

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

December 8, 2025
5:30 p.m.

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
3. RECOGNITION OF APPOINTMENT TO THE COMMISSION – Tom Reed (Baley)
4. 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.
5. APPROVAL OF MINUTES – Regular Meeting, September 8, 2025
6. PUBLIC HEARING – Consider and accept public comment for Tentative Parcel Map No. 2025-03 and Planned Unit Development No. 2025-01: Adoption of Resolution No. 2025-09, approving a request by Steven Macias, Sequoia Investors to divide the site into four parcels, and to allow lot sizes less than the minimum 5,000 sq. ft. and lot width less than the minimum 50 feet. The property (infill lot) is located at 109 Hamlet Street (APN 020-184-020) in the City of Lemoore. It has been determined that the project is Categorical Exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15315 (minor land division).
7. PLANNING 101: PLANNING COMMISSIONER TRAINING
8. PLANNING REPORT / DEPARTMENT UPDATE
9. COMMISSION REPORTS / REQUESTS
10. ADJOURNMENT

Upcoming Meetings

Regular Meeting of the Planning Commission, January 12, 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 the City Clerk's office (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, December 8, 2025, at Council Chamber, 429 C Street and Cinnamon Municipal Complex, 711 W. Cinnamon Drive, Lemoore CA on December 3, 2025.

//s//

Kristie Baley, Commission Secretary



PLANNING COMMISSION REGULAR MEETING December 8, 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/86289109540?pwd=cuOrGSfNMk6ni00b0PmZHFX5L6wTHS.1>
- Meeting ID: 862 8910 9540
- Passcode: 541937
- 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 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.**

**Minutes of the
LEMOORE PLANNING COMMISSION
Regular Meeting
September 8, 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:	Ray Etchegoin
Vice-Chair:	Barbara Hill
Commissioners:	Mitchell Couch, Daniel Wells
Absent:	Joseph Brewer

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

ITEM NO. 4 PUBLIC COMMENT

There was no comment.

ITEM NO. 4 Approval - Minutes – Regular Meeting, August 11, 2025

Motion by Commissioner Couch, seconded by Commissioner Wells, to approve the Minutes of the Planning Commission Regular Meeting of August 11, 2025.

*Ayes: Couch, Wells, Hill
Abstain: Etchegoin
Absent: Brewer*

ITEM NO. 5 PUBLIC HEARING – Consider and accept public comment for Lennar Homes for approval of Resolution No. 2025-08, approving Site Plan Review No. 2802025: a request for approval of changes to the single-family home master plans (floor plans and elevation plans) to be constructed within the approved Tract 935. The site is located on the east side of Liberty Drive (18 ³/₄ 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).

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

Chair Etchegoin opened the public hearing at 5:47 p.m.

There was no other comment from the public.

Chair Etchegoin closed the public hearing at 5:49 p.m.

Motion by Commissioner Hill, seconded by Commissioner Couch, to adopt Resolution 2025-08, approving Site Plan Review No. 28-2025 (Master Home Plans), with the included findings and conditions.

Ayes: Hill, Couch, Wells, Etchegoin

Absent: Brewer

ITEM NO. 6 Directors Report

Brandt reported on the following:

Tentative Parcel Maps in process.

Tentative Subdivision Map Tract 948

Regional Active Transportation Plan

Kings County General Plan

ITEM NO. 7 Commission Reports / Requests

There were no other reports or requests.

ITEM NO. 8 Adjournment

The meeting was adjourned at 6:03 P.M.

Approved the 8th day of December 2025.

APPROVED:

Ray Etchegoin, Chairperson

ATTEST:

Kristie Baley, Commission Secretary



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

Staff Report

To: Lemoore Planning Commission **Item No.** 6
From: Steve Brandt, City Planner
Date: December 2, 2025 **Meeting Date:** December 8, 2025
Subject: **Tentative Parcel Map No. 2025-03 and Planned Unit Development No. 2025-01:** a request by Steven Macias, Sequoia Investors to divide the site into four parcels, and to allow lot sizes less than the minimum 5,000 sq. ft. and lot width less than the minimum 50 feet. The property is located at 109 Hamlet Street in the City of Lemoore (APN 020-184-020).

Proposed Motion:

Move to adopt Resolution No. 2025-09, approving Tentative Parcel Map No. 2025-03 and Planned Unit Development No. 2025-01, with the included findings and conditions.

Project Proposal:

The applicant is requesting approval of a Tentative Parcel Map and Planned Unit Development that would divide an existing 0.44-acre parcel into four separate parcels: Parcel A 6,057.3 square feet; Parcel B 3,964.6 square feet; Parcel C 3,965.5 square feet; Parcel D 5,706.4 square feet.

Applicant	Steven J Macias
Location	109 Hamlet Street
Existing Land Use	Vacant
APN(s)	020-184-020
Zoning	Traditional Neighborhood Residential (RN)
General Plan	Low-Medium Density Residential

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 Residential	RN	Low Density Residential
South	Single Family Residential	RN	Low Density Residential
East	Single Family Residential	RN	Low Density Residential
West	Single Family Residential	RN	Low Density Residential

Previous Relevant Actions:

None

Zoning/General Plan:

The site is designated Low Density Residential and zoned Traditional Neighborhood Residential (RN). The planned unit development permit will be to allow for modified lot size, modified lot width, and modified site area per dwelling.

Access and Right of Way:

Each parcel will have access to Hamlet Street.

Planned Unit Development:

A PUD would be required because the project proposes to deviate from minimum lot size modified lot width, and modified site area per dwelling of the RLD zone. Two of the four proposed lots are less than the required lot size of 5,000 square feet at 3,964.6 and 3,965.5 square feet. The proposed lot widths ranging from 30 feet to 46 feet are less than the 50-foot requirement. The project does not request to deviate from permissible land uses. Proposed deviations are requested for the subdivision to develop in conformance with the 3 to 7 du/ac density range provided for in the General Plan.

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 15 (Minor Land Divisions).

