



01/06/2026  
City Council Regular Meeting

Handouts received after  
agenda posted



# The Annexation Process

City Council Meeting January 6, 2026

# **LAFCo**

## **Local Agency Formation Commission**

**Each County in the State has a LAFCo. It acts as a third-party arbiter for boundary changes of cities and special districts.**

**In Kings County, the Commission consists of two Supervisors, two City Councilmembers, and a public member elected at large by the other four.**

# City Annexation

**City Annexation is the process that brings unincorporated properties into the city limits.**

## **Prerequisites**

- The properties must be within the City's Sphere of Influence (a boundary set by LAFCo).
- The proposed annexation must be contiguous to the existing city limits.
- The boundary of the annexation must follow existing parcel boundary lines.

# Step 1 - Define Annexation

- **Define the boundaries of the annexation.**
  - Draw a map.
  - Prepare a legal description of the boundary.

## **Step 2 - CEQA / Staff and PC Review**

- **Prepare a CEQA document.**
- **Staff review for General Plan consistency.**
- **Planning Commission review for General Plan consistency and for pre-zoning the territory.**

## **Step 3 - City Council Initiation**

- **City Council review at a public hearing.**
- **City Council adopts the CEQA document, adopts the pre-zoning through an ordinance change and initiates the annexation by resolution.**

## **Step 4 - LAFCo Review**

- **City staff submits the Annexation package to LAFCo.**
- **LAFCo staff reviews the Annexation package.**
- **LAFCo holds a public hearing.**
  - **LAFCo approves the annexation (or denies it).**



## Step 5 - Protest Hearing

- 30 days later, LAFCo holds a Protest hearing.
- Residents within the annexation territory can protest the annexation.
  - If the annexation has less than 12 registered voters, then the value of each protest vote is based on the assessed value of the property owner's land.
  - If the annexation has 12 or more registered voters, then the value of each protest vote is based on one vote per registered voter.

# Step 5 - Protest Hearing

- **Protest Results**
  - If less than 25% protest, the annexation is approved.
  - If more than 50% protest, the annexation is denied.
  - If between 25% and 50% protest, the annexation is put on the next election ballot. Only those registered to vote and living within the annexation territory can vote.

# Step 6 - Notice of Completion

- If Approved,
  - LAFCo staff records a Notice of Completion that includes the map and legal description.
  - Unless the Notice specifies a different date, the territory comes into the city limits on the date that the Notice is recorded.

# Step 7 - State Notification

- **LAFCo submits the Annexation package to:**
  - the State Board of Equalization (SBE)
  - County Assessor
  - utility companies
  - US Postal Service
- **SBE and County Assessor make adjustments to reallocate sales tax and property tax collected in the annexation territory.**

# Special Circumstances

- **County islands**
  - If certain conditions are met, a City can annex land within a county island to eliminate it or make it smaller without the requirement for a Protest Hearing. (*However, Lemoore has no county islands*)
- **Extra-territorial Service Agreements**
  - This is an Agreement that a City requests, and LAFCo approves, that allows the City to provide specified urban services outside its city limits.

# Detachment from Districts

- Detachment is the opposite of annexation. It is the removal of territory from a city or special district.
- In Lemoore, when we annex territory, we also always simultaneously detach that same territory from:
  - Kings River Conservation District
  - Excelsior Kings River Resource Conservation District



# Questions?





PROPOSAL

# LEMOORE DOWNTOWN ENTERTAINMENT ZONE

Ordinance No. 2026 -[XX] & Resolution No. 2026 -[XX]



# REVITALIZING DOWNTOWN LEMOORE

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## THE VISION

Transforming the Downtown District into a vibrant pedestrian destination that supports local dining and entertainment.

## ECONOMIC BOOST

Creating a regulated zone to drive foot traffic, enhance economic vitality, and encourage regional tourism.

## SMART CONTROLS

Balancing economic growth with strict operational controls to maintain public health and safety.

# THE LEGAL FRAMEWORK

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## State Authorization (SB 969)

Empowers cities to establish zones where ABC - licensed businesses may permit alcohol consumption on adjacent public streets.

