

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

**June 9, 2025**  
**5:30 p.m.**

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
3. PUBLIC COMMENT – **Public comment will be in accordance with the attached policy.** This time is reserved for members of the audience to address the Planning Commission on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Commission. It is recommended that speakers limit their comments to three (3) minutes each and it is requested that no comments be made during this period on items on the Agenda. The Commission is prohibited by law from taking any action on matters discussed that are not on the Agenda. Prior to addressing the Commission, any handouts for Commission will be provided to the Commission Secretary for distribution to the Commission and appropriate staff. The public will have an opportunity to comment on items on the agenda once the item has been called and the Chair opens the item to the public.
4. APPROVAL OF MINUTES – Regular Meeting, May 12, 2025
5. PUBLIC HEARING – Consider and accept public comment for a request by Marco Polo Enterprises (Armen Basmajian) for approval of Resolution No. 2025-06, approving Tentative Parcel Map 2024-02 to divide the 16.14-acre site into 4 parcels for residential and commercial development and Conditional Use Permit No. 2024-02 for a mini-storage facility. A multi-family project was previously approved for the site in 2024. The site is located on the south side of Hanford-Armona Road, east of SR 41, in the City of Lemoore (APN 021-660-031). The Mitigated Negative Declaration previously approved for this Hanford-Armona Mixed Development will be utilized as the environmental document pursuant to the California Environmental Quality Act (CEQA).
6. PLANNING REPORT
7. COMMISSION REPORTS / REQUESTS
8. ADJOURNMENT

Upcoming Meetings

Regular Meeting of the Planning Commission, July 14, 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, June 9, 2025, at Council Chamber, 429 C Street and Cinnamon Municipal Complex, 711 W. Cinnamon Drive, Lemoore CA on June 4, 2025.

//s//

Kristie Baley, Commission Secretary



## PLANNING COMMISSION REGULAR MEETING

**June 9 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/82796098838?pwd=Qna9IiDR58H4nVoVPajJUKwJ25tAk.1>
- Meeting ID: 827 9609 8838
- Passcode: 855866
- Phone: +1 669 900 6833

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

### General Public Comments & Comments on 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.**

**Minutes of the  
LEMOORE PLANNING COMMISSION  
Regular Meeting  
May 12, 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: Bob Clement, Greg Franklin, Barbara Hill

Absent: Joseph Brewer

City Staff and Contract Employees Present: City Planner Steve Brandt (QK), Commission Secretary Kristie Baley, City Manager Marissa Trejo

ITEM NO. 3 RECOGNITION OF SERVICE AND MOMENT OF SILENCE – RON MEADE

ITEM NO. 4 RECOGNITION OF APPOINTMENT TO THE COMMISSION AND OATH OF OFFICE – Barbara Hill

Baley administered the oath of office.

ITEM NO. 5 REORGANIZATION OF COMMISSIONERS – Election of Officers for Chair and Vice-Chair

Motion by Commissioner Etchegoin, seconded by commissioner Clement to appoint Commissioner Franklin Chair.

*Ayes: Etchegoin, Clement, Franklin, Hill, Couch*

*Absent: Brewer*

*Motion by Commissioner Couch, seconded by Commissioner Clement to appoint Commissioner Etchegoin Vice-Chair.*

*Ayes: Couch, Clement, Franklin, Hill, Etchegoin*

*Absent: Brewer*

ITEM NO. 6 PUBLIC COMMENT

*There was no comment.*

ITEM NO. 7 Approval - Minutes – Regular Meeting, February 10, 2025

*Motion by Commissioner Etchegoin, seconded by Commissioner Clement, to approve the Minutes of the Planning Commission Regular Meeting of February 10, 2025.*

*Ayes: Etchegoin, Clement, Couch, Franklin*

*Abstain: Hill*

*Absent: Brewer*

ITEM NO. 8 PUBLIC HEARING – Public Comment and Consideration 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); and determining that the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 15 (Minor Land Divisions) Section 15315.

*City Planner Brandt presented the request and notified the Commission that a copy of the existing cross access easements had been received earlier in the day and is sufficient for the new parcel.*

*Brandt stated that staff are working with the developer regarding the CFD requirement and answered questions.*

*Chair Franklin opened the public hearing at 5:46 p.m.*

*Scot Patterson (applicant) introduced himself and stated that while it is unusual to require a CFD on an existing pad he is satisfied with the conditions of approval, per conversations with staff earlier in the day.*

*There was no other comment from the public.*

*Chair Franklin closed the public hearing at 5:52 p.m.*

*Motion by Commissioner Etchegoin, seconded by Commissioner Hill, to adopt Resolution 2025-04, approving Tentative Parcel Map No. 2025-01, with the included findings and conditions.*

*Ayes: Etchegoin, Hill, Clement, Couch, Etchegoin, Franklin*

*Absent: Brewer*

ITEM NO. 9 PUBLIC HEARING –Public Comment and Consideration for adoption of Resolution No. 2025-05, approving 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 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 in the City of Lemoore; and

determining that the project is Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15305 (Minor Alteration in Land Use Limitations).

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

*Chair Franklin opened the public hearing at 6:05 p.m.*

*Melody Haigh (representative, Lennar) introduced herself and was present to answer questions.*

*There was no other comment from the public.*

*Chair Franklin closed the public hearing at 6:07 p.m.*

*Motion by Commissioner Etchegoin, seconded by Commissioner Couch, to approve Resolution 2025-05 approving Site Plan Review No. 2024-05 and Variance No. 2025-01, with included findings and conditions.*

*Ayes: Etchegoin, Couch, Clement, Hill, Franklin*

*Absent: Brewer*

#### ITEM NO. 10 Directors Report

Brandt presented the following information.

Staff are working with the owner of the project at SR 41 and Hanford-Armona Road and will be bringing a parcel map and conditional use permit to the Commission in June.

Staff received an application for a single-family subdivision (Tr 948) to be located south of SR 198, between Champion and Vine Streets.

A draft of the Countywide Active Transportation Plan will be presented to the Commission soon.

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). QK and staff have begun working on the project.

#### ITEM NO. 11 Commission Reports / Requests

Commissioner Couch congratulated the Chair and Vice-Chair on their appointments.

Commissioner Couch said it was nice to hear a developer (Scot Patterson) say nice things about staff and talk about the ease in working with the City of Lemoore in comparison to some other agencies.

Commissioner Couch noted that the State of California passed SB 2533, an ADU Amnesty Bill.

There were no other reports or requests.

ITEM NO. 12 Adjournment

*The meeting was adjourned at 6:24 P.M.*

Approved the 9<sup>th</sup> day of June 2025.

APPROVED:

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Greg Franklin, Chairperson

ATTEST:

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Kristie Baley, Commission Secretary



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## Staff Report

**Item No: 5**

**To: Lemoore Planning Commission**

**From: Steve Brandt, AICP**

**Date: May 27, 2025 Meeting Date: June 9, 2025**

**Subject: Tentative Parcel Map 2024-02 and Conditional Use Permit No. 2024-02:** a request by Marco Polo Enterprises (Armen Basmajian) to divide a 16.14-acre site into four parcels and a remainder parcel for an apartment complex, commercial development, and a mini-storage facility. The site is located on the south side of Hanford-Armona Road, east of SR 41, in the City of Lemoore (APN 021-660-031).