The site contains six large Valley oak trees that will be removed. Four of the oak trees are underneath electrical powerlines and can be removed for safety reasons. The other two trees sized 20 inches and 32 inches in diameter can be removed if mitigation is provided. Mitigation at a ratio of 1:1 inches diameter (per Code Section 9-5D1-4) shall consist of either the planting of 52 fifteen-gallon Valley oak trees that are roughly 1-inch diameter at sites approved by the City Public Works Department or an in lieu fee of \$225 per inch, or \$11,700, paid to the City to be used by the City for planting oak trees in the city.

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.

8. The Categorical Exemption 15315 is appropriate to be utilized for the evaluation of the environmental impacts of this project in accordance with CEQA.

Recommended Conditions:

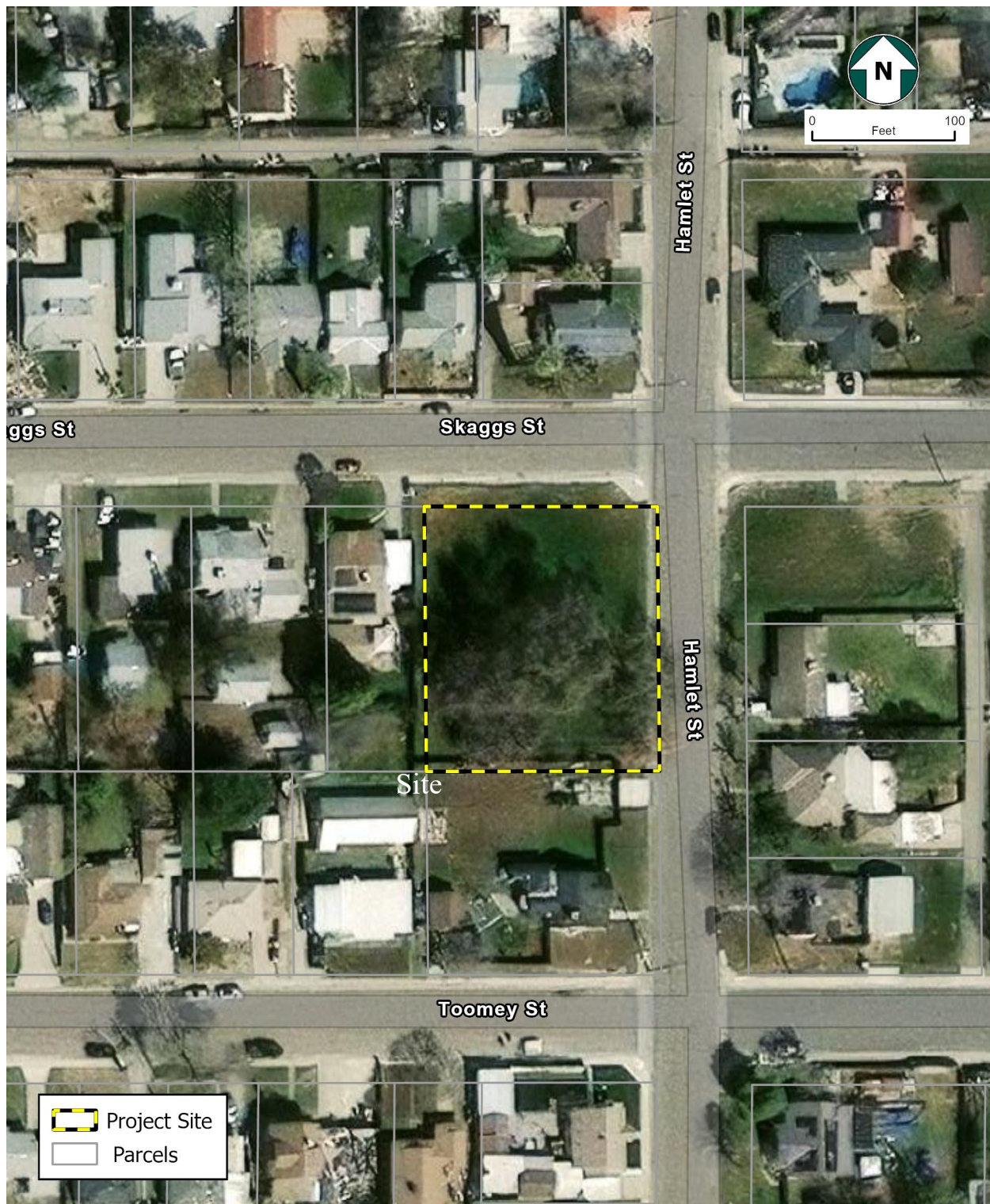
Staff recommends the following conditions be applied to the approval of the Tentative Parcel Map No. 2025-03 and Planned Unit Development 2025-01:

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"). All applicable requirements include but are not limited to; Fence and Wall Standards, MWELo requirements, and Street Trees.
2. Plans for all public and private improvements, including, but not limited to, water, sewer, storm drainage, road pavement, curb and gutter, sidewalk, streetlights, landscaping, and fire hydrants shall be approved by the City Engineer, and these improvements shall be completed in accordance with the approved plans to the satisfaction of the Public Works Department.
3. The project shall be subject to applicable development impact fees adopted by the Resolution of the City Council.
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. Mitigation for the removal of two oak trees shall be at a ratio of 1:1 inches diameter (per Code Section 9-5D1-4) and shall consist of either the planting of 52 fifteen-gallon Valley oak trees that are roughly 1-inch diameter at sites approved by the City Public Works Department or an in lieu fee of \$225 per inch, or \$11,700, paid to the City to be used by the City for planting oak trees in the city.
6. The developer shall comply with the Standards, Provisions, and Requirements of the San Joaquin Valley Air Pollution Control District that relate to the project.
7. 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.
8. 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
Tentative Parcel Map
Site Plan
Pictures of Oak Trees

Vicinity Map
Tentative Parcel Map No. 2025-03, Planned Unit Development 2025-01



RESOLUTION NO. 2025-09

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING TENTATIVE PARCEL MAP NO. 2025-03 AND PLANNED UNIT DEVELOPMENT NO. 2025-01
TO DIVIDE AN EXISTING 0.44-ACRE PARCEL INTO FOUR PARCELS LOCATED AT 109 HAMLET
STREET IN THE CITY OF LEMOORE (APN 020-184-020)**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on December 8, 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, Steven J Macias has requested a Tentative Parcel Map and Planned Unit Development to allow the division of a 0.44-acre parcel into four single family residential parcels located at 109 Hamlet Street in the City of Lemoore (APN 020-184-020); and