## Municipal Code Update

Ordinance adds **Chapter 4.10 "Downtown Entertainment Zone"** to Title 4 of the Lemoore Municipal Code.

## Defining the Zone

Designates specific geographic areas where alcohol consumption is permitted on public property under strict rules.



# PROPOSED BOUNDARIES

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## DESIGNATED CORRIDORS

Selected for safe pedestrian flow and effective enforcement.

**E Street Corridor:** Lemoore Ave. to Martin

**D Street Corridor:** Lemoore Ave. to Martin

**C Street Corridor:** Lemoore Ave. to Martin

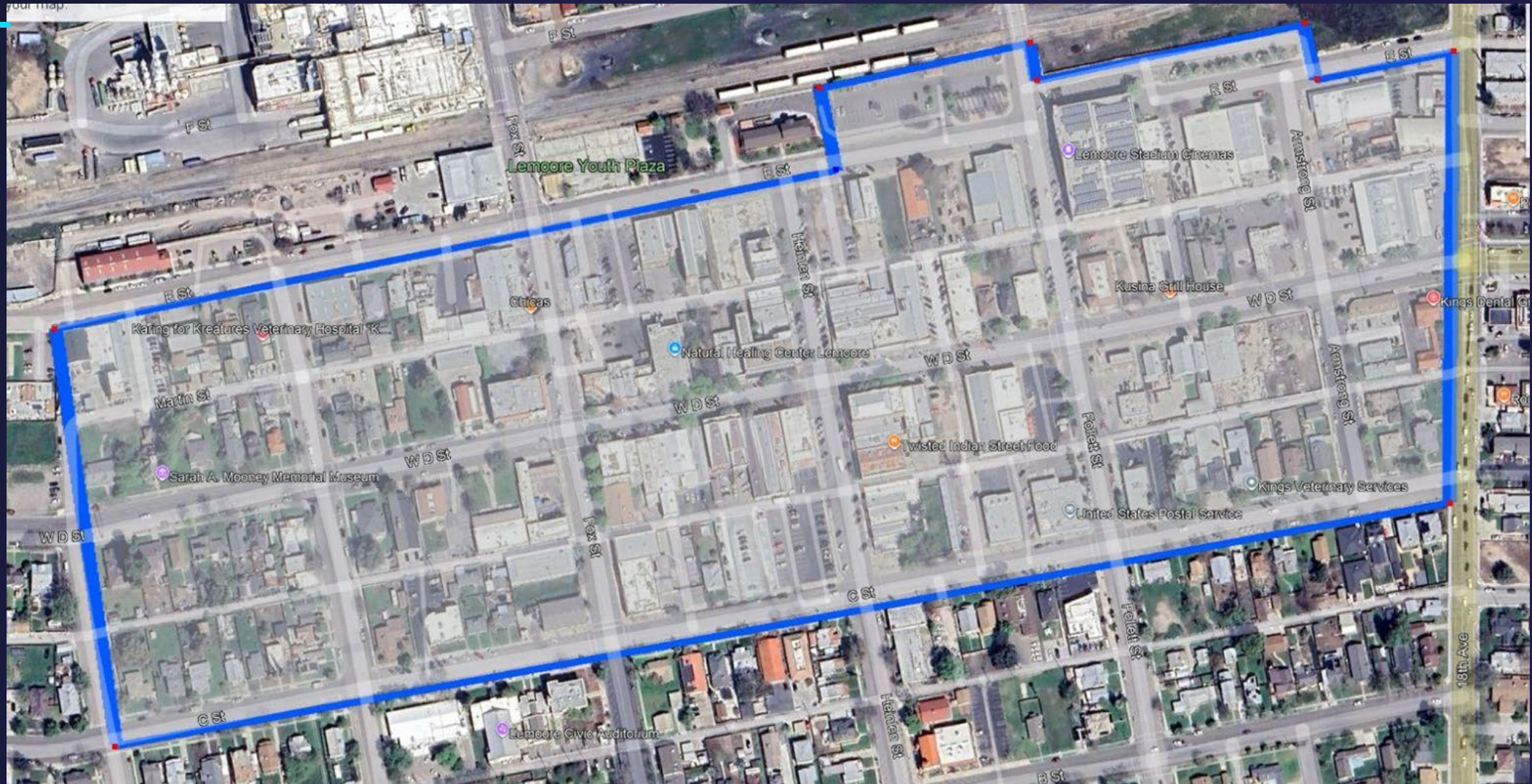
**Public Plazas:** Adjacent to D St. and Heinlen St.