### **Proposed Motion:**

City staff recommends that the Planning Commission adopt Resolution No. 2025-06 approving Tentative Parcel Map 2024-02 and Conditional Use Permit No. 2024-02 with the findings and conditions in the resolution.

### **Project Proposal:**

The proposed tentative parcel map would divide the site into four parcels and a remainder parcel. Parcels A, B, and C are zoned Neighborhood Commercial (NC) and have been approved with a site plan identifying four commercial buildings and room for additional buildings. Parcel D has been approved with a site plan for a 192-unit apartment complex. The remainder parcel is proposed for a mini-storage facility, which requires a Conditional Use Permit approval. The commercial area (Parcels A, B, and C) is 4.97 acres in size. The residential area (Parcel D) is 8.79 acres in size, resulting in an apartment complex with a density of 21.8 units per acre. The remainder parcel proposed for the mini-storage is 2.38 acres.

The mini-storage will include enclosed storage units, which will take up 23,640 square feet of building space, and covered boat and RV parking, which will take up 20,640 square feet of building space. The storage buildings would line the perimeter of the site, with the boat and RV storage in the middle. The entrance would have a keypad-operated gate. There will not be an on-site manager. The entrance area in front of the gate will be landscaped.

**Applicant:** Marco Polo Enterprises (Armen Basmajian)  
**Location:** Southeast corner of Highway 41 and Hanford-Armona Road  
**Existing Land Use:** Vacant  
**APN(s):** 021-660-031  
**Zoning:** RMD (Medium Density Residential), NC (Neighborhood Commercial)  
**General Plan:** Medium Density Residential, 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	Agricultural	n/a	Low Medium Density Residential
South	Residential	RMD	Medium Density Residential
East	Residential	RLD	Low Density Residential
West	Highway 41	n/a	Agriculture

**Previous Relevant Actions:**

In November 2018, the City Council approved a General Plan Amendment and Zone Change to plan and rezone the site to Neighborhood Commercial and Medium Density Residential. A site plan for the apartments was later approved, covering the entire area zoned RMD. Afterwards, it was discovered that the southern portion of the site had expansive soils that would significantly increase the cost of constructing livable space. Property ownership changed. A new site plan was proposed with parking areas and non-living space on the area with poor soils.

**Access and Right-of-Way:**

Access to the property will be from three locations: two access driveways on Hanford-Armona Road and one on Persimmon Street. The Persimmon Street access and the easterly Hanford-Armona Road access will be connected with a private driveway along the east side of the site. Access to the mini-storage and the apartment complex will be solely from the private driveway. All of the south side of Hanford-Armona Road will be improved with the first phase of development, which is anticipated to be the apartment complex.

### **Parking / On-site Circulation:**

On-site parking for the multi-family housing and commercial area meets City standards. The mini-storage does not require dedicated on-site parking. A condition on the parcel map requires that a reciprocal access easement be established for all the parcels so they can share access to the private driveway. The commercial area will also have a reciprocal parking agreement.

### **Signage:**

All new signage would be required to meet the City Zoning Ordinance. The project would be allowed building signage and monument signage per the standards in the Ordinance.

### **CUP Analysis – Mini-storage:**

In 2024, the Zoning Ordinance was amended to allow mini-storages in the RMD zone with the approval of a Conditional Use Permit. The Zoning Ordinance requires certain development and operational standards be placed on approval. These standards are listed below with a note on whether the proposal meets the standard, does not meet the standard, or can meet the standard if required as a condition of approval.

The maximum site area for personal storage facilities in the Medium Density Residential Zone shall be three acres. **MEETS**

No business activity shall be conducted other than the rental of storage spaces. **MAKE CONDITION**

No construction, repair, servicing, renovating, painting or resurfacing of any motor vehicle, boat, trailer or other machine or implement including, but not limited to, furniture, toys, carpets, or similar equipment, objects, or materials. **MAKE CONDITION**

No on-site commercial, business, professional, industrial, or recreational use or activity. **MAKE CONDITION**

No use of rental units for human habitation. **MAKE CONDITION**

All storage shall be located within fully enclosed structure(s) except as provided for in this section. **MEETS**

The site shall be completely enclosed by building walls or a solid masonry wall with landscaping, except for points of ingress and egress (including emergency fire access) which shall be gated. **MEETS**

The gate(s) shall be maintained in good working order at all times and shall remain closed except when in use. **MAKE CONDITION**

Buildings may be placed with zero setbacks from interior lot lines if the Planning Commission finds that the placement will not be detrimental to adjacent properties. **MEETS**

All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way in accordance with Section 9-5B-4 Outdoor Lighting. **MAKE CONDITION**

The site shall be paved, except for structures and landscaping. **MAKE CONDITION**

The storage of vehicles shall occur only within a designated area. The designated area shall be clearly delineated on the site. **MAKE CONDITION**

The storage of vehicles shall not occur within building setbacks. **MEETS**

New personal storage facilities shall be landscaped in accordance with Section 9-5D1-2 and maintained in accordance with Section 9-5D1-3. **MAKE CONDITION**

The storage of inoperative vehicles is prohibited. **MAKE CONDITION**

The storage of flammable or otherwise hazardous materials is prohibited. **MAKE CONDITION**

New personal storage facilities in residential zones shall not be located within one-half mile of an existing personal storage facility. **MEETS**

Storage facilities located within or adjacent to residential zones shall locate outdoor vehicle, boat, RV, and trailer storage areas at least thirty feet (30') from all property lines and shall be separated from all property lines by enclosed storage structures. **MEETS**

Exterior walls within or adjacent to residential zones that are visible from public rights-of-way shall be of a decorative design consistent with the following:

- a. Walls shall have vertical elements (e.g., pilasters, indentations) of differing colors and/or materials at least every one-hundred feet (100').
- b. Walls shall include capstones (with limited overhang) of a coordinating color, material, and style as the rest of the wall.
- c. Walls shall be of neutral color and shall be textured with stone, brick, stucco, or other similar surface finish.
- d. Walls shall not be located inside of the required clear visibility area at the intersections of streets.

#### **MAKE CONDITION**

Building walls that are visible from public rights-of-way shall be articulated with one of the techniques illustrated in figure 9-5C-4-B2, "Techniques To Break Up Long Building Walls", of section 9-5C-4 a minimum of every thirty feet (30'). **MAKE CONDITION**

New personal storage facilities proposed adjacent to existing residential uses shall be limited to a maximum seven-foot-high solid masonry wall or structure when constructed on property line. **NOT APPLICABLE**

Use of barbed wire for or on fencing is prohibited. **MAKE CONDITION**

Personal storage facilities located within residential zones or adjacent to residential zones shall maintain a landscaped 20-foot front yard and a 15-foot street side yard in addition to areas described in section 9-5D1-2. **MEETS**

Personal storage facilities located within or adjacent to residential zones shall have hours of operation limited to 7:00 a.m. to 9:00 p.m., Monday through Saturday, and 9:00 a.m. to 9:00 p.m. on Sundays. **MAKE CONDITION**

Based on this review of the required conditions, the mini-storage can be approved with the unmet standards made conditions of approval.