WHEREAS, the proposed site is currently vacant; and

WHEREAS, the zoning on the parcel is Traditional Neighborhood Residential (RN); and

WHEREAS, the planned unit development permit will be to allow for modified lot size, modified lot width, and modified site area per dwelling.; and

WHEREAS, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 15 (Minor Land Divisions); and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its December 8, 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 and planned unit development:

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.
8. The Categorical Exemption 15315 is appropriate to be utilized for the evaluation of the environmental impacts of this project in accordance with CEQA.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore approves Tentative Parcel Map 2025-03 and Planned Unit Development 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"). All applicable requirements include but are not limited to; Fence and Wall Standards, MWELo requirements, and Street Trees.
2. Plans for all public and private improvements, including, but not limited to, water, sewer, storm drainage, road pavement, curb and gutter, sidewalk, streetlights, landscaping, and fire hydrants shall be approved by the City Engineer, and these improvements shall be completed in accordance with the approved plans to the satisfaction of the Public Works Department.
3. The project shall be subject to applicable development impact fees adopted by the Resolution of the City Council.
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. Mitigation for the removal of two oak trees shall be at a ratio of 1:1 inches diameter (per Code Section 9-5D1-4) and shall consist of either the planting of 52 fifteen-gallon Valley oak trees that are roughly 1-inch diameter at sites approved by the City Public Works Department or an in lieu fee of \$225 per inch, or \$11,700, paid to the City to be used by the City for planting oak trees in the city.
6. The developer shall comply with the Standards, Provisions, and Requirements of the San Joaquin Valley Air Pollution Control District that relate to the project.
7. 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.
8. 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 December 8, 2025, by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Ray Etchegoin, Chairperson

ATTEST:

Planning Commission Secretary

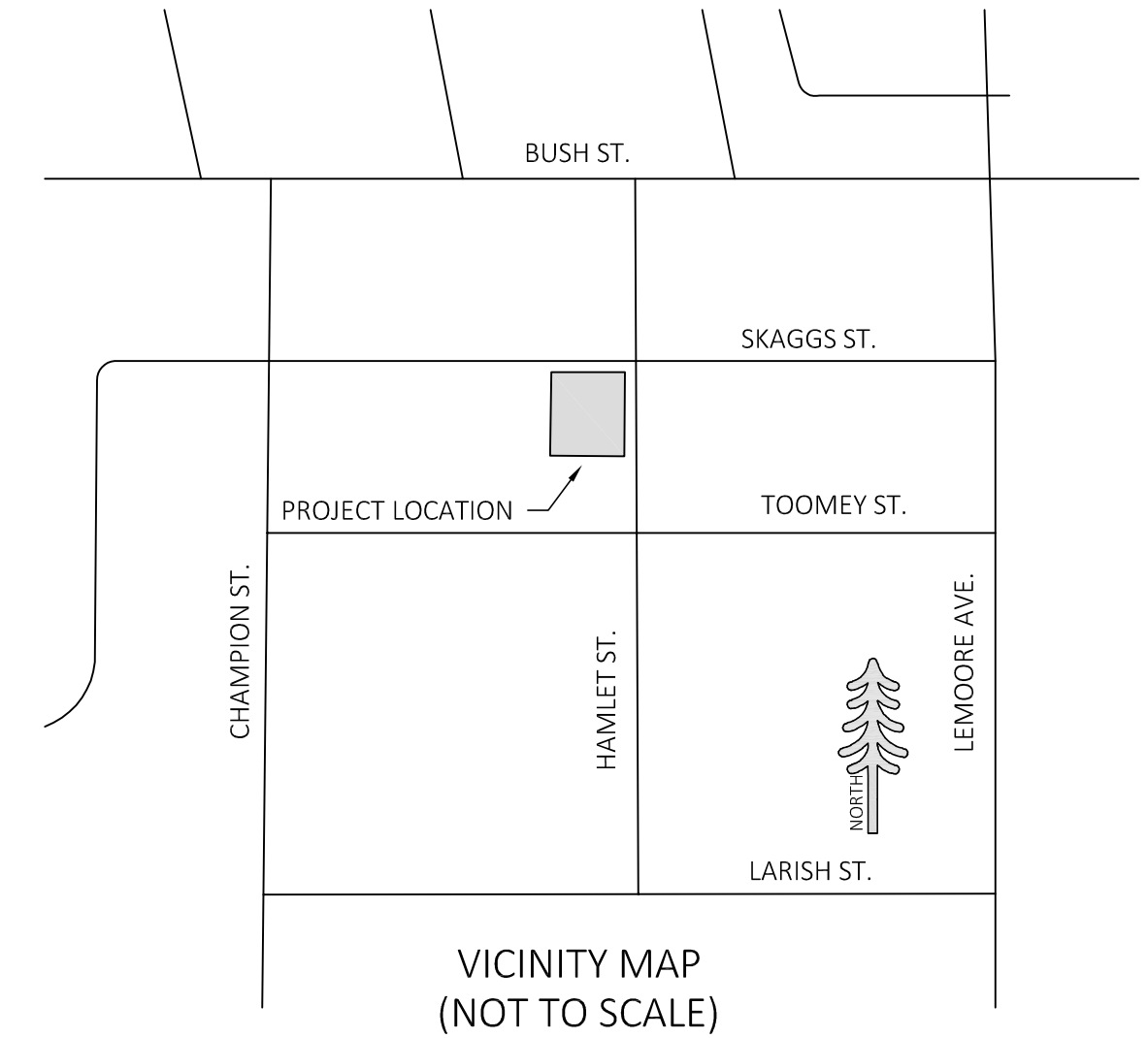
109 HAMLET ST. - PUD
TENTATIVE PARCEL MAP 2025-03

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
LOT 11 AND 12 OF BLOCK 3 OF MOORE'S ADDITION, IN THE CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED IN BOOK 2 AT PAGE 38 OF LICENSED SURVEY PLATS.