**Strict Exclusions:** Private parking lots, residential properties, and rear service areas are NOT included.





# PROPOSED BOUNDARIES





# OPERATIONAL RULES

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## THE "DISTRICT CUP"

Visual enforcement is key. All alcohol in the public right-of-way must be in this specific cup.

- ✓ Logo: Must display official zone logo.
- ✓ Material: Non-glass, non-metal (Safety First).
- ✓ Size: Maximum 16 fluid ounces.

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## AUTHORIZED HOURS

Event Specific

# OPERATIONAL RULES

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## Go or No GO

Businesses will be able to opt out, some will be restricted



# PATRON RULES

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## ✓ PERMITTED

Persons 21+ may consume alcohol within the zone

IF:

- Purchased from a Participating Vendor.
- Held in an official District Cup.
- Inside active zone boundaries & hours.

## ⊘ PROHIBITED

- **No Outside Alcohol:** Cannot bring from home or liquor stores.
- **No Glass/Metal:** Strictly banned on streets.
- **No Removal:** Cannot take open cup out of the zone.

# SAFETY & ENFORCEMENT

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## Strict Protocols

Vendors must follow ID verification rules established by Lemoore Police Dept.



## Emergency Switch

Chief of Police may suspend zone operations immediately without notice.



## Clear Signage

Signs at all exit points: "NO ALCOHOL BEYOND THIS POINT".





# STAFF RECOMMENDATION

1 Adopt Ordinance No. 2026 -[XX]

2 Adopt Resolution No. 2026 -[XX]

# 109 Hamlet St. - TPM and PUD

Steven J. Macias & Danielle Macias  
Sequoia Investors, LLC

Blake Shawn  
The Shawn Team, LLC



# The Development Team

**Danielle Macias** - An experienced Business professional. She earned her Master Degree in Business Management from California State University, Fresno in 2013 and worked her way up the corporate ladder to become the Chief Executive Officer of a mid-sized engineering firm. She has extensive experience in accounting, human resources, and business operations.

**Blake Shawn** - A licensed real estate broker operating in the state of California. For the last 10 years, he has practiced real estate through property management & sales in Central California with an emphasis on single family homes & multi family dwellings. He served as General Manager of California's top real estate team for closed transactions from 2016 to 2018. He is now the owner of his own real estate team with over 30 associates and covering 5 counties.

**Steven Macias** - A licensed Professional Engineer in the State of California. For the last 10 years, he has practiced Civil Engineering with an emphasis on Land Development. Mr. Macias has extensive experience in site planning, land entitlements, and the on site Civil Engineering design of projects. Mr. Macias has also overseen the construction of residential renovation projects and also the new construction of an apartment duplex.