#### **Environmental Assessment:**

An Initial Study (IS) was previously prepared for the initial project. The IS found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project in the form of mitigations have been made by or agreed to by the project proponent. A Mitigated Negative Declaration (MND) was prepared and adopted by the City Council. It has been determined that this IS/MND is adequate for this portion of the project.

#### **Recommended Approval Findings:**

Staff recommends that the Commission make the following findings and recommend approval of the project to the City Council:

1. The proposed parcel map is consistent with the General Plan, any applicable specific plans, and all applicable provisions of the Zoning Ordinance, the Subdivision Ordinance, and the State Subdivision Map Act.

2. The site is physically suitable for the proposed type of development.
3. The site is physically suitable for the proposed density of development.
4. The design of the parcels and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat.
5. The design of the parcel map or the type of improvements is not likely to cause serious public health problems.
6. The design of the parcel map 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. The land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965.
8. The proposed mini-storage use is consistent with the General Plan, any applicable specific plans, and all applicable provisions of this title.
9. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the City.
10. The site of the proposed use is physically suitable for the type, density, and intensity of the use and related structures being proposed.
11. The proposed use will not be contrary to the specific intent clauses, development regulations, or performance standards established for the zoning district in which it is located. The proposed use and related structures are compatible with other land uses, transportation, and service facilities in the vicinity.

**Recommended Conditions of Approval:**

1. The final parcel map shall be prepared in a manner consistent with the approved tentative parcel map.
2. A reciprocal access agreement in favor of all parcels and a reciprocal parking agreement for the commercial parcels shall be recorded prior to or in conjunction with the recordation of the final map.
3. The site shall be developed in a manner consistent with the site plan approved in Conditional Use Permit 2024-02 and the conditions in this resolution.
4. The following shall be incorporated into the design and construction of the mini-storage:

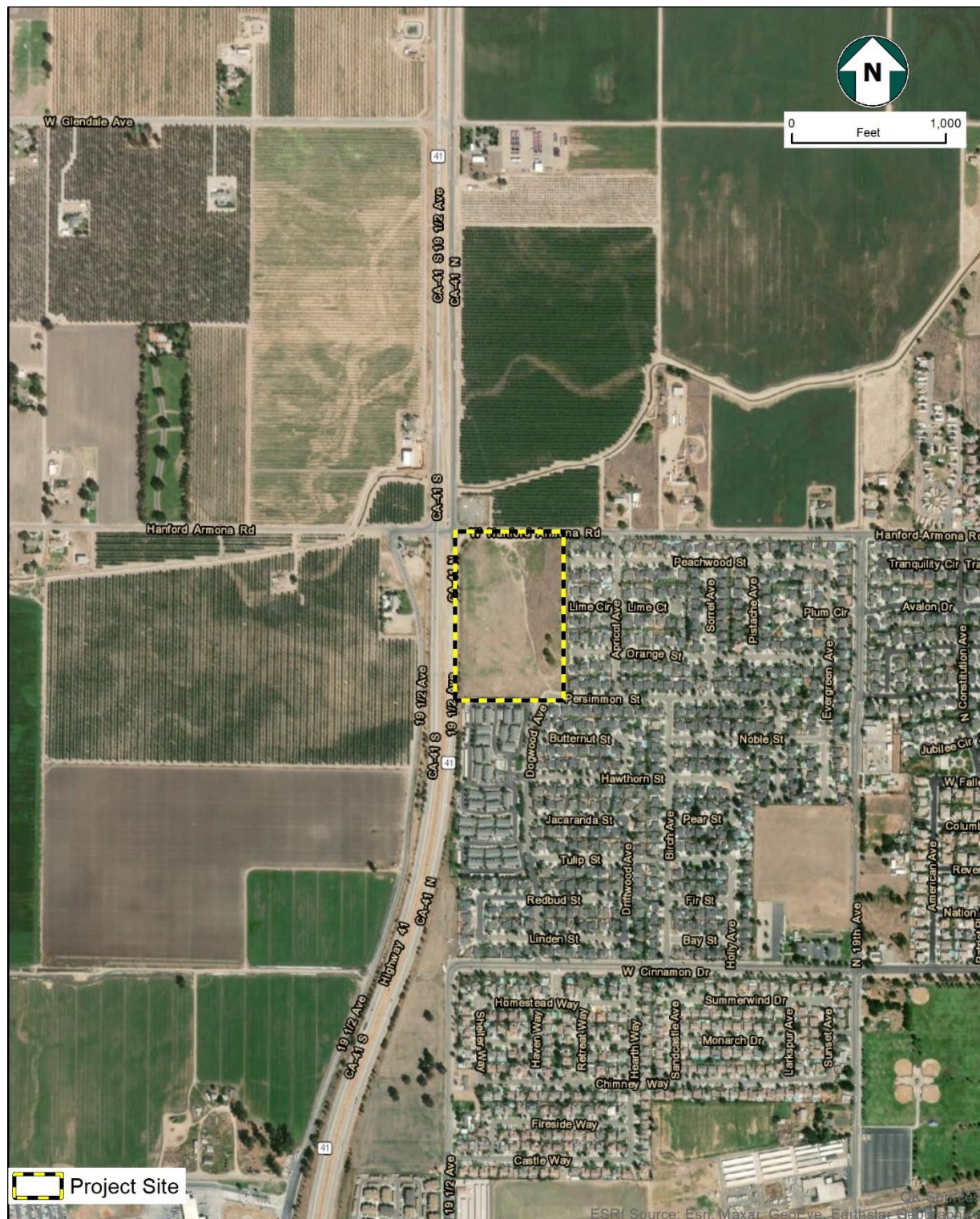
- a. All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way in accordance with Section 9-5B-4 Outdoor Lighting.
  - b. The site shall be paved, except for structures and landscaping.
  - c. Exterior walls within or adjacent to residential zones that are visible from public rights-of-way shall be of a decorative design consistent with the following:
    - (i) Walls shall have vertical elements (e.g., pilasters, indentations) of differing colors and/or materials at least every one hundred feet (100').
    - (ii) Walls shall include capstones (with limited overhang) of a coordinating color, material, and style as the rest of the wall.
    - (iii) Walls shall be of neutral color and shall be textured with stone, brick, stucco, or other similar surface finish.
    - (iv) Walls shall not be located inside the required clear visibility area at the intersections of streets.
  - d. Building walls that are visible from public rights-of-way shall be articulated with one of the techniques illustrated in Figure 9-5C-4-B2, "Techniques To Break Up Long Building Walls," of Section 9-5C-4, a minimum of every thirty feet (30').
5. The following operational conditions shall apply to the mini-storage:
- a. No business activity shall be conducted other than the rental of storage spaces.
  - b. No construction, repair, servicing, renovating, painting, or resurfacing of any motor vehicle, boat, trailer, or other machine or implement, including, but not limited to, furniture, toys, carpets, or similar equipment, objects, or materials.
  - c. No on-site commercial, business, professional, industrial, or recreational use or activity.
  - d. No use of rental units for human habitation.
  - e. The gate(s) shall be maintained in good working order at all times and shall remain closed except when in use.
  - f. The storage of inoperative vehicles is prohibited.
  - g. The storage of flammable or otherwise hazardous materials is prohibited.
  - h. Use of barbed wire for or on fencing is prohibited.
  - i. Personal storage facilities located within or adjacent to residential zones shall have hours of operation limited to 7:00 a.m. to 9:00 p.m. Monday through Saturday and 9:00 a.m. to 9:00 p.m. Sundays.
6. The operation shall be conducted in accordance with this Conditional Use Permit. Any deviations from the approvals shall first require approval of an amendment to this Conditional Use Permit.