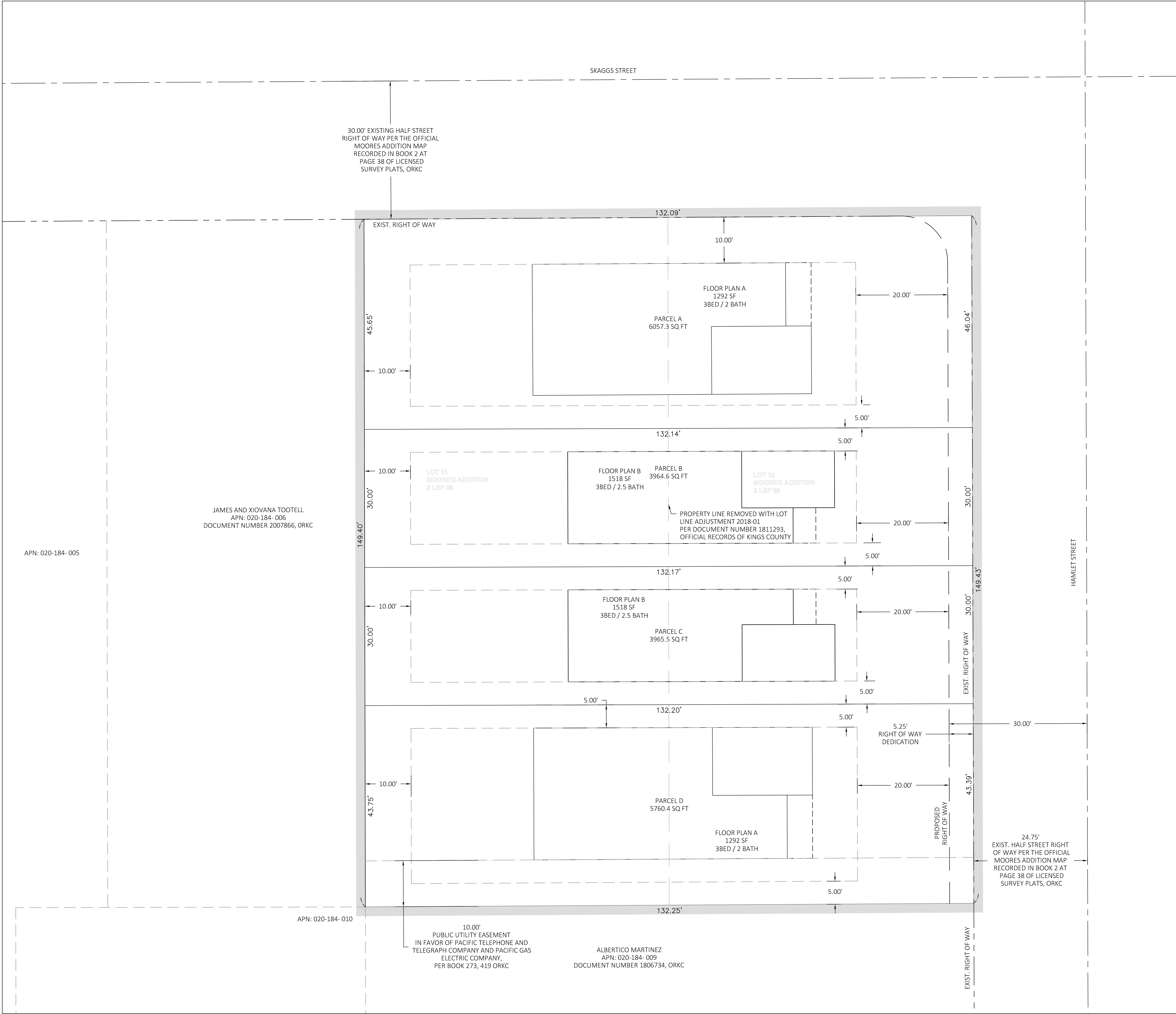
SITE INFORMATION
APN: 020-184-020
PROJECT ADDRESS: 109 HAMLET STREET, LEMOORE, CA
GROSS AREA: +/-0.44 ACRES
SEWER SERVICE: CITY OF LEMOORE
STORM DRAIN SERVICE: CITY OF LEMOORE
WATER SERVICE: CITY OF LEMOORE
ELECTRICAL SERVICE: PG&E
GAS SERVICE: N/A - NO GAS WILL BE PROVIDED
TELEPHONE SERVICE: AT&T
FLOOD ZONE: ZONE X, FEMA PANEL NO. 06031C0170D, EFFECTIVE DATE 9/16/2105
EXISTING GENERAL PLAN DESIGNATION: LOW- MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING: TRADITIONAL NEIGHBORHOOD RESIDENTIAL (RN)
EXISTING USE: VACANT LAND
PROPOSE USE: SINGLE FAMILY RESIDENTIAL

PROPERTY OWNER INFORMATION:
OWNER: SEQUOIA INVESTORS, LLC AND THE SHAWN TEAM, LLC
ADDRESS: 131 E. KERN AVE., TULARE, CA 93274
PHONE NUMBER: (559)786-0936
MAP PREPARED BY:
ENGINEER: STEVEN J. MACIAS, PE - C83360
ADDRESS: 131 E. KERN AVE., TULARE, CA 93274
PHONE NUMBER: (559)786-0936

LEGEND:
ORKC OFFICIAL RECORDS KINGS COUNTY
UNDERLYING PARCEL LINE
CENTERLINE
PROPOSED PARCEL LINES
EXISTING RIGHT OF WAY LINES
PROPOSED RIGHT OF WAY LINE
BUILDING SETBACK
EXISTING PUBLIC UTILITY EASEMENT



PREPARED BY : SEQUOIA INVESTORS, LLC
STEVEN J. MACIAS, PE
131 E. KERN AVE.
TULARE, CA 93274
SCALE: 1"=10'



