1" = 20'-0"

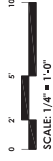
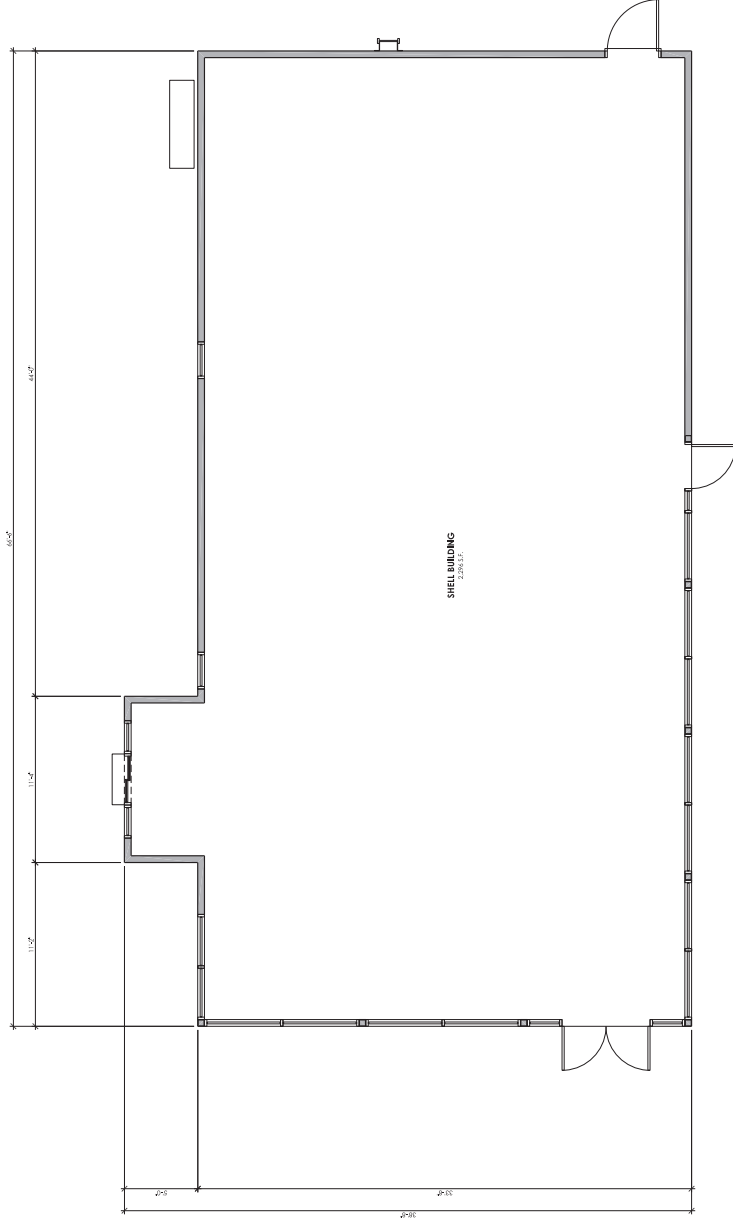
W. HANFORD ARMONA ROAD
Provide "no right turn" or one way sign to mitigate stacking on street

CHIPOTLE
SHELL BUILDING
WEST HANFORD ARMONA RD.
& FOX ST.
LEWIS, CA



ARCHITECTURE PLUS INC.
4500 HANFORD ARMONA RD.
MODesto, CA 95356
PH: 209.577.6661
FX: 209.577.0213
WWW.APIARCH.COM

SHEET:
A1



FLOOR PLAN
SCALE: 1/4" = 1'-0"
FLOOR AREA: 2,296.17

**CHIPOTLE
SHELL BUILDING**
WEST HANFORD ARMONA RD.
& FOX ST.
LEMOORE, CA

PLANNING
ARCHITECTURE

api

ARCHITECTURE PLUS INC.
4555 ARMONA RD. SUITE 100
MODESTO, CA 95356

PH: 209.577.6661
FX: 209.577.0213

WWW.APIARCH.COM

SHEET:

A2

REFERENCE KEY

- 1 EXTERIOR CHALKBOARD FLASHER
- 2 PARAPET CAP
- 3 AWNING / CANOPY
- 4 STOREFRONT ASSEMBLY
- 5 EXTERIOR ROOF ACCESS LADDER
- 6 MAIN DOOR

FINISH LEGEND



A
PPG PAINTS
PPG 1010-3
FOG



B
PPG PAINTS
PPG 1010-3
FOG



C
PPG PAINTS
PPG 1010-3
FOG

**CHIPOTLE
SHELL BUILDING**
WEST HANFORD ARMONA RD.
& FOX ST.
LEMOORE, CA

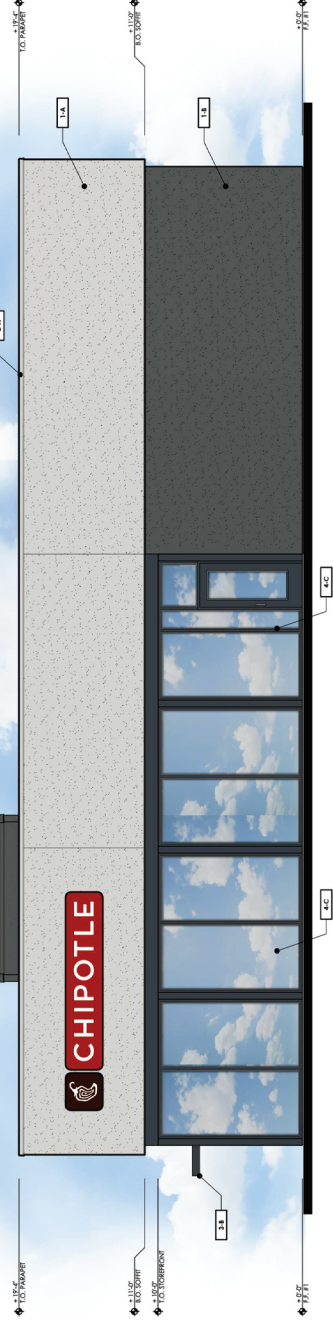
PLANNING
ARCHITECTURE

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ARCHITECTURE PLUS INC.
4335 B NORTH STAR WAY
MODESTO, CA 95356
ph. 209.577.4661
fx. 209.577.0213
www.apicorp.com

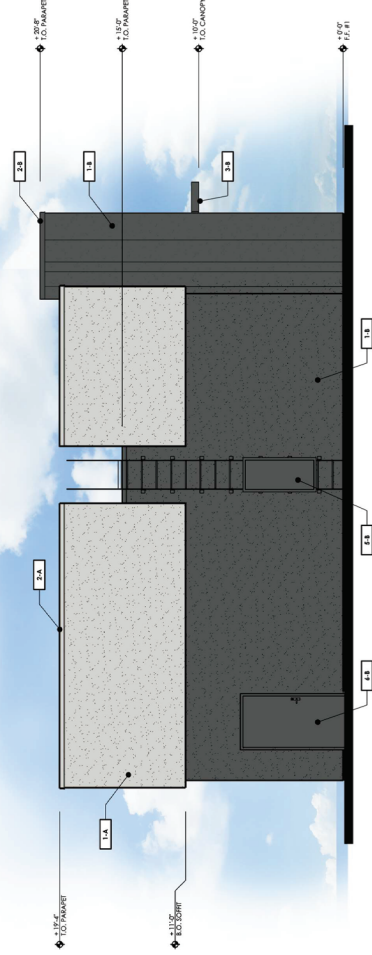
SHEET:

A3



EAST EXTERIOR ELEVATION

SCALE 1/4\"/>



SOUTH EXTERIOR ELEVATION

SCALE 1/4\"/>

REFERENCE KEY

- 1 EXTERIOR CURBENT FLASHER
- 2 PARAPET CAP
- 3 AWNING / CANOPY
- 4 STOREFRONT ASSEMBLY
- 5 EXTERIOR ROOF ACCESS LADDER
- 6 MAIN DOOR