7. All subsequent uses must meet the requirements found in Sections 9-5B-2 and 9-5B-4 of the City of Lemoore Zoning Ordinance related to noise, odor, vibration, lighting, and maintenance.
8. The time limits, potential extensions, and expiration of this Conditional Use Permit are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.

**Attachments:**

Vicinity Map  
Draft Resolution  
Tentative Parcel Map  
Mini-storage Site Plan  
Comprehensive Site Plan – mini-storage, residential, commercial

### Vicinity Map



*“In God We Trust”*

**RESOLUTION NO. 2025-06**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE  
APPROVING TENTATIVE PARCEL MAP NO. 2024-02 TO DIVIDE THE 16.14-ACRE SITE INTO FOUR  
PARCELS FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT AND APPROVING  
CONDITIONAL USE PERMIT NO. 2024-02 FOR A MINI-STORAGE FACILITY LOCATED ON THE  
SOUTH SIDE OF HANFORD-ARMONA ROAD, EAST OF SR 41, IN THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore, duly called and held on June 9, 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**, Marco Polo Enterprises (Armen Basmajian) has requested a tentative parcel map to divide a 16.14-acre site into four parcels and a remainder parcel (APN 021-660-031); and

**WHEREAS**, Marco Polo Enterprises (Armen Basmajian) has also requested a Conditional Use Permit to allow a mini-storage facility on the proposed remainder parcel (2.38 acres); and

**WHEREAS**, the site is vacant but has been previously approved for a 192-unit multi-family apartment complex on Parcel D (8.79 acres) and commercial development on Parcels A, B, and C (totaling 4.97 acres); and

**WHEREAS**, proposed Parcel D and the remainder parcel are zoned Medium Density Residential (RMD), and proposed Parcels A, B, and C are zoned Neighborhood Commercial (NC); and

**WHEREAS**, a mini-storage facility can be approved with a Conditional Use Permit in the RMD zone; and

**WHEREAS**, it has been determined that the Initial Study/Mitigated Negative Declaration previously prepared for development of the site is adequate for use as the environmental document for compliance with the California Environmental Quality Act (CEQA) for this portion of the project; and

**WHEREAS**, the Lemoore Planning Commission held a duly noticed public hearing at its June 9, 2025, meeting.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed Tentative Parcel Map No. 2024-02 and the proposed Conditional Use Permit No. 2024-02 based on facts detailed in the June 9, 2025, Staff Report, which is hereby incorporated by reference, as well as the evidence and testimony presented during the Public Hearing:

1. The proposed parcel map is consistent with the general plan, any applicable specific plans, and all applicable provisions of the Zoning Ordinance, the Subdivision Ordinance, and the State Subdivision Map Act.
2. The site is physically suitable for the proposed type of development.
3. The site is physically suitable for the proposed density of development.

4. The design of the parcels and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat.
5. The design of the parcel map or the type of improvements is not likely to cause serious public health problems.
6. The design of the parcel map 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. The land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965.
8. The proposed mini-storage use is consistent with the General Plan, any applicable specific plans, and all applicable provisions of this title.
9. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the City.
10. The site of the proposed use is physically suitable for the type, density, and intensity of the use and related structures being proposed.
11. The proposed use will not be contrary to the specific intent clauses, development regulations, or performance standards established for the zoning district in which it is located. The proposed use and related structures are compatible with other land uses, transportation, and service facilities in the vicinity.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Lemoore hereby approves Tentative Parcel Map No. 2024-02 and Conditional Use Permit No. 2024-02, subject to the following conditions:

1. The final parcel map shall be prepared in a manner consistent with the approved tentative parcel map.
2. A reciprocal access agreement in favor of all parcels and a reciprocal parking agreement for the commercial parcels shall be recorded prior to or in conjunction with the recordation of the final map.
3. The site shall be developed in a manner consistent with the site plan approved in Conditional Use Permit 2024-02 and the conditions in this resolution.
4. The following shall be incorporated into the design and construction of the mini-storage:
  - a. All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way in accordance with Section 9-5B-4 Outdoor Lighting.
  - b. The site shall be paved, except for structures and landscaping.

- c. Exterior walls within or adjacent to residential zones that are visible from public rights of way shall be of a decorative design consistent with the following:
    - (i) Walls shall have vertical elements (e.g., pilasters, indentations) of differing colors and/or materials at least every one hundred feet (100').
    - (ii) Walls shall include capstones (with limited overhang) of a coordinating color, material, and style as the rest of the wall.
    - (iii) Walls shall be of neutral color and shall be textured with stone, brick, stucco, or other similar surface finish.
    - (iv) Walls shall not be located inside the required clear visibility area at the intersections of streets.
  - d. Building walls that are visible from public rights of way shall be articulated with one of the techniques illustrated in Figure 9-5C-4-B2, "Techniques To Break Up Long Building Walls," of Section 9-5C-4, a minimum of every thirty feet (30').
5. The following operational conditions shall apply to the mini-storage:
- a. No business activity shall be conducted other than the rental of storage spaces.
  - b. No construction, repair, servicing, renovating, painting, or resurfacing of any motor vehicle, boat, trailer, or other machine or implement, including, but not limited to, furniture, toys, carpets, or similar equipment, objects, or materials.
  - c. No on-site commercial, business, professional, industrial, or recreational use or activity.
  - d. No use of rental units for human habitation.
  - e. The gate(s) shall be maintained in good working order at all times and shall remain closed except when in use.
  - f. The storage of inoperative vehicles is prohibited.
  - g. The storage of flammable or otherwise hazardous materials is prohibited.
  - h. Use of barbed wire for or on fencing is prohibited.
  - i. Personal storage facilities located within or adjacent to residential zones shall have hours of operation limited to 7:00 a.m. to 9:00 p.m. Monday through Saturday and 9:00 a.m. to 9:00 p.m. Sundays.
6. The operation shall be conducted in accordance with this Conditional Use Permit. Any deviations from the approvals shall first require approval of an amendment to this Conditional Use Permit.
7. All subsequent uses must meet the requirements found in Sections 9-5B-2 and 9-5B-4 of the City of Lemoore Zoning Ordinance related to noise, odor, vibration, lighting, and maintenance.