109 HAMLET ST. - PUD

SITE PLAN

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WATER SERVICE: CITY OF LEMOORE
ELECTRICAL SERVICE: PG&E
GAS SERVICE: N/A - NO GAS WILL BE PROVIDED
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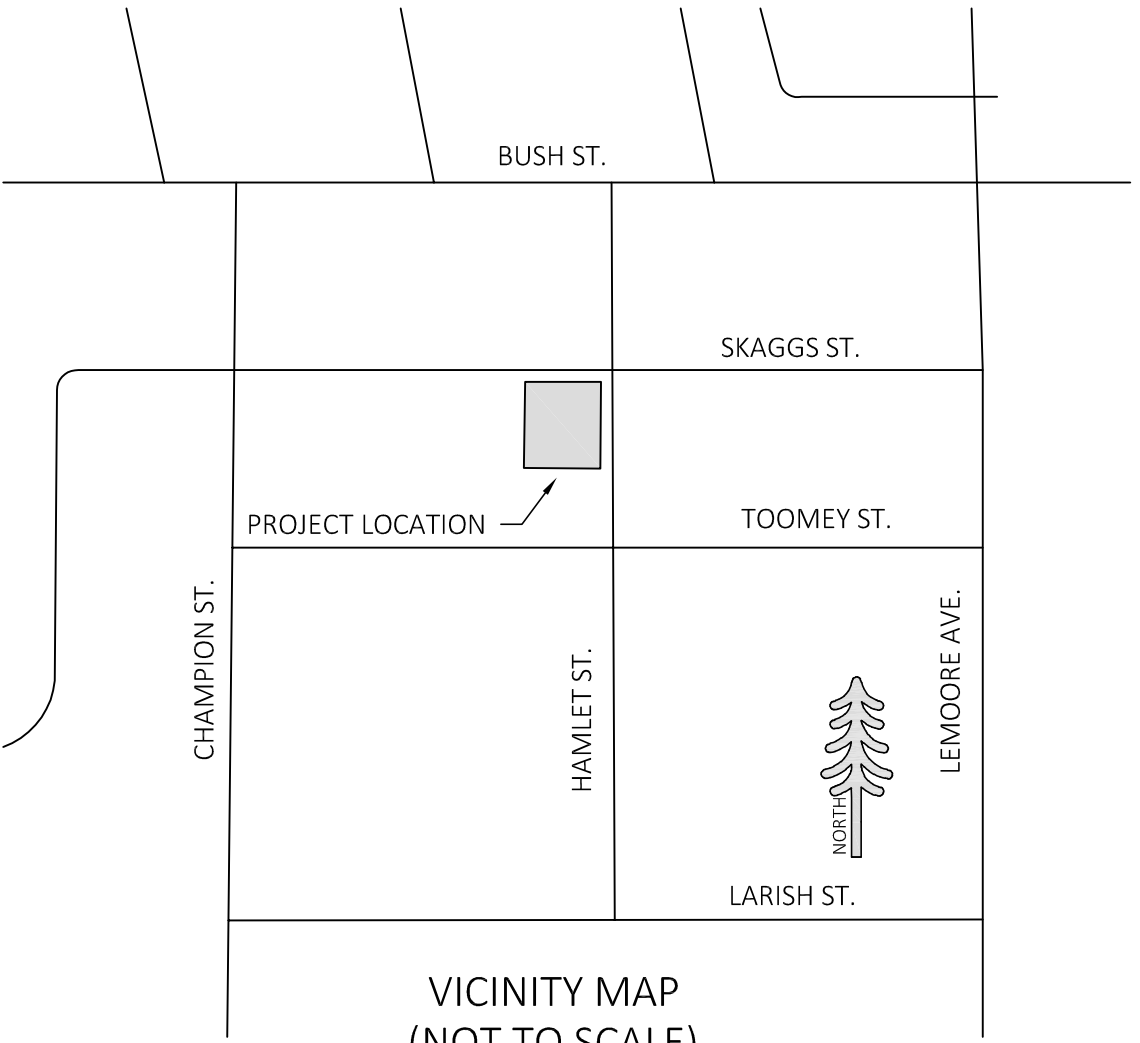
SITE GRADING AND DRAINAGE NOTE

ALL SITE GRADING AND DRAINAGE SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE CALIFORNIA RESIDENTIAL BUILDING CODE (CRC SECTION R401.3).

THE GROUND SURFACE IMMEDIATELY ADJACENT TO THE STRUCTURE'S FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A MINIMUM OF 5% FOR A DISTANCE OF NOT LESS THAN 10 FEET. THIS IS EQUIVALENT TO A 6-INCH DROP OVER THE FIRST 10 FEET.

WHERE PHYSICAL OBSTRUCTIONS OR PROPERTY LINE LIMITATIONS PREVENT THE REQUIRED 5% SLOPE, THE GENERAL CONTRACTOR SHALL INSTALL A SUPPLEMENTAL AND APPROVED DRAINAGE SYSTEM (SUCH AS AREA DRAINS OR A FRENCH DRAIN SYSTEM). THIS SYSTEM MUST BE DESIGNED TO COLLECT ALL SURFACE WATER AND EFFECTIVELY CONVEY IT TO THE PUBLIC RIGHT-OF-WAY OR ANOTHER APPROVED POINT OF DISCHARGE.