FINISH LEGEND



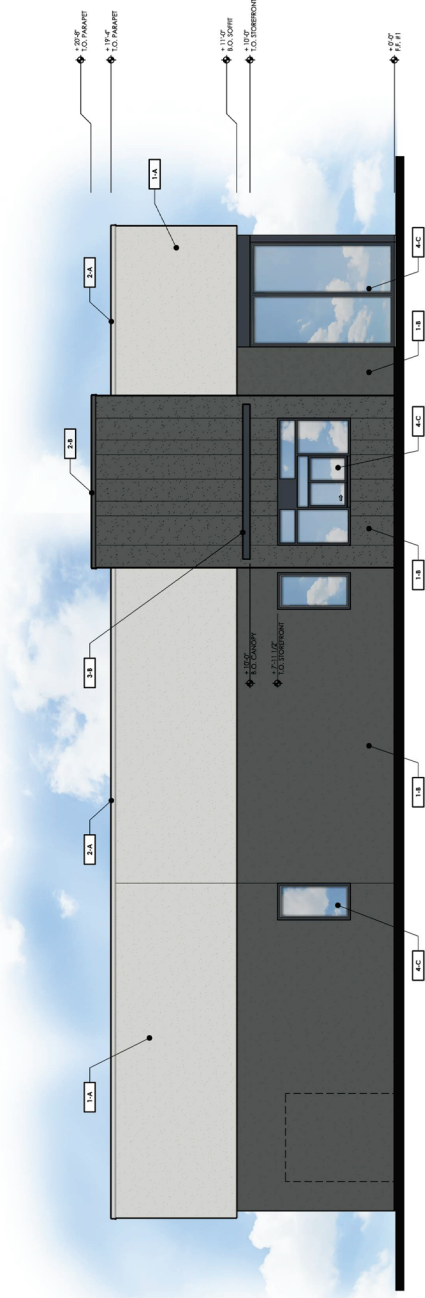
A. PPG PAINTS
PPG 1010-3
FOG



B. PPG PAINTS
PPG 1010-3
KNIGHTS ARMOR

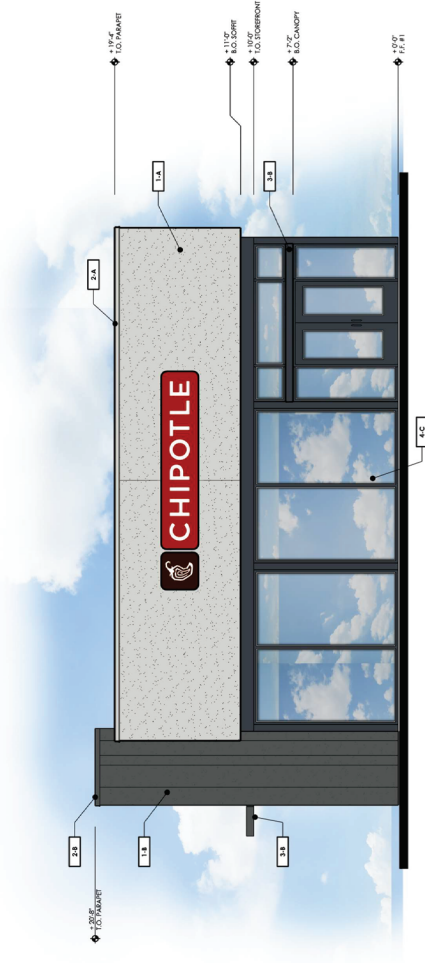


C. PPG PAINTS
PPG 1010-3
KNIGHTS ARMOR



WEST EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"



NORTH EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

**CHIPOTLE
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4335 B NORTH STAR WAY
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ph. 209.577.4661
fx. 209.577.0213
www.apicorp.com

SHEET:

A4

Notice of Exemption

TO: ☐ Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

☒ County Clerk, County of Kings
Kings County Government Center
Hanford, California 93230

FROM: City of Lemoore Community Development Dept.
711 W. Cinnamon Drive
Lemoore, CA 93245

PROJECT TITLE: Tentative Parcel Map No. 2025-01

PROJECT APPLICANT: California Gold Development

PROJECT LOCATION – City: Lemoore **County:** Kings

PROJECT LOCATION – Specific: south side of Hanford-Armona Road, east of Fox Street in the City of Lemoore (APN 021-380-002).

PROJECT DESCRIPTION: Division of an existing 7.61-acre developed site into two parcels. (Parcel A .62 acre; Parcel B 6.99 acre). Parcel A is intended to accommodate a quick serve restaurant (QSR) with pick-up only drive through.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Lemoore

NAME, ADDRESS, & PHONE NUMBER OF PERSON OR AGENCY CARRYING OUT PROJECT:
City of Lemoore Community Development Dept., 711 W. Cinnamon Drive, Lemoore, CA 93245

EXEMPT STATUS: (*check one*)

- ☐ Ministerial (Section 21080(b)(1); 15268);
☐ Declared Emergency (Section 21080(b)(4); 15269(a));
☐ Emergency Project (Section 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption. State type and section number: (Class 3, Section 15303) & (Class 15, Section 15315)
☐ Statutory Exemptions. State code number:

REASONS WHY PROJECT IS EXEMPT: The project only involves construction of small structure on a developed lot and a minor division of land (California Code of Regulations Title 14 § 15303 and 15315 New Small Structure and Minor Land Divisions).

LEAD AGENCY CONTACT PERSON:

Kristie Baley, Management Analyst
(559) 924-6744

Signature

Date



119 Fox Street • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-9003

Staff Report

To: Lemoore Planning Commission Item No. 9
From: Steve Brandt, City Planner
Date: April 29, 2025 **Meeting Date:** May 12, 2025
Subject: **Major Site Plan Review No. 2024-05 and Variance No. 2025-01:** a request by Lennar Homes for approval of new single-family home master plans (floor plans and elevation plans) to be constructed within the approved Tract 935 and a variance from the required minimum 12-inch roof overhang to allow roof overhang of 6 inches on all homes. The site is located on the east side of Liberty Drive (18 ¾ Avenue), south of the Glendale Avenue alignment. (APNs 021-550-001, -002, -003)

Proposed Motion:

Move to adopt Resolution 2025-05, approving Major Site Plan No. 2024-05 and Variance No. 2025-01 for the home master plans and variance at Tract 935, with the attached conditions.

Project Proposal:

This project is requesting approval of the single-family home master plans for the Tract 935 Subdivision. Lennar Homes has submitted this application to modify the elevations and floor plans for 152 lots in response to shifts in the market. Since the tentative subdivision map is already approved, this Planning Commission action is limited to review of the home plans for consistency with the single-family home architectural design standards that are in the Zoning Ordinance. The proposal also requests a variance from the required minimum 12-inch roof eave overhang.

Applicant	Lennar Homes
Location	East side of Liberty Drive (18 ¾ Avenue), south of the Glendale Avenue alignment
Existing Land Use	Vacant land
APN(s)	APNs 021-550-001, -002, -003

Total Building Size Homes between 1,341 sq.ft. and 2,623 sq.ft.
Lot Size Lots are between 4,320 sq.ft. and 10,684 sq.ft.
Zoning Low Density Residential (RLD)
General Plan Low Density Single-family Residential

Adjacent Land Use, Zone, and General Plan Designation

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	Agriculture	A	Limited Agriculture (Kings County)
South	Single-Family Residential	LDR	Low Density Residential
East	Agriculture	LDR	Low Density Residential/Low Medium Density Residential
West	Agriculture	AL	Limited Agriculture (Kings County)

Previous Relevant Actions:

The tentative map for Tract 935 Subdivision was approved in April of 2022. The final map has been submitted, and plans are currently being reviewed.

Residential Design Standards:

The architecture of the home plans is depicted in the attached floor plan and elevation plans (see attached packet from Lennar with letter dated February 5, 2025). Six floor plans have been submitted with square footages of 1,341, 1,564, 1,755, 2,066, 2,261, and 2,623 square feet. The three smallest homes, known as the Treasure series, are single-story homes, while the three largest homes, part of the Valencia series, are two-story homes. All the homes have their garages set back behind first-floor living space and/or a front porch. The Treasure series has composition shingle roofs, and the Valencia homes will have concrete tile roofs.

Plans 3001 and 3002 have three bedrooms. Plans 3003 and M005 have four bedrooms. Plans M006 and M007 have five bedrooms. Each plan is available in three types of front facades, which results in 18 possible front facades in the neighborhood. The types of facades are differentiated by changes to the amount and location of stone treatment on the front facade. The Treasure series offers 11 possible exterior color schemes while the Valencia series offers seven possible color schemes.

Staff reviewed the home master plans and elevations for conformance with Lemoore's Zoning Ordinance Section 9-5C-3 (Design Standards for Residential Projects.) In all, a total of 15 possible different front elevation "looks" would be available to meet the City's "six pack" rule. There appear to be three instances where the same home (same floor plan and

elevation plan) is adjacent, according to the six-pack rule. The Zoning Ordinance provides an allowance for this situation when at least four design elements are made different. Staff has recommended a condition for these three occurrences based upon the exterior color schemes proposed.

Staff also added the standard requirement that the detailing placed on the front of the house be wrapped around to the side of the house on the street side of corner lots. All other requirements for new master plan home designs are being met, including the requirement that 50% of the home plans have garages that are flush or behind the living space.

The home plans proposed for Tract 935 are similar to the homes being constructed in the Ironsides development in Hanford, located on the south side of Grangeville Avenue, east of 13th Avenue.

Variance for Roof Eaves:

The City residential design standards require that roof eaves overhang at least 12 inches. This is meant for aesthetic purposes. There does not appear to be a structural or safety reason for this standard. The applicant has requested a variance to allow roof eaves at a minimum of 6 inches. The applicant has stated cost savings and better integration with the Spanish architectural style as reasons for wanting the 6-inch eaves. It appears that similar 6-inch eaves have been constructed by Lennar in Tract 920 and Tract 848 and were not noticed by City staff until now.

If the Planning Commission wants to approve the variance, Staff has provided the findings and potential justifications in the recommended findings and the draft resolution. Staff believes this is the first time this issue has arisen. We also were not aware that previous homes were built with 6-inch eaves.

Environmental Assessment:

The project has been determined to be categorically exempt from CEQA per CEQA Guidelines Section 15305 (Class 5 – minor alteration to land use limitations).