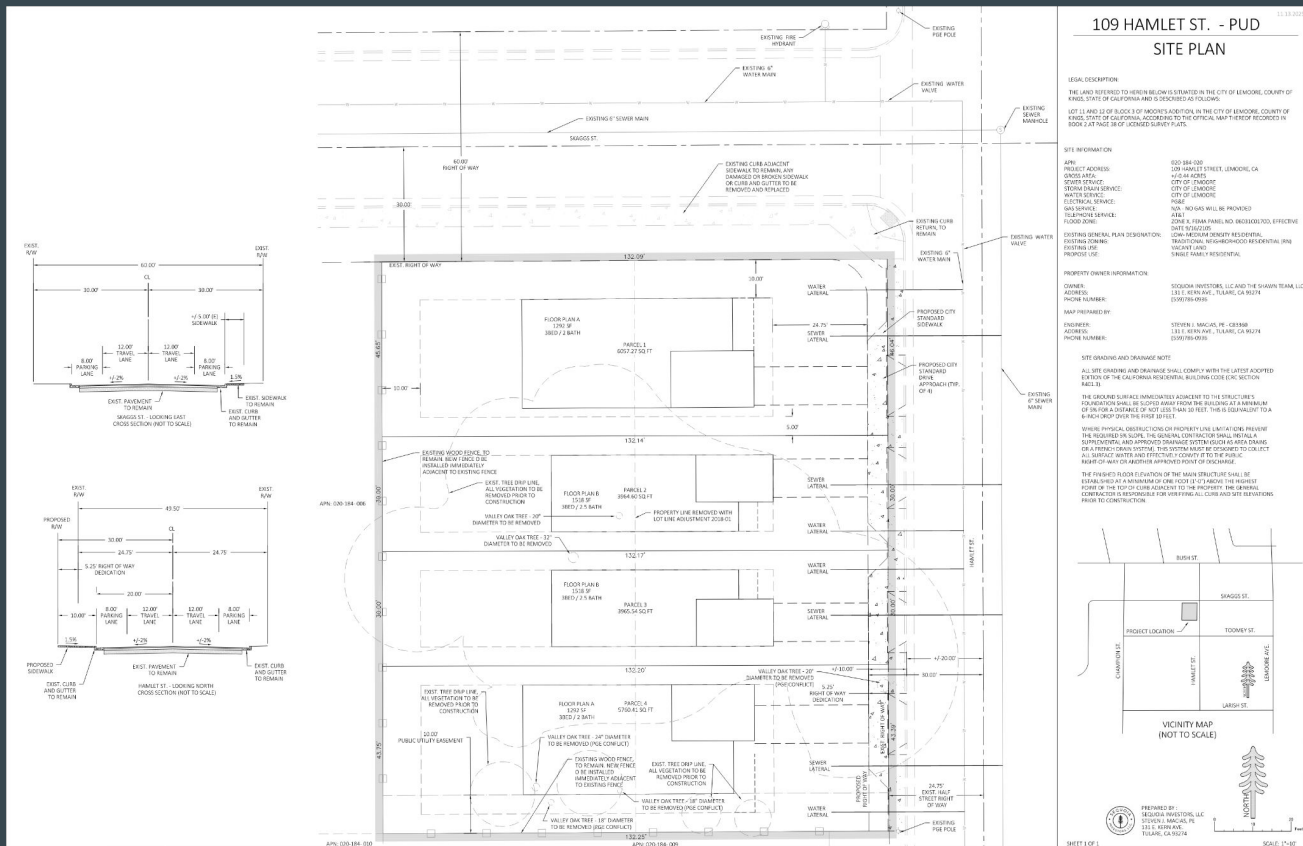
# Location



Located near the heart of Lemoore at the intersection of Hamlet and Skaggs, this property is within walking distance to multiple schools, parks and also downtown Lemoore. .

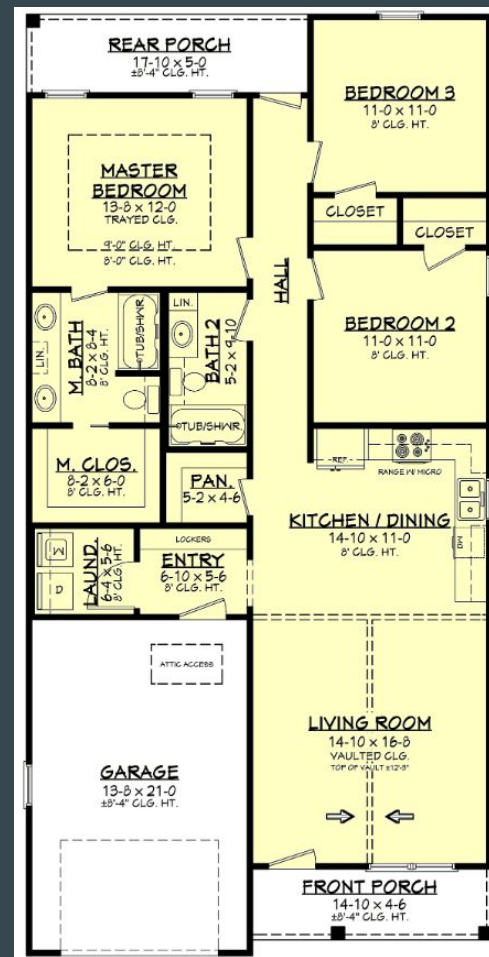
This property has sat vacant for a number of years. The property is already zoned for single family residential. A PUD is being requested in order to obtain one additional lot.