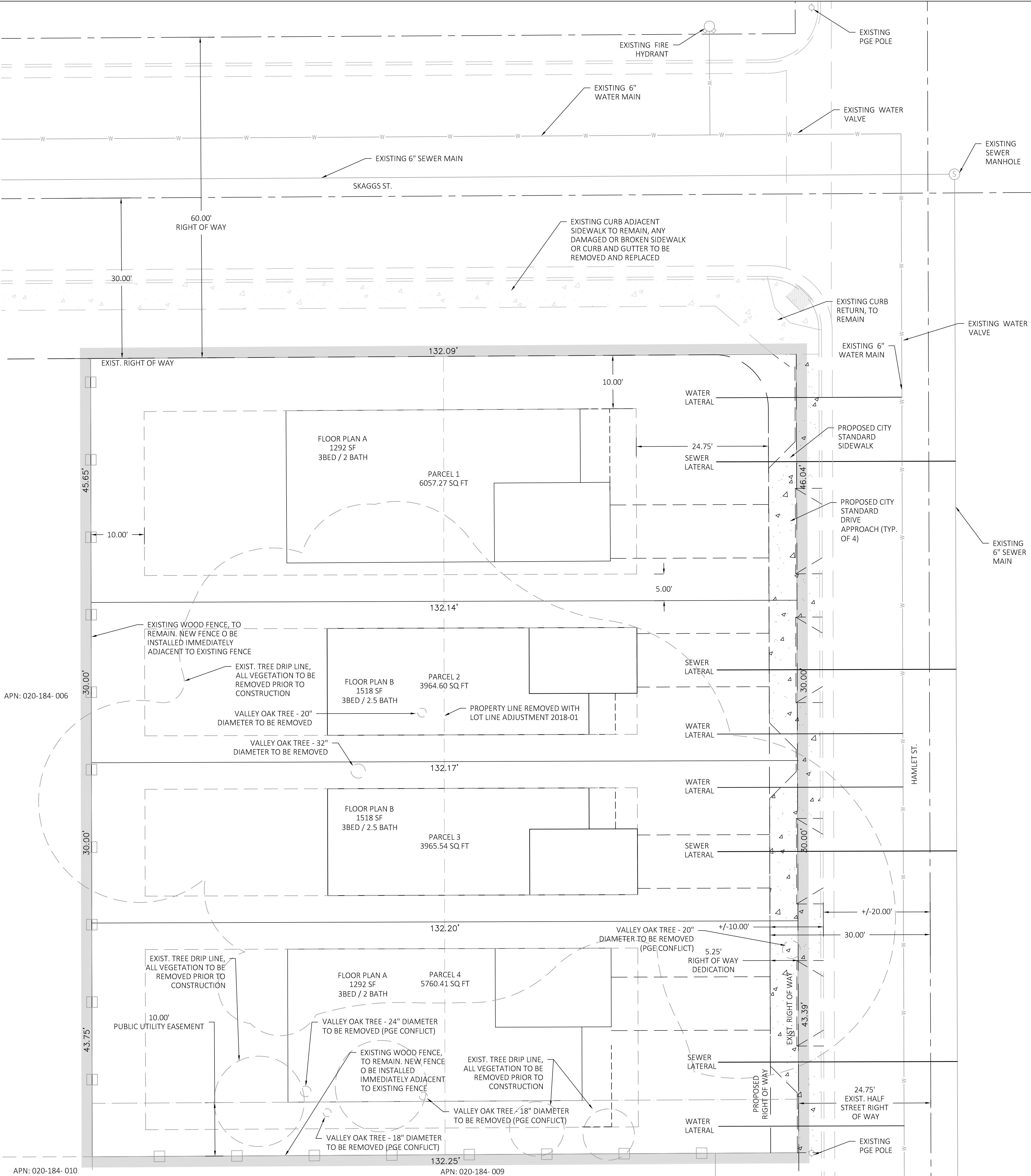
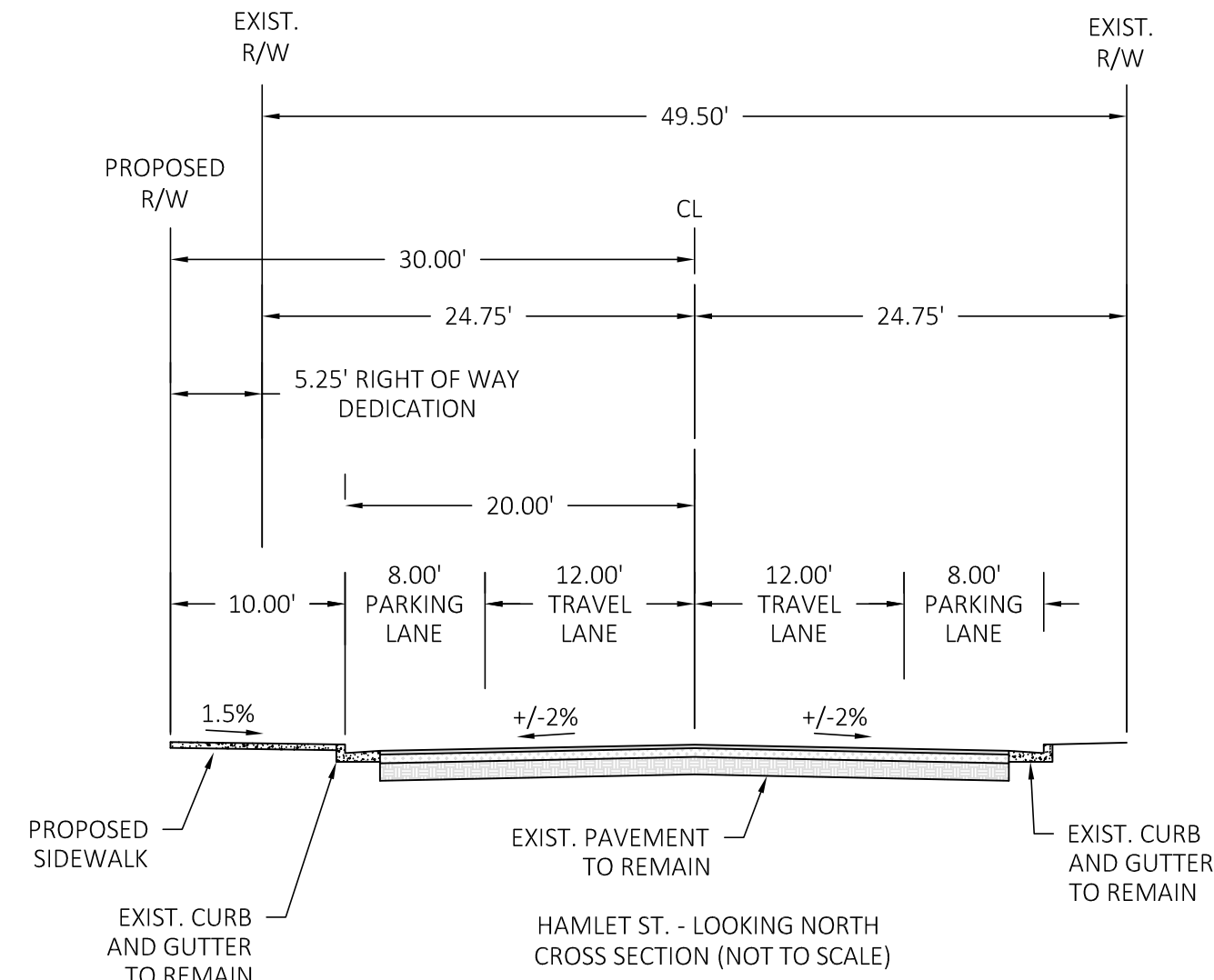
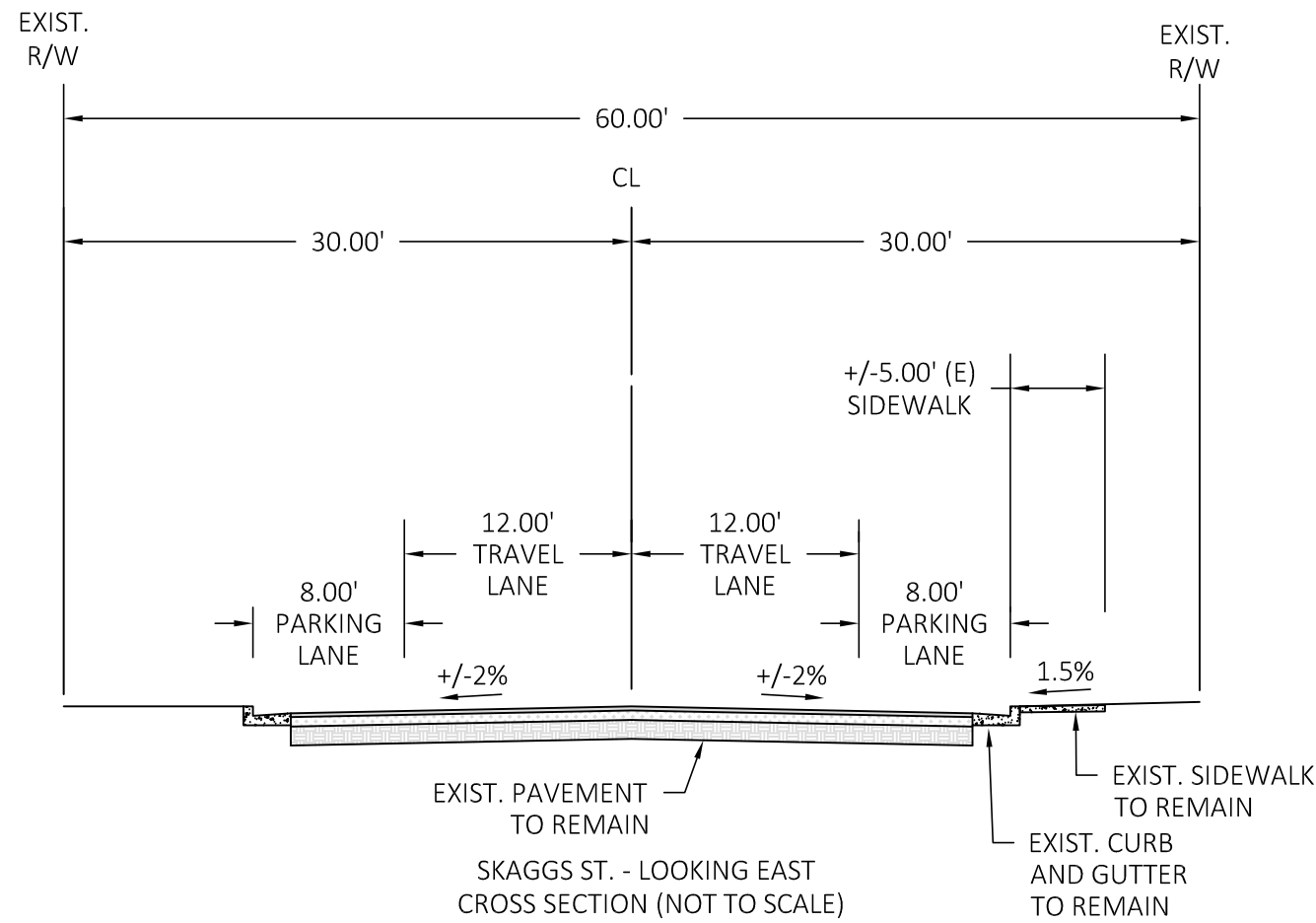
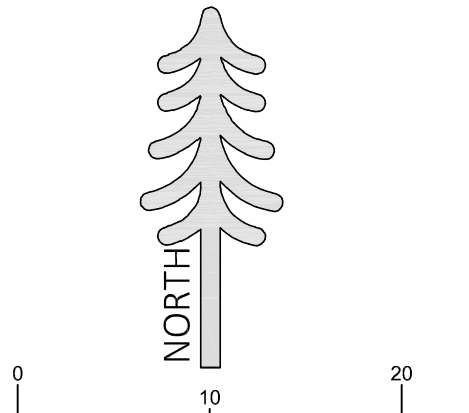
THE FINISHED FLOOR ELEVATION OF THE MAIN STRUCTURE SHALL BE ESTABLISHED AT A MINIMUM OF ONE FOOT (1'-0") ABOVE THE HIGHEST POINT OF THE TOP OF CURB ADJACENT TO THE PROPERTY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL CURB AND SITE ELEVATIONS PRIOR TO CONSTRUCTION.