Recommended Approval 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.
5. There are special circumstances applicable to the property (e.g., location, shape, size, surroundings, topography, or other conditions), so that the strict application of this zoning code denies the property owner privileges enjoyed by other property owners in the vicinity and within the same zoning district. Due to major market shifts in the housing industry since April 2022, the applicant has adjusted their home plans to provide affordability to homebuyers. Previous Lennar homes were constructed in Tract 848 and 920 with 6-inch eave overhang and were not noticed during their review process.
6. Granting the variance is necessary for the preservation and enjoyment of substantial property rights enjoyed by other property owners in the same vicinity and zoning district and denied to the property owner for which the variance is sought. There have already been homes built in Lemoore with 6-inch overhang, as well as other San Joaquin Valley cities.
7. Granting the variance will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question. The length of the eave is more of an aesthetic preference than a structural or safety related need. Owners can choose not to purchase the home if it is not acceptable to them.
8. The variance is consistent with the general plan, any applicable specific plan or development agreement, and the intent of this title.
9. Based on the proposed layout of homes in the subdivision, there will be three instances the same floor plan and elevation plan will be used on adjacent lots, as defined by Section 9-5C-3B.2.a of the Zoning Ordinance.

Recommended Conditions to Implement Zoning Ordinance Standards:

1. The site shall be developed consistent with the approved tentative map and applicable development standards found in the Zoning Ordinance and City Municipal Code.

2. The homes shall be developed consistent with the attached floor and elevation plans, except as modified by these conditions.
3. Where the same floor plan and elevation plan are placed on adjacent lots, as defined by Section 9-5C-3B.2.a of the Zoning Ordinance (there are anticipated to be three instances), the home's details shall be modified so that the following detail elements are distinctly different from the other home with the same design:
 - (A) Stone/brick veneer style and color;
 - (B) Front door style or color;
 - (D) Garage door color;
 - (E) Front walkway layout from front door to driveway or sidewalk.
4. For homes placed on corner lots, the stone/brick veneer placed on the front of the homes shall be wrapped around the street side of the home up to the fence, and stucco/foam window treatments used on the front of the home shall also be used on the street side of the home where windows are visible from the street.
5. The minimum length of roof eave overhang shall be six (6) inches.

Attachments:

Vicinity Map

Draft Resolution

Approved Tentative Map

Packet provided by Applicant – Letter, Floor and Elevation Plans, Color Schemes, Pre-plotting Map

Categorical Exemption

Vicinity Map



RESOLUTION 2025-05

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING SITE PLAN REVIEW NO. 2024-05 AND VARIANCE NO. 2025-01
FOR NEW SINGLE-FAMILY HOME MASTER PLANS TO BE CONSTRUCTED WITHIN THE
APPROVED TRACT 935 AND A VARIANCE FROM THE REQUIRED MINIMUM 12-INCH ROOF
OVERHANG TO ALLOW ROOF OVERHANG OF 6-INCHES ON ALL HOMES
LOCATED ON THE EAST SIDE OF LIBERTY DRIVE (18 ¾ AVENUE),
SOUTH OF THE GLENDALE AVENUE ALIGNMENT IN THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on May 12, 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, Lennar Homes has requested a major site plan review for approval of new single-family home master plans for the Tract 935 subdivision located on the east side of Liberty Drive (18 ¾ Avenue), south of the Glendale Avenue alignment in the City of Lemoore (APNs 021-550-001, -002, -003); and

WHEREAS, Lennar Homes has also requested a variance from the required minimum 12-inch roof overhang to allow roof overhang of 6 inches on all homes; and

WHEREAS, the Tract 935 Subdivision is an approved tentative subdivision map; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305 (Class 5 – minor alteration to land use limitations); and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its May 12, 2025, meeting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed site plan review and the proposed variance:

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.
5. There are special circumstances applicable to the property (e.g., location, shape, size, surroundings, topography, or other conditions), so that the strict application of this zoning code denies the property owner privileges enjoyed by other property owners in the vicinity

and within the same zoning district. Due to major market shifts in the housing industry since April 2022, the applicant has adjusted their home plans to provide affordability to homebuyers. Previous Lennar homes were constructed in Tract 848 and 920 with 6-inch eave overhang and were not noticed during their review process.

6. Granting the variance is necessary for the preservation and enjoyment of substantial property rights enjoyed by other property owners in the same vicinity and zoning district and denied to the property owner for which the variance is sought. There have already been homes built in Lemoore with 6-inch overhang, as well as other San Joaquin Valley cities.
7. Granting the variance will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question. The length of the eave is more of an aesthetic preference than a structural or safety related need. Owners can choose not to purchase the home if it is not acceptable to them.
8. The variance is consistent with the general plan, any applicable specific plan or development agreement, and the intent of this title.
9. Based on the proposed layout of homes in the subdivision, there will be three instances the same floor plan and elevation plan will be used on adjacent lots, as defined by Section 9-5C-3B.2.a of the Zoning Ordinance.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore approves Major Site Plan Review No. 2024-05 and Variance No. 2025-01, subject to the following conditions:

1. The site shall be developed consistent with the approved tentative map and applicable development standards found in the Zoning Ordinance and City Municipal Code.
2. The homes shall be developed consistent with the attached floor and elevation plans, except as modified by these conditions.
3. Where the same floor plan and elevation plan are placed on adjacent lots, as defined by Section 9-5C-3B.2.a of the Zoning Ordinance (there are anticipated to be three instances), the home's details shall be modified so that the following detail elements are distinctly different from the other home with the same design:
 - (A) Stone/brick veneer style and color;
 - (B) Front door style or color;
 - (D) Garage door color;
 - (E) Front walkway layout from front door to driveway or sidewalk.
4. For homes placed on corner lots, the stone/brick veneer placed on the front of the homes shall be wrapped around the street side of the home up to the fence, and stucco/foam window treatments used on the front of the home shall also be used on the street side of the home where windows are visible from the street.
5. The minimum length of roof eave overhang shall be six (6) inches.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on May 12, 2025, by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Mitchell Couch, Chairperson

ATTEST:

Planning Commission Secretary

TENTATIVE SUBDIVISION MAP

COUNTY TRACT NO. 935

CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA

OWNER:

EARL L. SCHLUCKEISER
CAROLYN A. SCHLUCKEISER
2649 SADDLEBACK LANE
PASO ROBLES, CA 93446

APPLICANT:

LENNAR HOMES OF CALIFORNIA, INC.
8080 N. PALM AVE., SUITE 110
FRESNO, CA 93711

LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF KINGS, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

TRACT ONE:

THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN.

TRACT TWO:

THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 20 EAST, M.D.B. & M. (10 ACRES MORE OR LESS).

TRACT THREE:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST OF 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE & MERIDIAN IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES WITHIN OR UNDERLYING SAID LAND, AS RESERVED BY CONSTANCE M. APPERSON ET AL. IN DEED RECORDED FEBRUARY 25, 2002 AS DOCUMENT NO. 0203919 OF OFFICIAL RECORDS.

LOT TABLE	
LOT	AREA
LOT A	3,645± SF
LOT B	14,243± SF
LOT C	2,218± SF
LOT D	1,123± SF

GENERAL INFORMATION:

EXISTING ZONE: AL10 (COUNTY)
PROPOSED ZONE: LDR (CITY OF LEMOORE)
EXISTING USE: AG
PROPOSED USE: RESIDENTIAL
SEWER: CITY OF LEMOORE
WATER: CITY OF LEMOORE
STORM DRAIN: ON-SITE BASIN
A.P.N.: 021-550-01.02&03
FLOOD ZONE: ZONE X PER FEMA FIRM 06031C0160D DATED 09/16/2015

LEGEND:

R RADIUS
--- ROAD RIGHT OF WAY LINE
--- ADJACENT PROPERTY LINE
--- PARCEL BOUNDARY LINE
--- SECTION LINE
--- CENTERLINE
--- LOT LINE
--- PUBLIC UTILITY EASEMENT (PUE)
--- RELINQUISHMENT OF ACCESS RIGHTS
* PROPOSED CITY R/W DEDICATION
▲ EXISTING CITY R/W DEDICATION

LOT INFORMATION:

LOTS: 45' LOTS 61 + 55' LOTS 67 = 148
LOTS PER ACRE: 4.89
MINIMUM LOT SIZE: 4,320 S.F. (MULTIPLE)
MAXIMUM LOT SIZE: 10,884 S.F. (LOT 105)
AVERAGE LOT SIZE: 4,930± S.F.

PER NEW ZONING ORDINANCE MINIMUM LOT WIDTH FOR LDR IS 45' (50' CORNER LOTS)

AREA:

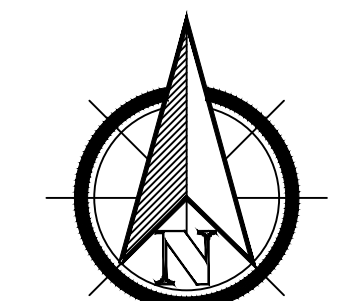
INTERIOR STREET DEDICATION: 8.13 AC.
EXTERIOR STREET DEDICATION: 2.20 AC.
LOTS 1-148: 17.40 AC.
LOTS A-D (LANDSCAPE AREAS): 0.49 AC.
LOT E (BASIN): 2.03 AC.
TOTAL AREA: 30.25 AC.