# Subdivision Layout



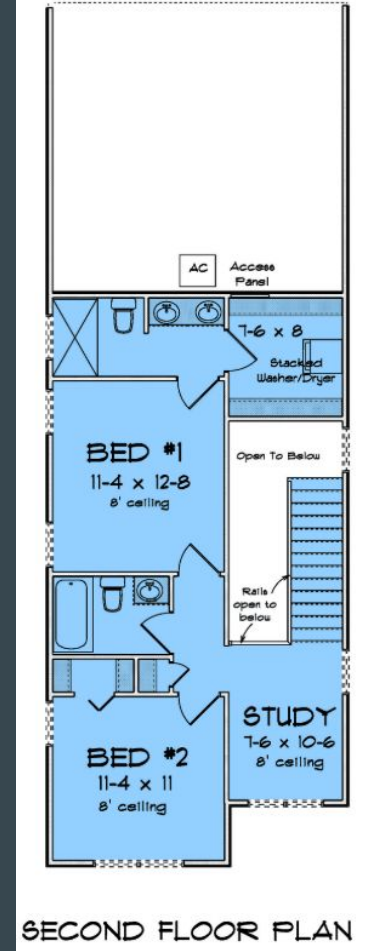
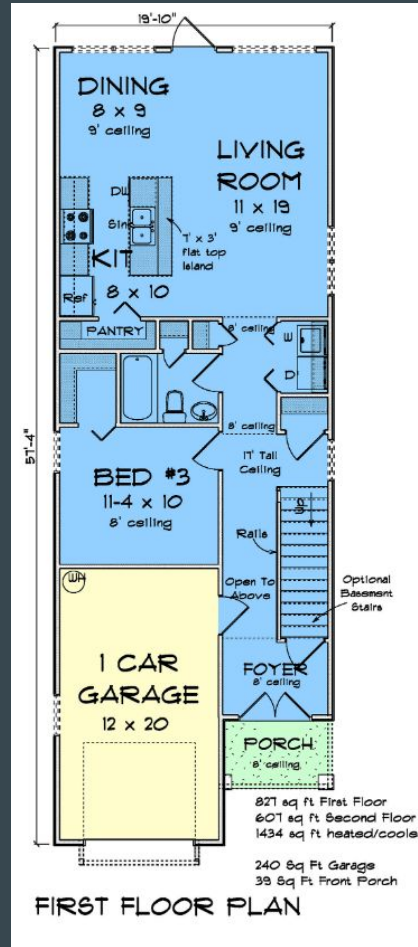
We have worked to develop an infill project that will aim to build 4 new homes. Each home will feature at a minimum 3 bedrooms and 2 baths.

# Floor Plan A





# Home Floor Plans



# Existing Neighborhood

The existing neighborhood consist of single family homes and across from Hamlet, there is an existing vacant parcel





Questions?