VICINITY MAP (NOT TO SCALE)



PREPARED BY :
SEQUOIA INVESTORS, LLC
STEVEN J. MACIAS, PE
131 E. KERN AVE.
TULARE, CA 93274



A photograph of a large tree trunk with a white circular mark on its bark. The tree has a thick, textured trunk with a deep V-shaped fork. The bark is light brown and shows signs of aging and moss. The background is dark with some green foliage visible on the left and right sides. A blue text box is overlaid on the lower part of the tree trunk.

2 - LARGE 20" LEADERS AT BREAST
HEIGHT. APPROX 40" DIAMETER
BELOW WHERE THE LEADERS COME
TOGETHER.

THIS IS LOCATED UNDERNEATH THE
PGE POWER LINES

A close-up photograph of a tree trunk with a blue rectangular overlay containing text. The tree bark is dark, textured, and shows signs of decay or damage. The background is dark and out of focus, showing some foliage and a wooden fence.

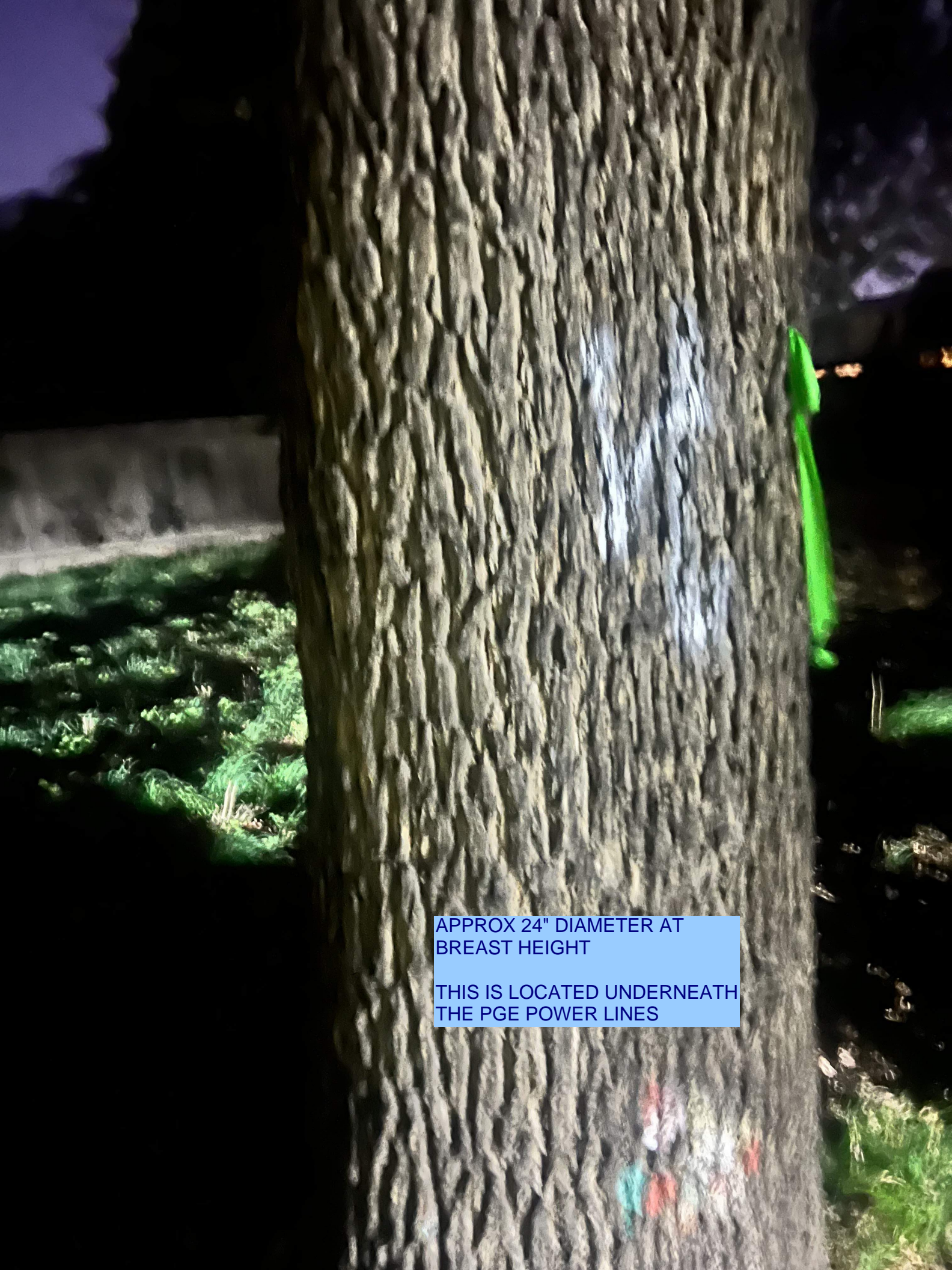
APPROX 18" DIAMETER AT
BREAST HEIGHT

THIS IS LOCATED UNDERNEATH
THE PGE POWER LINES

A photograph of a large tree trunk with rough, textured bark. A blue rectangular box is overlaid on the lower right portion of the trunk, containing white text. The background shows a wooden fence, green grass, and some trees under a clear sky.


APPROX 18" DIAMETER AT
BREAST HEIGHT

THIS IS LOCATED UNDERNEATH
THE PGE POWER LINES

A photograph of a tree trunk with a blue text box overlay. The tree trunk is the central focus, showing its rough, textured bark. To the right of the trunk, a bright green vertical object is visible. The background is dark and out of focus, showing some foliage and a building. The text box is located in the lower right quadrant of the image.

APPROX 24" DIAMETER AT
BREAST HEIGHT

THIS IS LOCATED UNDERNEATH
THE PGE POWER LINES



APPROX 32" DIAMETER AT
BREAST HEIGHT



APPROX 20" DIAMETER AT
BREAST HEIGHT



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Staff Report

To: Lemoore Planning Commission **Item No.** 7
From: Steve Brandt, City Planner
Date: December 1, 2025 **Meeting Date:** December 8, 2025
Subject: Planning 101: Planning Commissioner Training

Proposed Motion:

This is an informational item only.

Project Proposal:

At the meeting, Planning Staff will lead a training session on the basics of City Planning. This will be a high level, foundational presentation. There will be time for questions where we can discuss certain topics of Commissioner interest in more detail. Below are internet links to useful resources related to Planning in the City of Lemoore.

Links to Resources:

Lemoore General Plan

<https://lemoore.com/communitydevelopment/general-plan/#/>

Lemoore Zoning Ordinance

https://codelibrary.amlegal.com/codes/lemooreca/latest/lemoore_ca/0-0-0-7229

Lemoore's ArcGIS Online Maps

<https://lemoore.maps.arcgis.com/home/index.html>

Lemoore Commissions and Committees website page

<https://lemoore.com/commissions-and-committees/#/>

American Planning Association – CA Chapter – link to Planning Commissioners page

<https://www.apacalifornia.org/join/planning-commissioners/>