TOPO LEGEND:

AC ASPHALT CONCRETE
C CONCRETE
CR ASPHALT CROWN
EP EDGE OF PAVEMENT
MB MAILBOX
OG ORIGINAL GROUND
TC TOP OF CURB
AG WELL
⊕ EXISTING IRRIGATION WELL
⊕ EXISTING UTILITY POLE
⊕ EXISTING TELEPHONE PEDESTAL
⊕ EXISTING TREE, TYPE AS NOTED
⊕ EXISTING WATER METER
⊕ EXISTING WOODEN FENCE
⊕ EXISTING TIMBER BARRICADE
⊕ EXISTING PAVEMENT
⊕ EXISTING MAILBOX
⊕ EXISTING ELECTRICAL LINE
⊕ EXISTING PALM TREE

PROJECT SITE

VICINITY MAP
NOT TO SCALE



SCALE: 1"=60'



LENNAR HOMES OF CALIFORNIA, INC.
8080 N. PALM AVE., SUITE 110
FRESNO, CA 93711

TENTATIVE SUBDIVISION MAP
COUNTY TRACT 935
FOR:
LENNAR HOMES OF CALIFORNIA, INC.

CIVIL ENGINEERS

ZUMWALT
HANSEN &
LAND SURVEYORS

609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY: AA
CHECKED BY: AD
INDEXED BY:
DATE: 8/2/2021
JOB NO.: Z210766
SHEET: 1 OF 1

LENNAR

SITE PLAN REVIEW

TRACT 935





February 5, 2025

RE: City of Lemoore

Modification to Site Plan Review

To Whom It May Concern:

Lennar Homes would like to formally submit a request to modify the elevations and floor plans for Tract 935. The market has made a major shift since April of 2022 and is now challenged by both plummeting sales prices and skyrocketing interest rates. In most, if not all markets we build in, affordability is a major concern, and costs have not followed the downward trajectory of sales prices. The adjustments proposed with the Treasures Series and the Valencia Series are intended to help with both affordability on the buyer side as well as financial feasibility for Lennar Homes. With the input of the planning department, we are proposing the changes outlined below by plan and elevation.

We have changed our product from the previous standard plan approval of the Summer Series (81 homesites "45X96", Reef - 1,400 sq. ft., Dune - 1,650 sq. ft., Driftwood - 2,102 sq. ft., Sandpiper - 2,504 sq. ft.) and California Series (67 homesites "55 X 97" Bristol - 1,889 sq. ft., Fox - 1,725 sq. ft., Pond - 1,838 sq. ft., Sugar Pine - 2,171 sq. ft., Torrey - 1,580 sq. ft.). This totals 148 homesites now for the **Treasure Series & Valencia Series**. The Treasure Series will consist of 83 homesites "45X85" and will include three (3) floor plans: Plan 3001 - Charm (1,341 sq. ft.), 3002 - Jewel (1,569 sq. ft.), 3003 - Keepsake (1,755 sq. ft.). The Valencia Series will consist of 69 lots "45x80" and will include three (3) Floor Plans: Plan M005 - Palma (2,066 sq. ft.), M006 - Malaga (2,261 sq. ft.), and M007 - Barcelona (2,623 sq. ft.). These plans will all meet the setbacks requirement, as per listed as the conditions of approval in the PUD dated March 14, 2022.

The only changes are the series difference, increasing by 4 lots, and square footages.

- Series: From two series (Summer and Californian) to **Treasures and Valencia**.
- Increasing amount of lots from 148 to **152**. Four (4) additional lots
- Square Footage: Previously approved: Summer square footage ranging from 1,400 sq. ft. to 2,504 sq. ft.
Previously approved: California square footage ranging from 1,889 sq. ft. to 2,171 sq. ft.
New: Treasures square footage ranging from 1,341 sq. ft. to 1,755 sq. ft.
New: Valencia square footage ranging from 2,006 sq. ft. to 2,623 sq. ft.

Should there be any questions please contact me at (559) 881-0860 or melody.haigh@lennar.com.

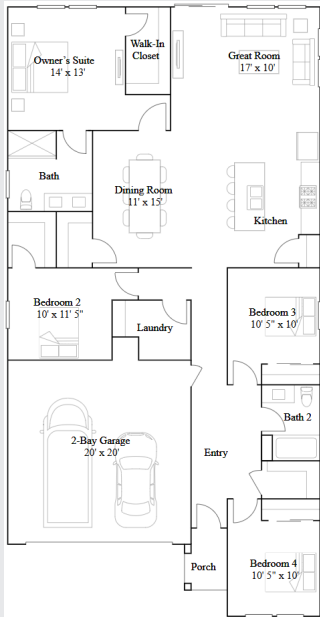
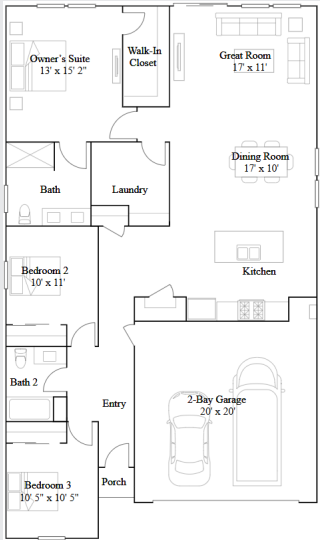
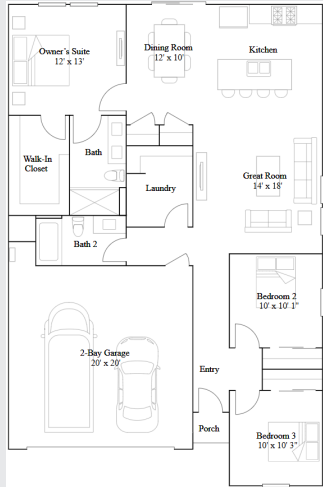
Sincerely,
Melody Haigh

Melody Haigh

Entitlements Manager
Lennar Homes of California

TREASURES SERIES

CHARM- 3001 1341 SQFT	JEWEL- 3002 1564 SQFT	KEEPSAKE- 3003 1755 SQFT
---------------------------------	---------------------------------	------------------------------------