# **Tentative Parcel Map No. 2025-03 and Planned Unit Development No. 2025-01**

City Council Meeting January 6, 2026



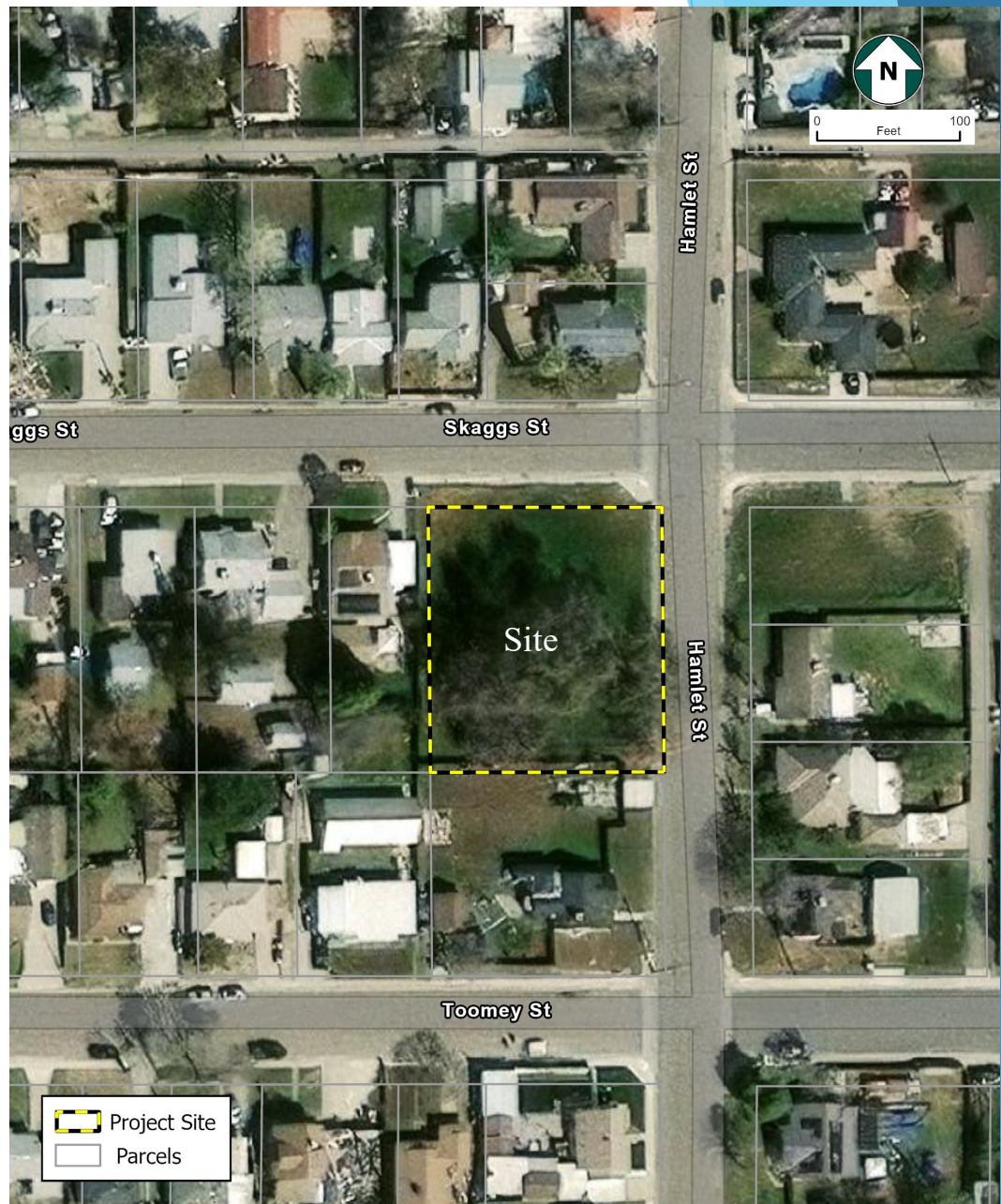
**Sequoia Investors  
(Steven Macias)**

**APN 020-184-020**

**Zoned Traditional  
Neighborhood Residential**

**0.44 acres**

**Southwest corner of Hamlet  
Street and Skaggs Street**



**The tentative parcel map would divide the existing 0.44-acre