8. The time limits, potential extensions, and expiration of this Conditional Use Permit are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on June 9, 2025, by the following votes:

**YES:**  
**NOES:**  
**ABSTAINING:**  
**ABSENT:**

**APPROVED:**

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**Greg Franklin, Chairperson**

**ATTEST:**

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**Kristie Baley, Planning Commission Secretary**

# TENTATIVE PARCEL MAP 2024-02

A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, T. 19 S., R. 20 E., M.D.B. & M., IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA, BEING PARCEL 1 OF THAT CERTAIN PARCEL MAP RECORDED IN BOOK 16, AT PAGE 91 OF PARCEL MAPS IN THE OFFICE OF THE KINGS COUNTY RECORDER.

## LEGAL DESCRIPTION

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

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA, SHOWN AS PARCEL 1 OF PARCEL MAP, FILED FOR RECORD ON JULY 14, 2004 IN BOOK 16 AT PAGE 91 OF PARCEL MAPS, KINGS COUNTY RECORDS.

## NOTES

- GENERAL PLAN LAND USE DESIGNATION: NEIGHBORHOOD COMMERCIAL (NC) MEDIUM DENSITY RESIDENTIAL (RMD)
- EXISTING ZONING: NEIGHBORHOOD COMMERCIAL (NC) MEDIUM DENSITY RESIDENTIAL (RMD)
- EXISTING USE: OPEN VACANT SPACE
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             | SOCAL GAS       |
| 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 VACANT OPEN SPACE. THERE ARE NO EXISTING IMPROVEMENTS.
5. THE SUBJECT SITE IS NOT LOCATED BENEATH A LOW-LEVEL FLIGHT PATH OR WITHIN SPECIAL USE AIRSPACE AND IS NOT LOCATED NEAR A MILITARY INSTALLATION WITHIN 1,000 FEET.
6. THERE ARE NO EXISTING WATER COURSES ON SITE.
7. THERE ARE NO EXISTING WATER WELLS ON SITE.
8. STORM DRAIN SHALL SURFACE DRAIN AND CONVEYED VIA UNDERGROUND STORM DRAIN COLLECTION SYSTEM TO A RETENTION BASIN.
9. GRADING AND DRAINAGE SHALL BE PREPARED PER CITY OF LEMOORE IMPROVEMENT STANDARDS BY A REGISTERED CALIFORNIA ENGINEER.
10. EROSION CONTROL PLAN SHALL BE PREPARED BY CITY OF LEMOORE IMPROVEMENT STANDARDS BY A REGISTERED CALIFORNIA ENGINEER.

LINE TABLE		
LINE	LENGTH	BEARING
L1	131.01'	N89°54'48"E
L2	69.09'	N0°12'27"E
L3	79.61'	N89°50'40"W

CURVE DATA			
SEGMENT	RADIUS	DELTA	LENGTH
C1	44.94'	23°43'13"	18.60'
C2	49.99'	101°43'18"	88.75'
C3	48.89'	6°45'46"	5.77'

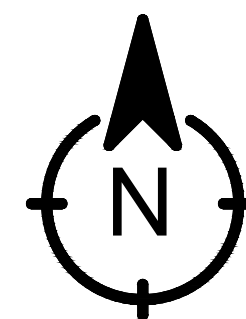
RADIUS TABLE		
LINE	LENGTH	BEARING
R1	44.94'	N0°09'20"E
R2	49.99'	S23°52'32"W
R3	48.89'	N77°50'45"W

## SURVEYOR'S STATEMENT:

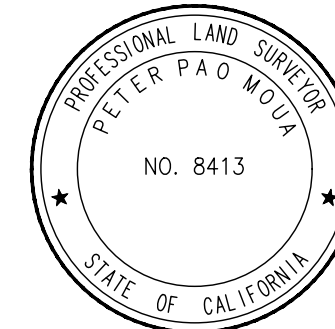
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF TCM PARTNERS, LLC, A LIMITED LIABILITY COMPANY.

PETER PAO MOUA  
LS 8413

DATE



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



## LEGEND

- PROPERTY BOUNDARY
- CENTERLINE/SECTION LINE
- EASEMENT
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING RELINQUISHMENT OF ACCESS
- DRAINAGE DIRECTION
- PREVIOUSLY DEDICATED STREET RIGHT OF WAY.
- TO BE DEDICATED TO CITY OF LEMOORE FOR PUBLIC STREET RIGHT OF WAY

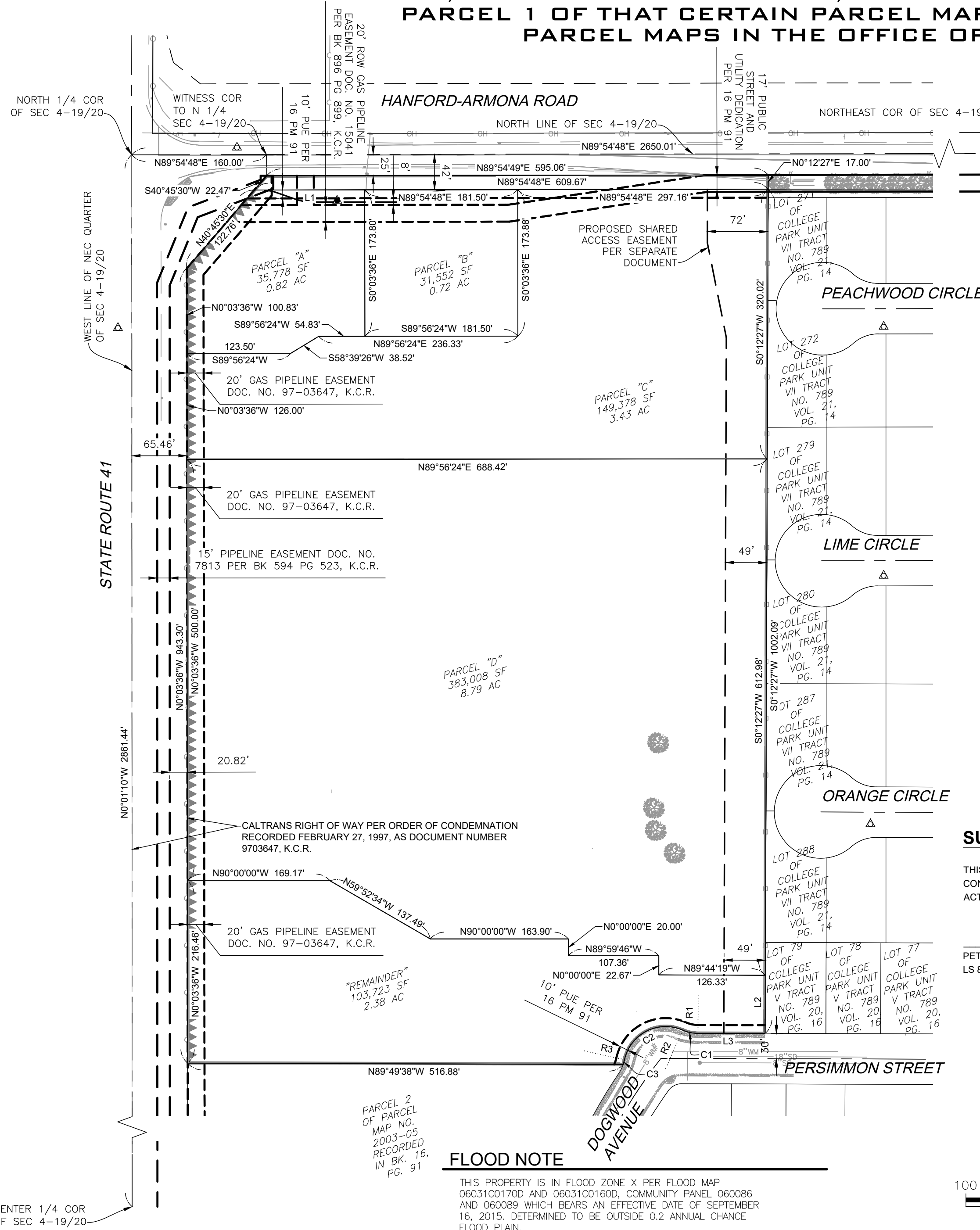
4010 N CHESTNUT  
DIAGONAL AVE STE 101  
FRESNO, CA 93726