TREASURES COLOR SCHEMES

SCHEME TR1

TR1

Pure White
Stucco

Charcoal
Roof

Cassis Modena
Tumbled Brick
Masonry
Per elevation

Fawn Brindle
Garage

Pure White
Trim

Fawn Brindle
Fascia

Tricorn Black
Front Door

SCHEME TR2

TR2

Keystone Gray
Stucco

Charcoal
Roof

Cool River Prostack
Lite
Masonry
Per elevation

Urbane Bronze
Garage

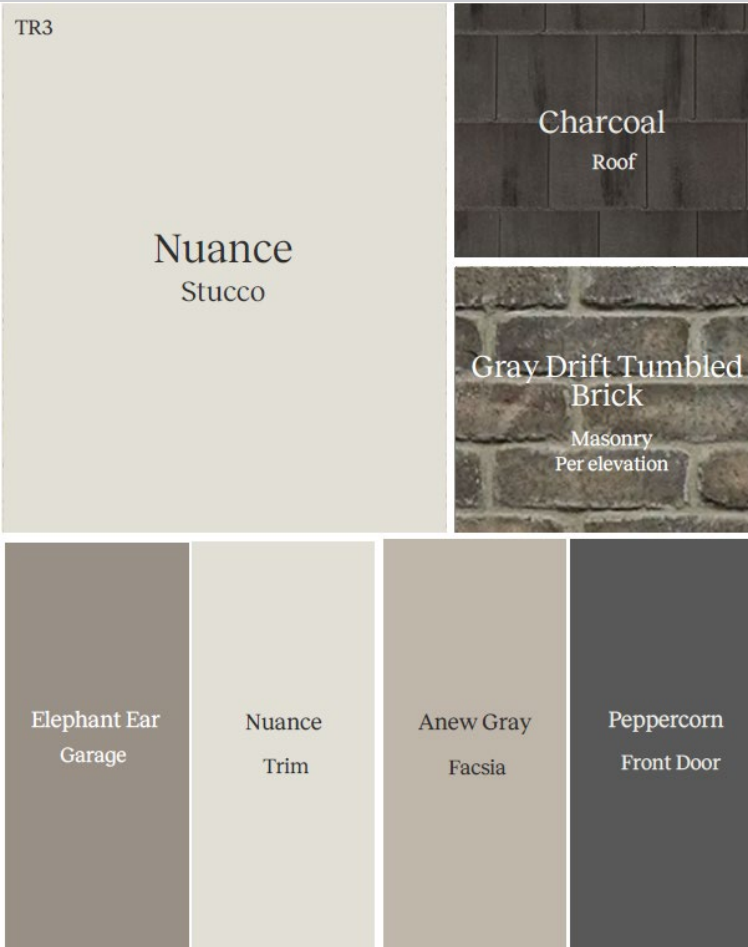
Mega Grieve
Trim

Mega Grieve
Fascia

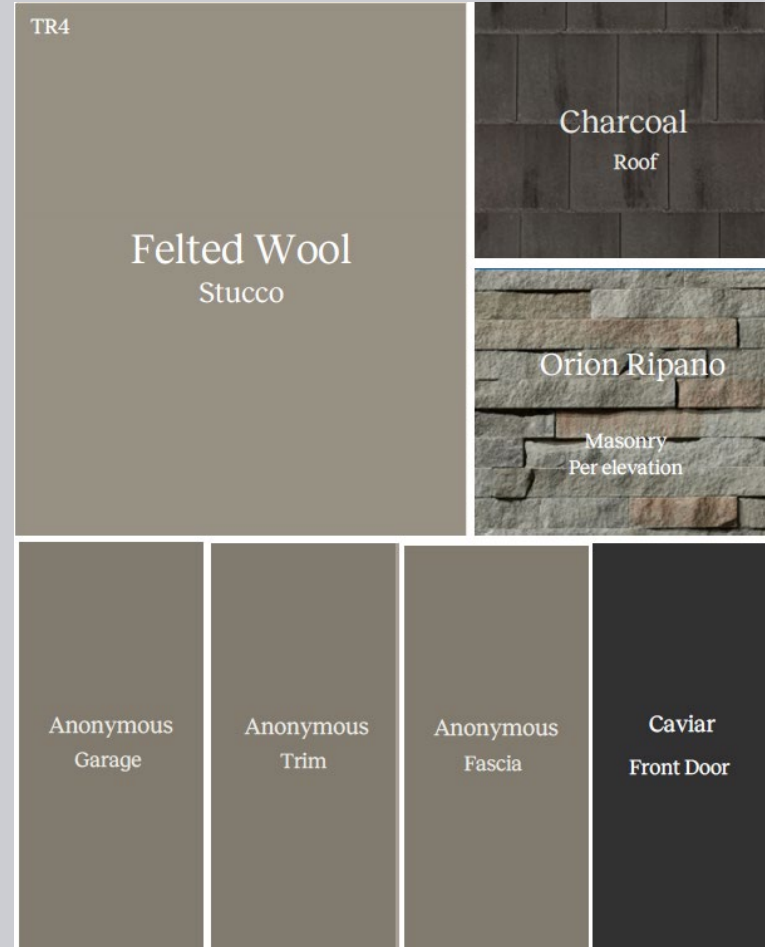
Urbane Bronze
Front Door

TREASURES COLOR SCHEMES

SCHEME TR3

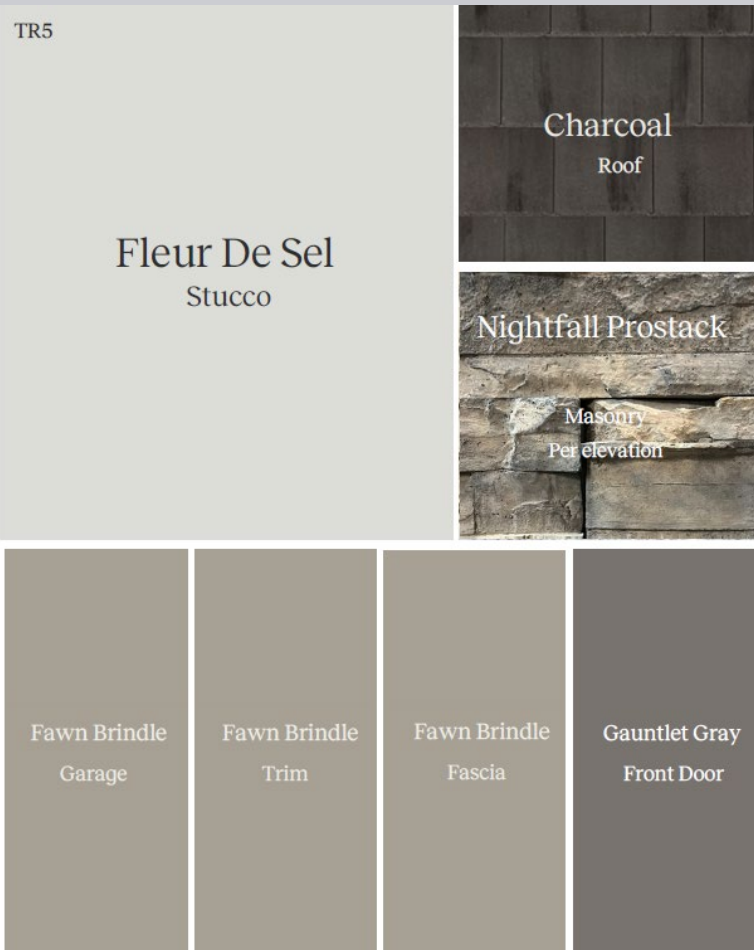


SCHEME TR4

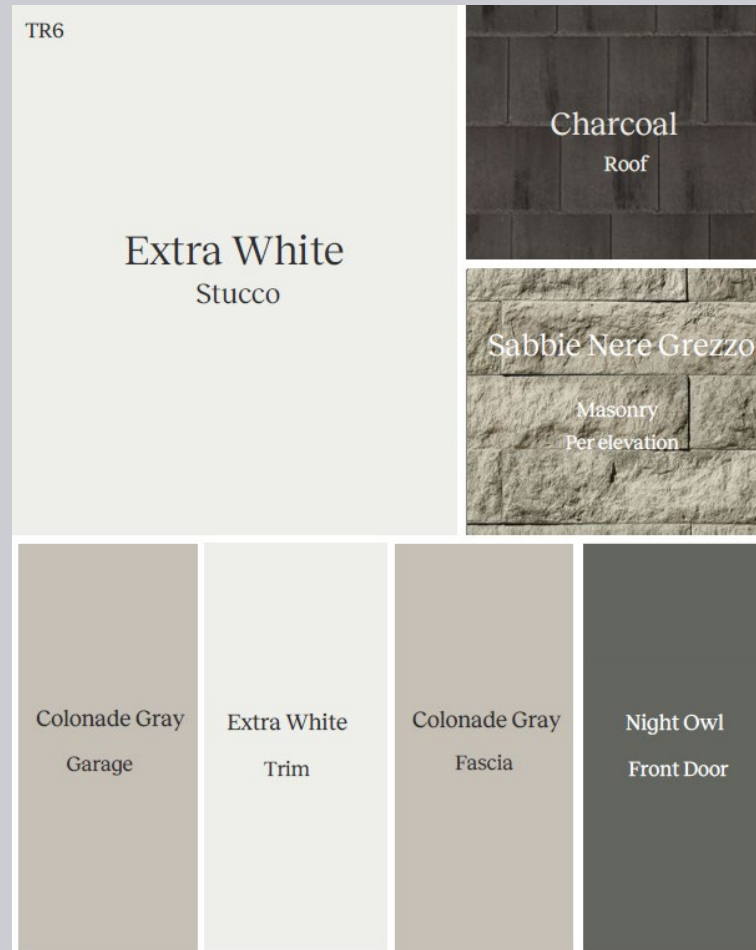


TREASURES COLOR SCHEMES

SCHEME TR5