parcel into four separate parcels:**

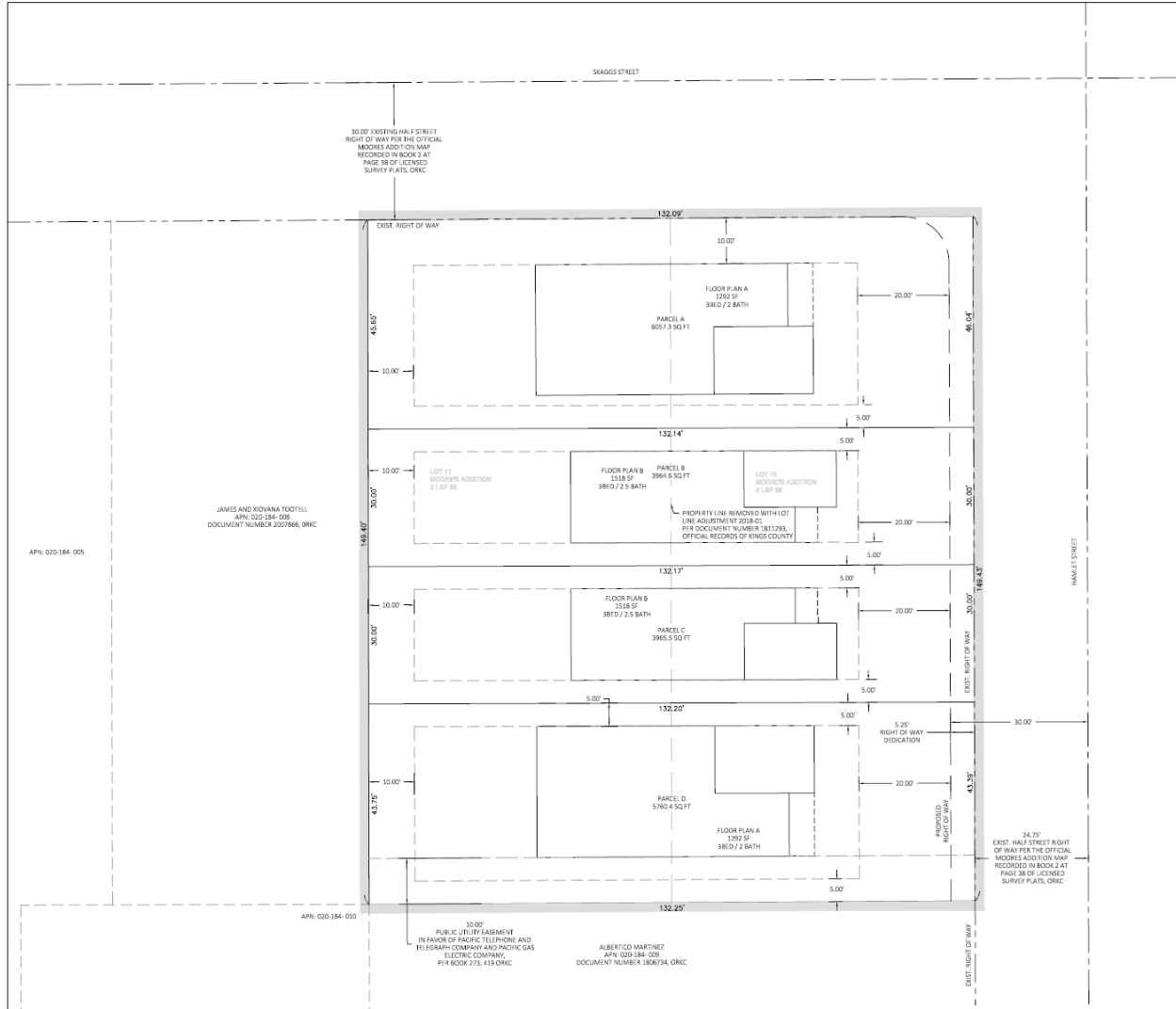
Parcel A 6,057.3 square feet

Parcel B 3,964.6 square feet

Parcel C 3,965.5 square feet

Parcel D 5,706.4 square feet

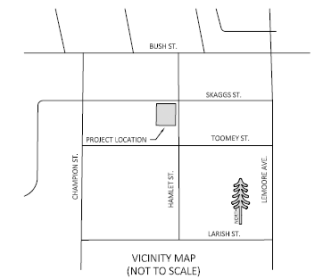
**The site is intended to accommodate four single-family dwellings. The site plan shows the footprints of the proposed dwellings with building setbacks modified by the PUD.**