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

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1 / 3



## FLOOD NOTE

THIS PROPERTY IS IN FLOOD ZONE X PER FLOOD MAP 06031C0170D AND 06031C0160D, COMMUNITY PANEL 060086 AND 060089 WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 16, 2015. DETERMINED TO BE OUTSIDE 0.2 ANNUAL CHANCE FLOOD PLAIN.

PROJECT LOCATION

## VICINITY MAP

NOT TO SCALE

## PROJECT INFO:

PROJECT LOCATION: SOUTHEAST CORNER OF HWY 41 AND HANFORD-ARMONA RD LEMOORE, CA 93245

APN: 021-660-031

PROJECT OWNER: CV HOUSING, LLC  
A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 66.6667% INTEREST AND BCE PROPERTIES, LP, A CALIFORNIA LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 33.333333% INTEREST

MIN PARCEL SIZE: 31,552 SF  
MAX PARCEL SIZE: 383,008 SF  
AVERAGE PARCEL SIZE: 140,688 SF  
TOTAL PARCELS: 5

## BASIS OF BEARINGS:

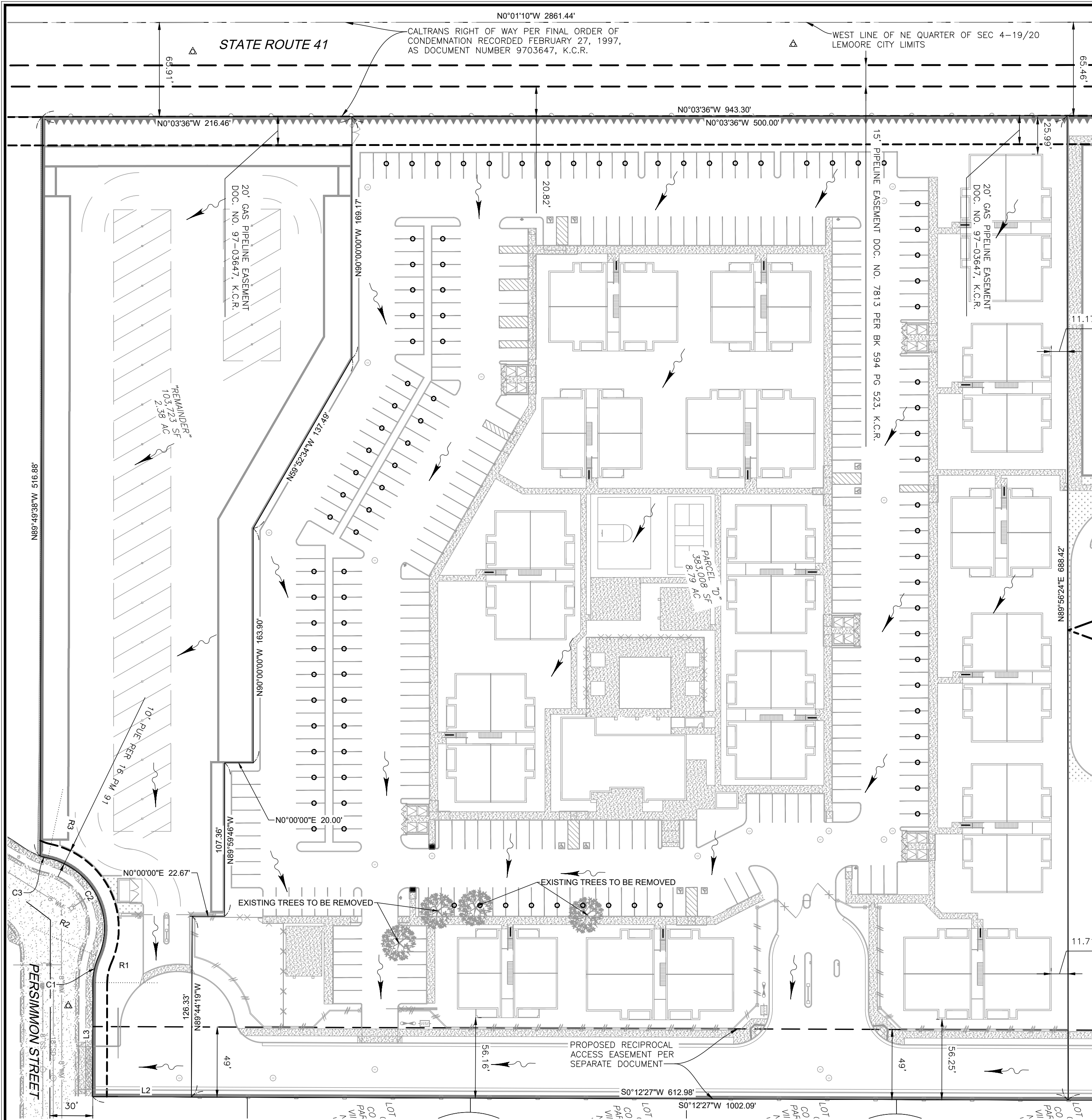
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, T.19 S., R.20 E., M.D.B.&M. BEARS N89°54'48"E PER MAP RECORDED IN BOOK 16 AT PAGE 91 OF PARCEL MAPS, OF KINGS COUNTY RECORDS.

## BENCHMARK:

NGS BENCHMARK DH6733 HAYSTACK

3" CA. DEPT OF TRANSPORTATION ALUMINUM DISK SET FLUSH IN THE CONCRETE HEADWALL OF AN IRRIGATION DITCH.

ELEV: 216.10 (NAVD 88)



**TENTATIVE PARCEL MAP 2024-02**  
A PORTION OF THE NORTHEAST QUARTER OF  
SECTION 4, T. 19 S., R. 20 E., M.D.B. & M., IN  
THE CITY OF LEMOORE, COUNTY OF KINGS,  
STATE OF CALIFORNIA, BEING PARCEL 1 OF  
THAT CERTAIN PARCEL MAP RECORDED IN  
BOOK 16, AT PAGE 91 OF PARCEL MAPS IN  
THE OFFICE OF THE KINGS COUNTY  
RECORDER.