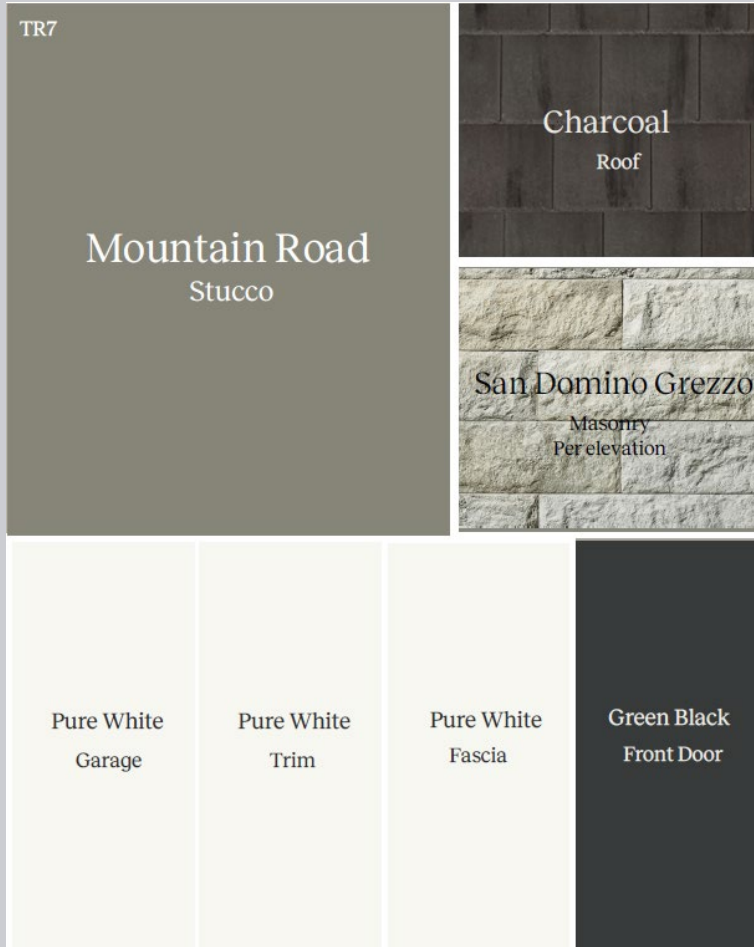


SCHEME TR6

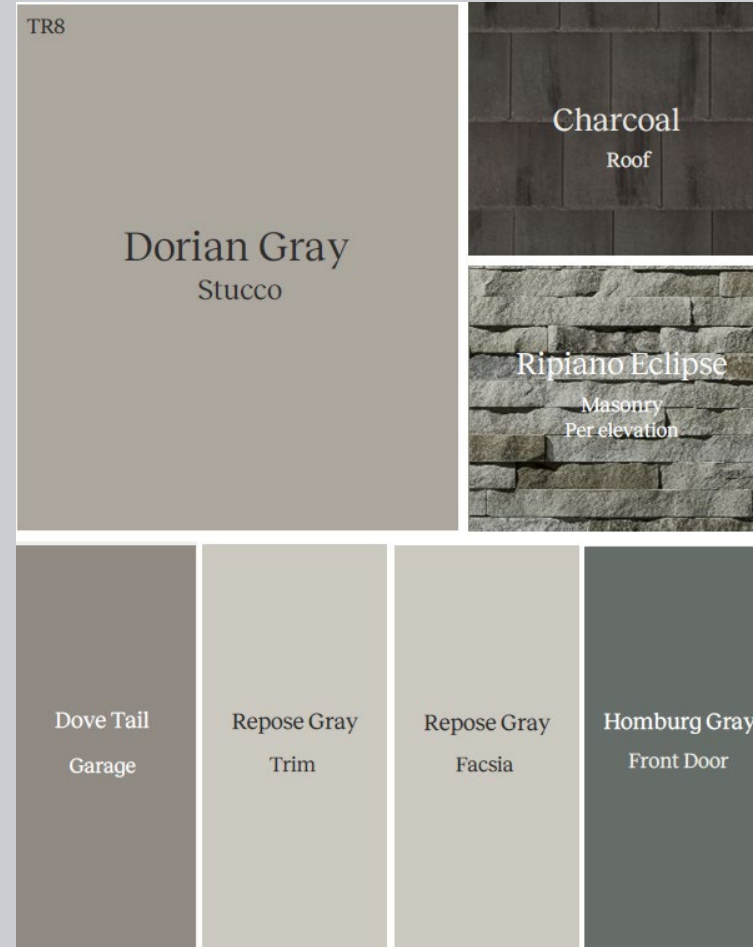


TREASURES COLOR SCHEMES

SCHEME TR7

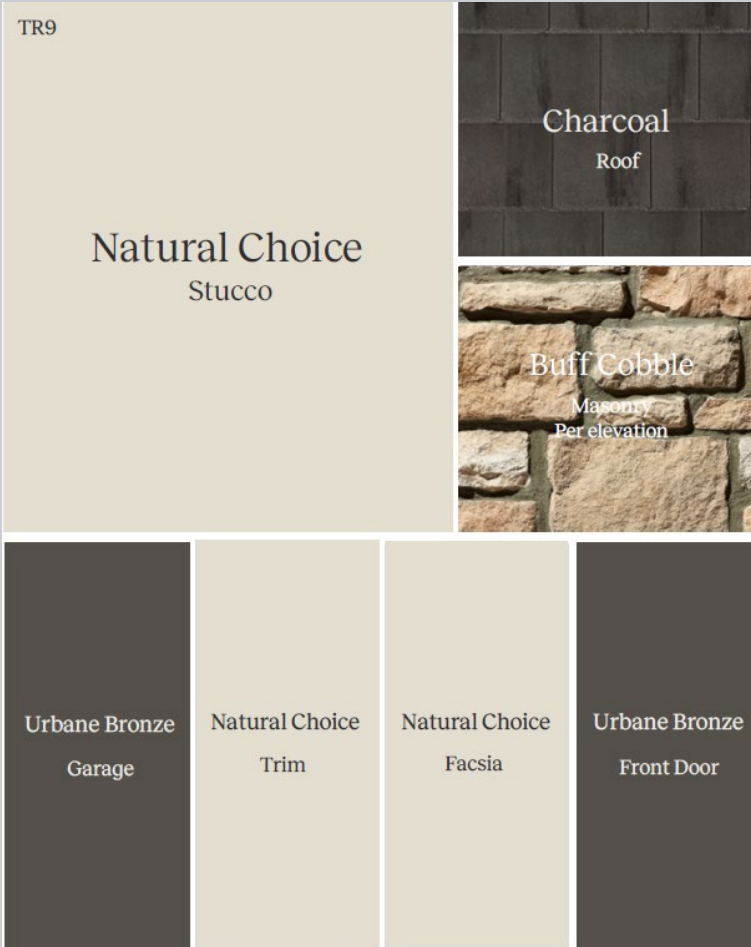


SCHEME TR8

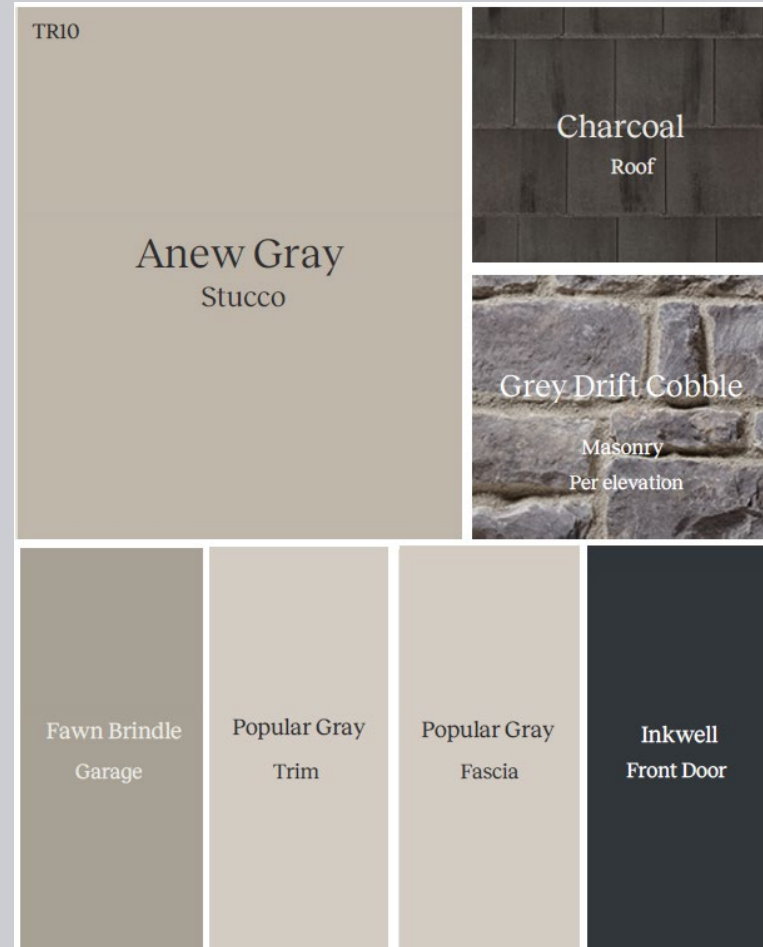


TREASURES COLOR SCHEMES

SCHEME TR9



SCHEME TR10



TREASURES COLOR SCHEMES

SCHEME TR11

TR11

Cityscape
Stucco

Charcoal
Roof

Buff Tumbled Brick
Masonry
Per elevation

Pure White
Garage

Pure White
Trim

Pure White
Fascia

Roycroft Pewter
Front Door

VALENCIA SERIES

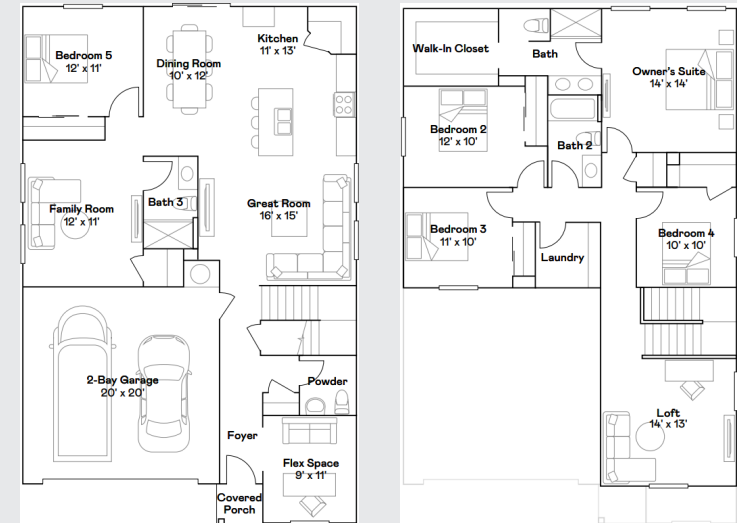
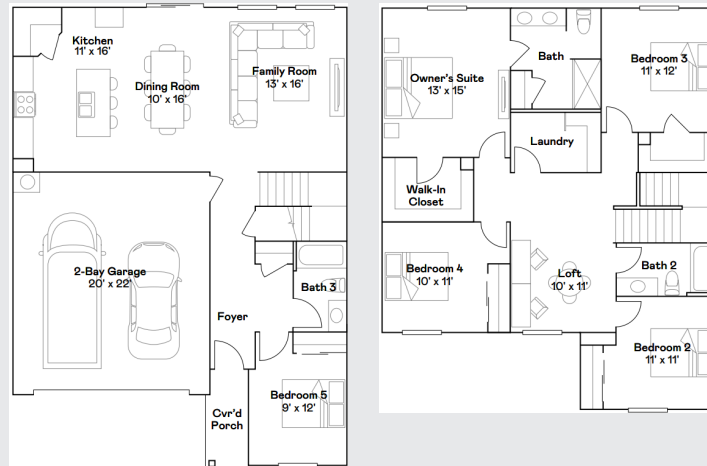
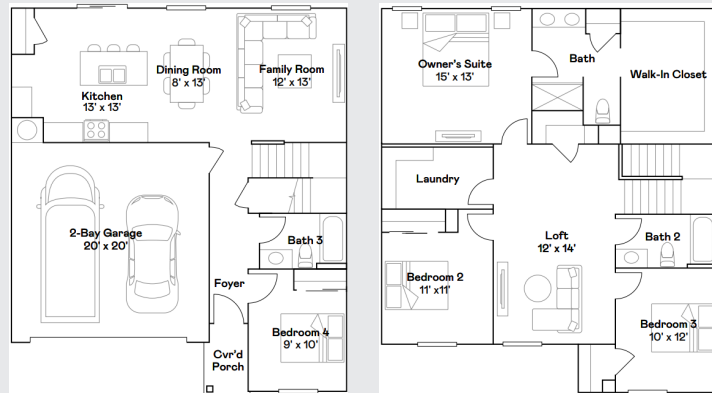
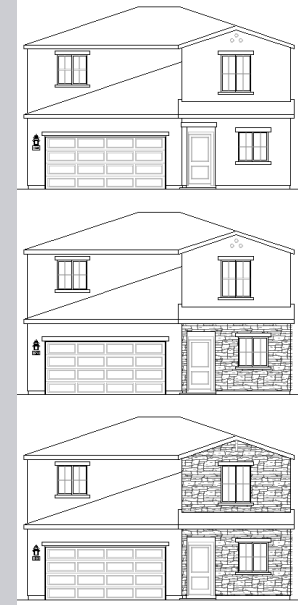
PALMA- M005 2066 SQFT