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	
APRIL PROJECT ADDRESS: GROSS AREA: SEWER SERVICE: STORM DRAIN SERVICE: WATER SERVICE: ELECTRICAL SERVICE: GAS SERVICE: TELEPHONE SERVICE: FLOOD ZONE:	000-184-020 109 HANDEL STREET, LEMOORE, CA 1.6 A.C. AREA CITY OF LEMOORE CITY OF LEMOORE CITY OF LEMOORE PUEB N/A - GAS WILL BE PROVIDED AT/AT
EXISTING GENERAL LAND DESIGNATION: EXISTING ZONING: EXISTING USE: PROPOSED USE:	ZONE X, FARM PAREL, NO. 0603131-000, EFFECTIVE DATE 09/27/2025 LOW-MED. VULNERABILITY RESIDENTIAL LOW-MED. VULNERABILITY RESIDENTIAL (P) SINGLE-FAMILY RESIDENTIAL SINGLE-FAMILY RESIDENTIAL
PROPERTY OWNER INFORMATION:	
OWNER: ADDRESS: PHONE NUMBER: MAP PREPARED BY:	SEAGOLD INVESTORS, LLC AND THE SHAWM TRUST, LLC 131 E. KERN AVE., TOLARE, CA 93774 950786-0930 MAP PREPARED BY:
ENGINEER: ADDRESS: PHONE NUMBER:	STEVEN J. MACIAS, PE - C00380 131 E. KERN AVE., TOLARE, CA 93774 950786-0930

ORIC \_\_\_\_\_ 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

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: 030-184-020  
PROJECT ADDRESS: 359 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: A/N - GAS WILL BE PROVIDED  
TELEPHONE SERVICE: AT&T  
FLOOD ZONE: ZONE X, FEMA PANEL NO. 06031C01  
DATE 9/16/2105  
LOW - MEDIUM DENSITY RESIDENTIAL  
EXISTING GENERAL PLAN DESIGNATION: TRANSITIONAL NEIGHBORHOOD RESIDENTIAL  
EXISTING ZONING: VACANT LAND  
PROPOSED 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 - CB3360
ADDRESS:	131 E. KERN AVE., TULARE, CA 93274
PHONE NUMBER:	(559)786-0936

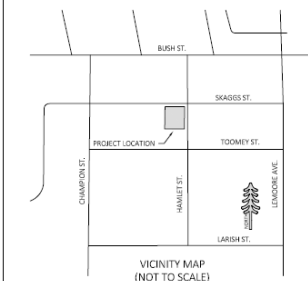
## SITE GRADING AND DRAINAGE NOTE

ALL SITE GRADING AND DRAINAGE SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE CALIFORNIA RESIDENTIAL BUILDING CODE (CBC 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 ELEVATION PRIOR TO CONSTRUCTION.



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

SHEET 1 OF 1

SCALE: 1"=10'

- **All 4 parcels would have their access from Hamlet Street.**
- **The oak trees would be removed. A condition has been proposed to mitigate the loss of the oak trees that are not under powerlines.**
- **Approval of the PUD allows modifications to minimum lot size and width. Without the PUD, up to 3 lots could be created.**



The project is Categorically Exempt from CEQA.

Staff recommends that the Planning Commission approve:

**Tentative Parcel Map No. 2025-03 and PUD No. 2025-01 with conditions as listed in the resolution.**



City Clerk:

This email was received at 2:48 p.m. the day of the Planning Commission Meeting but it wasn't shared with the Commission because it went into the secretary's spam folder. Ms. Badasci was contacted the day after the meeting to let her know that the comment would be read during the City Council meeting.

**From:** Joannie Badasci <[jbadasci@hotmail.com](mailto:jbadasci@hotmail.com)>

**Sent:** Monday, December 8, 2025 2:48 PM

**To:** Planning <[planning@lemoore.com](mailto:planning@lemoore.com)>

**Subject:** Evelyn Badasci Tentative Parcel Map #2025-03 and Planned Unit Development #2025-01

Dear Lemoore Planning Commission,

This email is in regards to the property located at 109 Hamlet Street.

My house is located directly across from the proposed site and I am very opposed to it being split into four (4) small lots. In the thirty (30) plus years that I have owned my home, the proposed lot has been trees and dirt. Now, my view would be four (4) garages.

I realize that I can't stop a developer from building homes on the property, and it may actually increase my home value. However, the plans that have been submitted do not "fit" the neighborhood. Most of the homes in the area have large lots with big yards. From the plans I saw, that will not happen with these four homes.

Again, I ask that you do not approve this request to divide the lot into four (4) parcels.

Thank you very much for your time and consideration.

Sincerely,  
Evelyn Joan Badasci