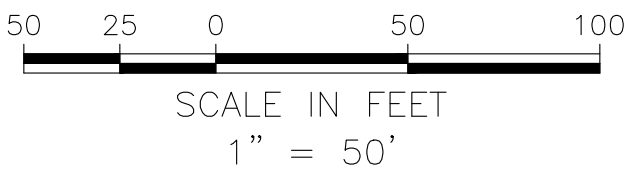
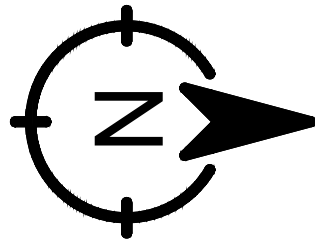
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RADIUS TABLE		
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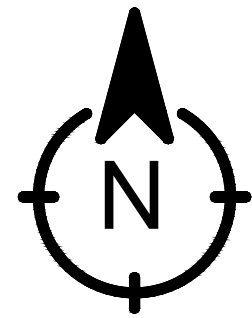


SEE SHEET 3



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**2 / 3**



40 20 0 40 80

SCALE IN FEET

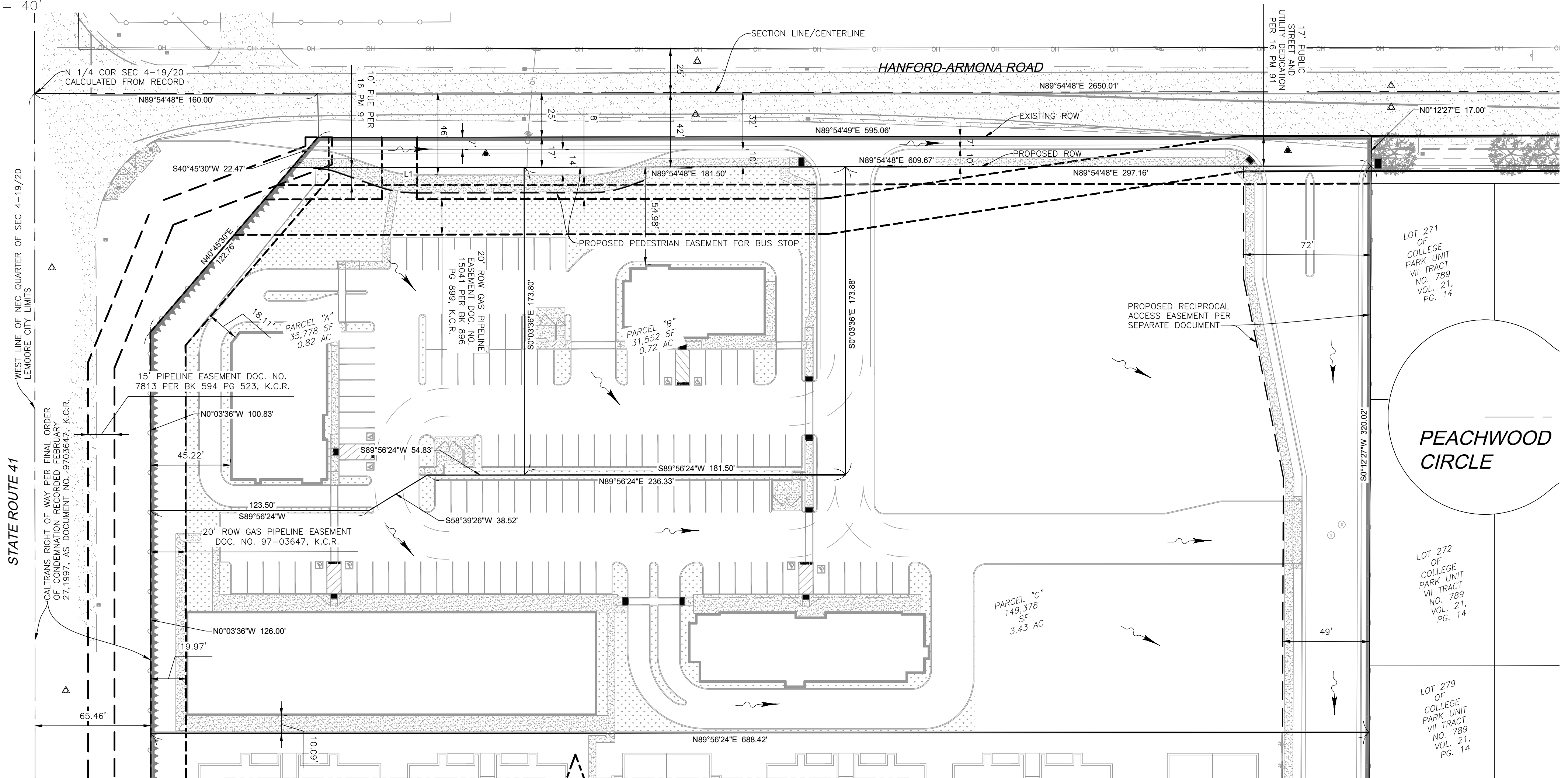
1" = 40'

# LEGEND

- PROPERTY BOUNDARY
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STATE ROUTE 41

CALTRANS RIGHT OF WAY PER FINAL ORDER OF CONDEMNATION RECORDED FEBRUARY 27, 1997, AS DOCUMENT NO. 9703647, K.C.R.

15' PIPELINE EASEMENT DOC. NO. 7813 PER BK 594 PG 523, K.C.R.

N0°03'36"W 100.83'

20' ROW GAS PIPELINE EASEMENT DOC. NO. 97-03647, K.C.R.

N0°03'36"W 126.00'

19.97'

10.09'

65.46'

45.22'

123.50'

S89°56'24"W

S89°56'24"W 54.83'

S58°39'26"W 38.52'

N89°56'24"E 236.33'

N89°56'24"E 181.50'

N89°54'48"E 160.00'

N89°54'48"E 2650.01'

N89°54'48"E 595.06'

N89°54'48"E 609.67'

N89°54'48"E 297.16'

N0°12'27"E 17.00'

N0°12'27"E 320.02'

S0°03'36"E 173.88'

S0°03'36"E 173.80'

S40°45'30"W 22.47'

N40°45'30"E 122.16'

18.11'

10' PLUE PER 16 PM 91

46'

7'

14'

17'

25'

32'

42'

72'

49'

17' PUBLIC STREET AND UTILITY DEDICATION PER 16 PM 91

LOT 271 OF COLLEGE PARK UNIT VII TRACT NO. 789 VOL. 21, PG. 14

LOT 272 OF COLLEGE PARK UNIT VII TRACT NO. 789 VOL. 21, PG. 14

LOT 279 OF COLLEGE PARK UNIT VII TRACT NO. 789 VOL. 21, PG. 14

PEACHWOOD CIRCLE

HANFORD-ARMONA ROAD

SECTION LINE/CENTERLINE

EXISTING ROW

PROPOSED ROW

PROPOSED PEDESTRIAN EASEMENT FOR BUS STOP

PROPOSED RECIPROCAL ACCESS EASEMENT PER SEPARATE DOCUMENT

PARCEL "A" 35,778 SF 0.82 AC

PARCEL "B" 31,552 SF 0.72 AC

PARCEL "C" 149,378 SF 3.43 AC

SEE SHEET 2



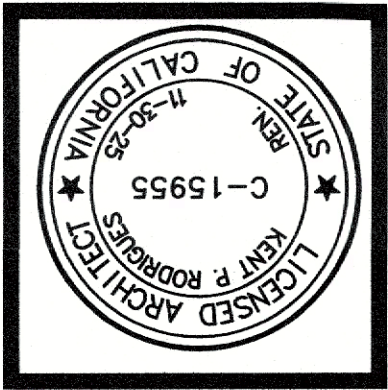
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3 / 3