MALAGA- M006 2261 SQFT

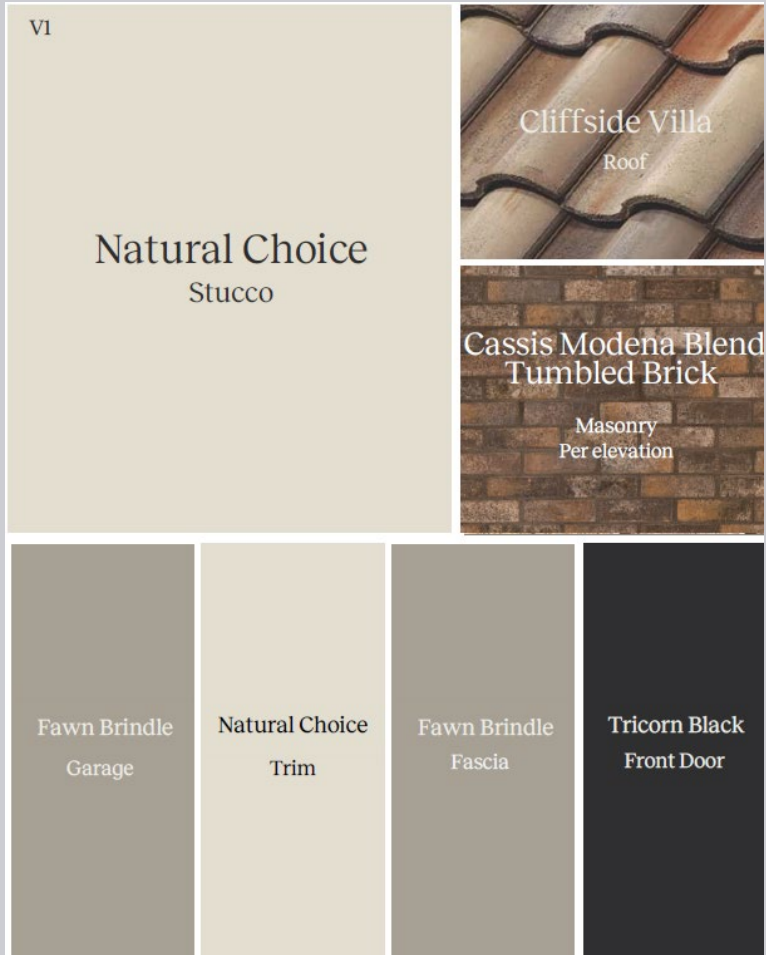


BARCELONA- M007 2623 SQFT

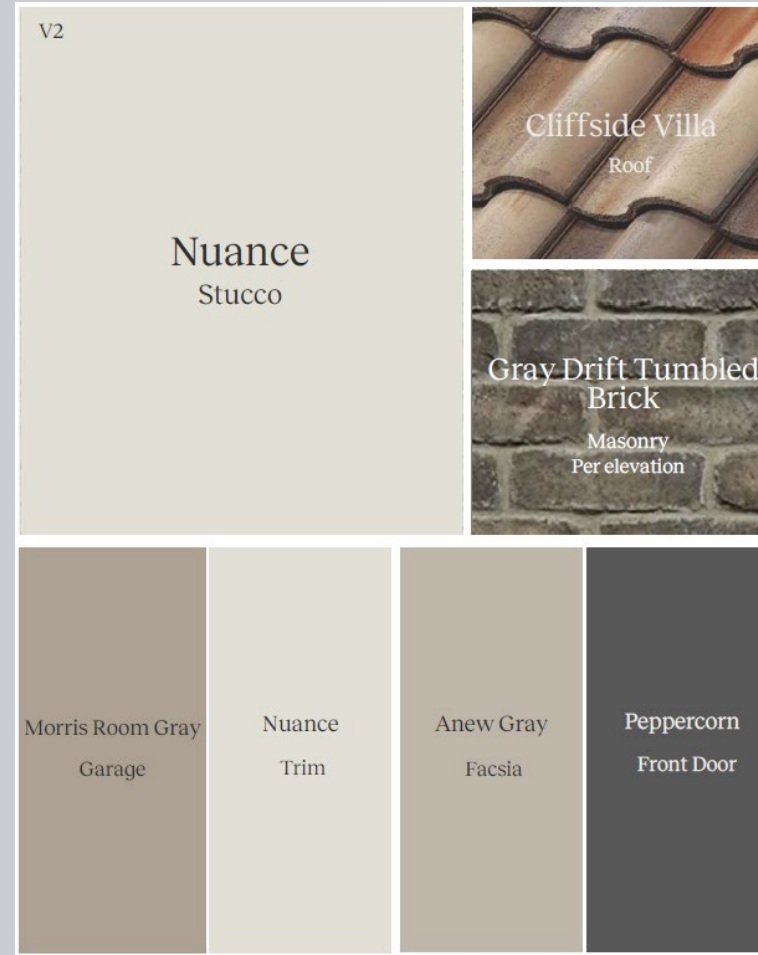


VALENCIA COLOR SCHEMES

SCHEME V1



SCHEME V2

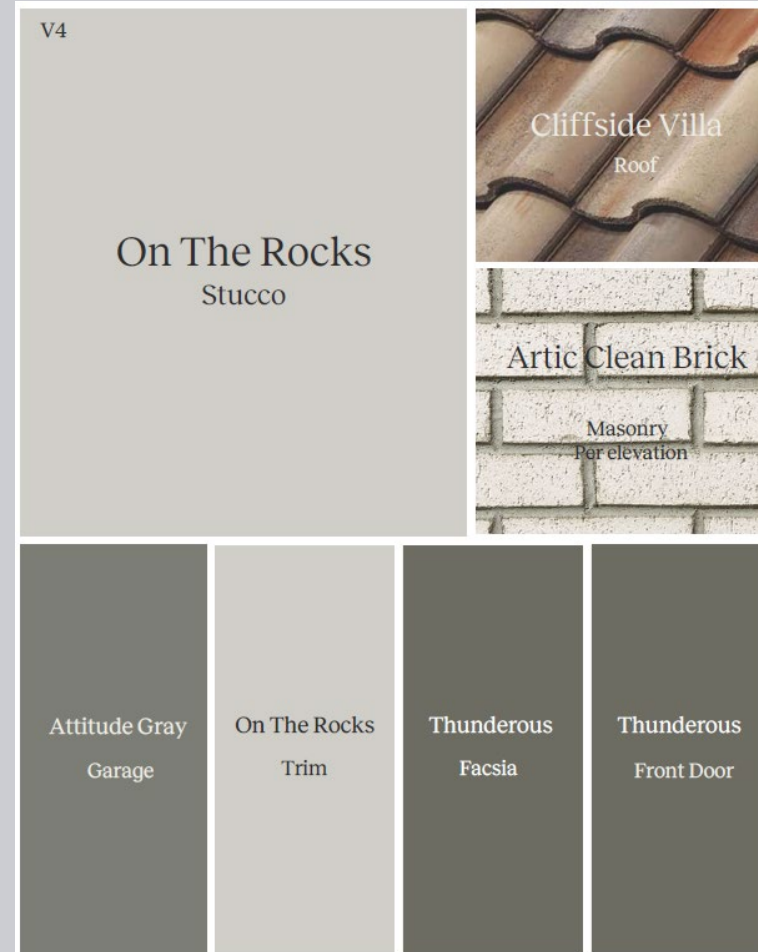


VALENCIA COLOR SCHEMES

SCHEME V3



SCHEME V4

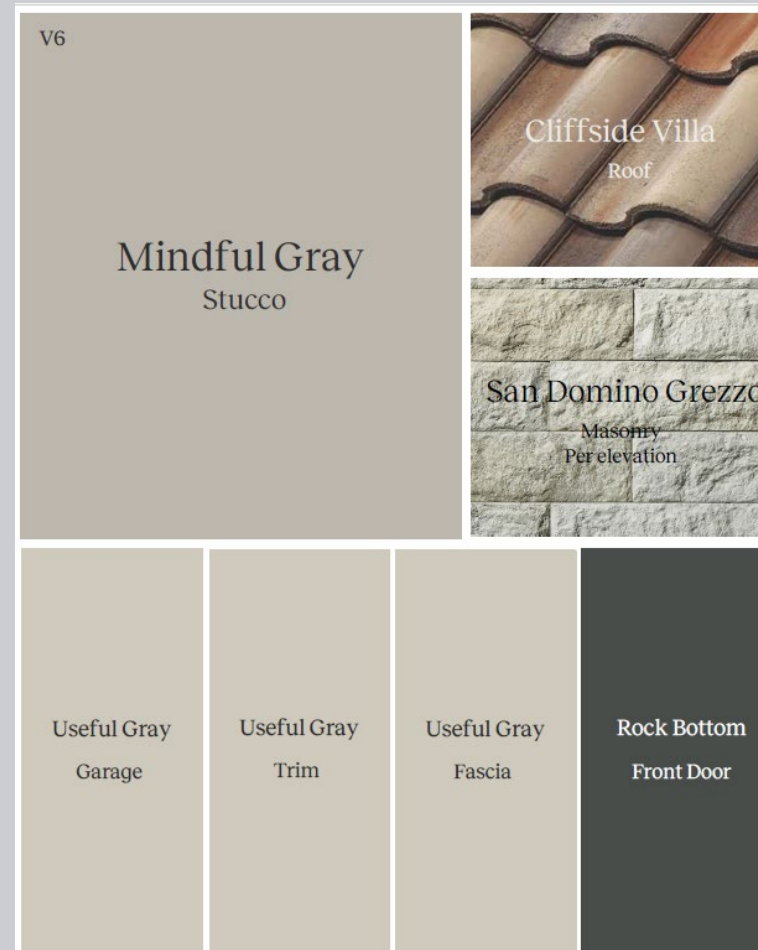


VALENCIA COLOR SCHEMES

SCHEME V5



SCHEME V6



VALENCIA COLOR SCHEMES

SCHEME V7

V7

Pure White
Stucco

Cliffside Villa
Roof

Buff Tumbled Brick
Masonry
Per elevation

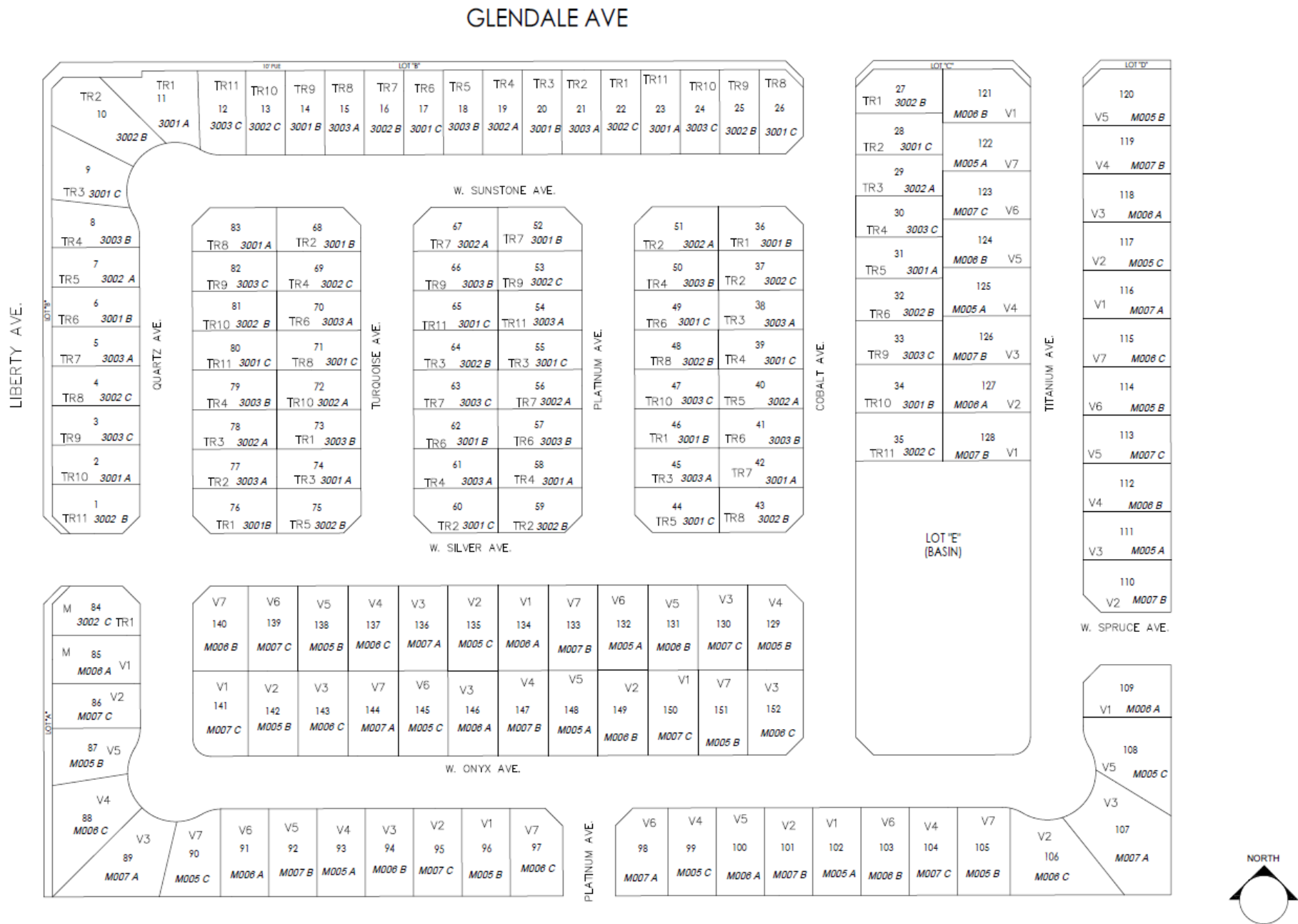
Thunder Gray
Garage

Pure White
Trim

Griffin
Fascia

Thunder Gray
Front Door

935 PLAN & COLOR SELECTIONS



Notice of Exemption

TO: ☐ Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

☒ County Clerk, County of Kings
Kings County Government Center
Hanford, California 93230

FROM: City of Lemoore Community Development Dept.
711 W. Cinnamon Drive
Lemoore, CA 93245

PROJECT TITLE: Major Site Plan Review No. 2024-05 and
Variance No. 2025-01

PROJECT APPLICANT: Lennar Homes

PROJECT LOCATION – City: Lemoore **County:** Kings

PROJECT LOCATION – Specific: East side of Liberty Drive (18 ¾ Avenue), south of the Glendale Avenue alignment.
(APNs 021-550-001, -002, -003)

PROJECT DESCRIPTION: Approval of new single-family home master plans (floor plans and elevation plans) to be constructed within the approved Tract 935 and a variance from the required minimum 12-inch roof overhang to allow roof overhang of 6 inches on all homes.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Lemoore

NAME, ADDRESS, & PHONE NUMBER OF PERSON OR AGENCY CARRYING OUT PROJECT:
City of Lemoore Community Development Dept., 711 W. Cinnamon Drive, Lemoore, CA 93245

EXEMPT STATUS: (*check one*)

- ☐ Ministerial (Section 21080(b)(1); 15268);
☐ Declared Emergency (Section 21080(b)(4); 15269(a));
☐ Emergency Project (Section 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption. State type and section number: Class 5 (Section 15305)
☐ Statutory Exemptions. State code number:

REASONS WHY PROJECT IS EXEMPT: The project only involves a minor division of land.

LEAD AGENCY CONTACT PERSON:

Kristie Baley, Management Analyst
(559) 924-6744

Signature

Date