SITE STATISTICS:

**SITE ADDRESS:**  
SEC. 14, HANFORD ARMONA ROAD AND STATE HIGHWAY 41  
LEMOORE, CA

**A.P.N.:**  
021-66-031

**EXISTING ZONE DISTRICTS:**  
NC and M1 NEIGHBORHOOD COMMERCIAL AND MIXED USE  
RESIDENTIAL - RH-2108H

**EXISTING GP DESIGNATION:**  
NEIGHBORHOOD COMMERCIAL AND MIXED USE

SELF STORAGE FACILITY:

**LAND AREA:**  
LAND AREA EQUALS 146,701 SQ. FT. OF LAND OR 3.32 ACRES (NET)

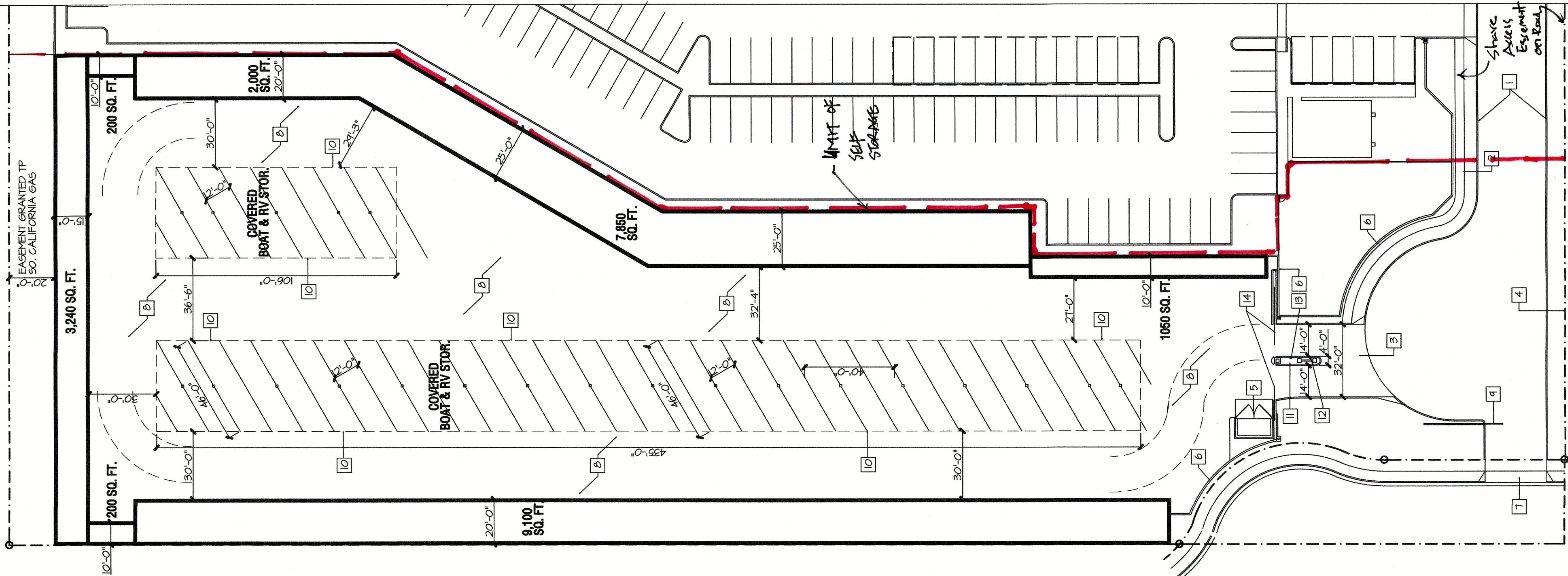
**BUILDING AREA:**  
ENCLOSED STORAGE UNITS - 23,640 SQ. FT.  
COVERED BOAT AND RV PARKING - 20,640 SQ. FT.  
TOTAL SQUARE FOOTAGE - 44,280 SQ. FT.

**LOT COVERAGE:**  
BUILDING - 16.45%  
PAVED AREA - 44,280 SQ. FT. / 146,701 SQ. FT. (BUILDING AREA / LOT AREA) = 30.18%  
LANDSCAPED AREA - 50,281 SQ. FT. / 146,701 SQ. FT. (PAVED AREA / LOT AREA) = 34.28%  
TOTAL LOT AREA - 146,701 SQ. FT. (LANDSCAPED AREA / LOT AREA) = 34.28%

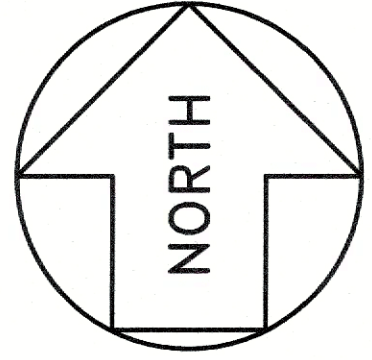
**PARKING:**  
NO PARKING PROVIDED

SELF STORAGE SITE PLAN KEY NOTES:

1. NEW GIRE AND GUTTER PER PH STD. P-1
2. NEW CONC. NON-CONTIGUOUS PUBLIC SIDEWALK PER PH STD. P-3
3. NEW DRIVE APPROACH PER CITY STANDARDS
4. NEW 6'-0" HIGH CONC. BLOCK WALL PER CITY STD. M-5
5. 10'-0" TYP. CONC. BLOCK TRASH ENCLOSURE PER CITY STD. M-6
6. 6'-8" HIGH CONC. BLOCK WALL WITH 4" CAP AT PROJECT PERIMETER
7. SECONDARY DRIVE APPROACH PER CITY STANDARDS
8. PROVIDE ASPHALT PAVING AT PARKING LOT / TRAFFIC CIRCULATION AREAS
9. 6'-0" HIGH BRIGHT IRON ROLLING GATE WITH KNOX BOX AT SECONDARY ACCESS
10. LINE CANOPY AT COVERED BOAT AND RV STORAGE AREA SHOWN DASHED
11. LANDSCAPED MEDIAN AT PROJECT ENTRY
12. PROPOSED MONUMENT SIGN AT PROJECT ENTRY
13. ENTRY KEEPAD MOUNTED IN COLUMN
14. 6'-0" HIGH AUTOMATIC ROLLING METAL SECURITY GATES



SITE PLAN - PHASE 3  
PROPOSED SELF STORAGE FACILITY



SCALE: 1"=30'-0"

