



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?

A vibrant outdoor concert scene in Lemoore, California. In the foreground, a diverse crowd of people of various ages are gathered, some with their hands raised in the air. In the background, a band is performing under a large white tent. The tent has a red and yellow banner with the words "LEMOORE CALIFORNIA" and "CITY OF LEMOORE" visible. A speaker on the left side of the image has the letters "FBT" on it. The scene is set in a park-like area with trees and a building in the background.

PROPOSAL

LEMOORE DOWNTOWN ENTERTAINMENT ZONE

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

REVITALIZING DOWNTOWN LEMOORE

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

➤ 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

DESIGNATED CORRIDORS

Selected for safe pedestrian flow and effective enforcement.

E Street Corridor: Lemoore Ave. to Martin

D Street Corridor: Lemoore Ave. to Martin

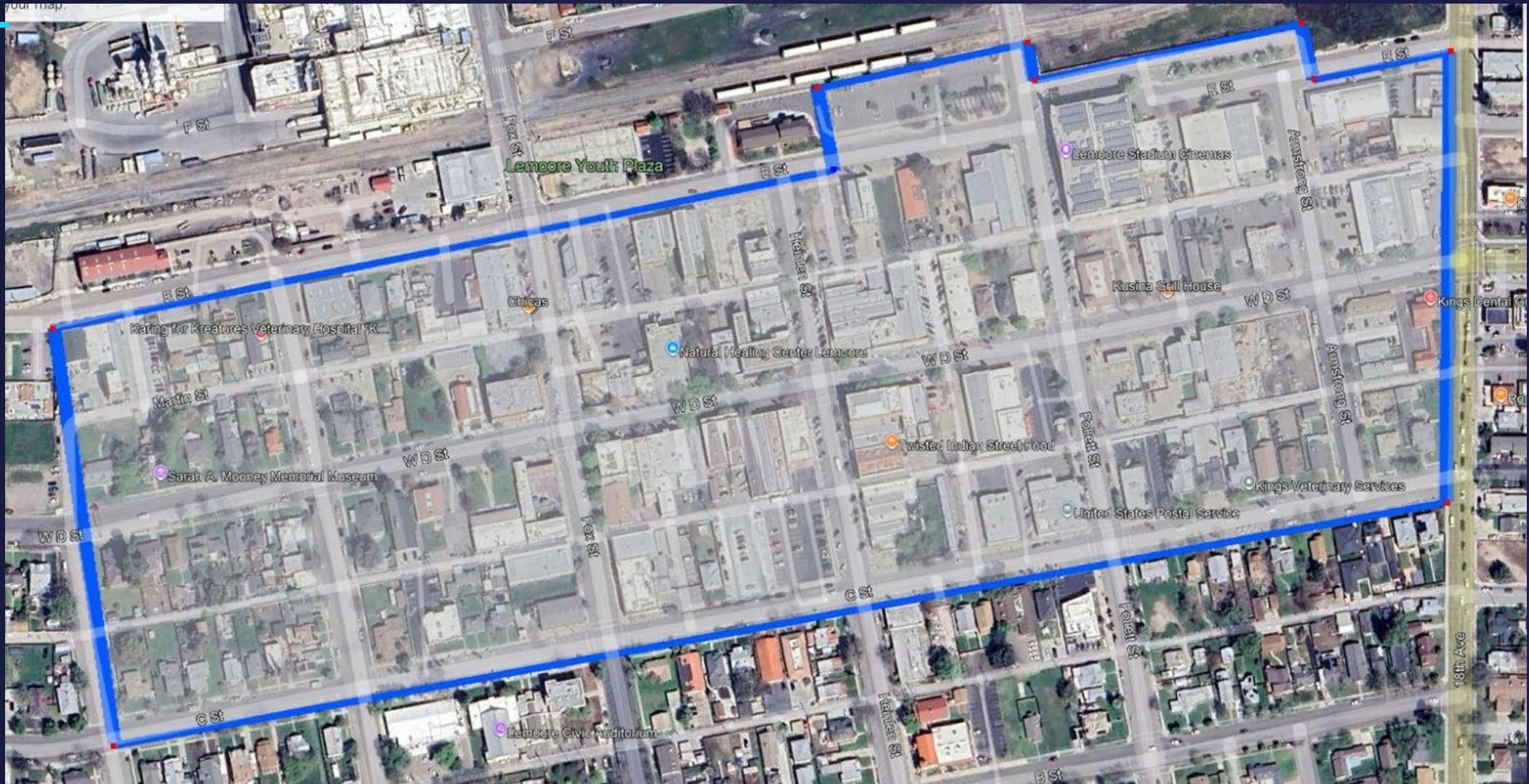
C Street Corridor: Lemoore Ave. to Martin

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



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.

AUTHORIZED HOURS

Event Specific

OPERATIONAL RULES



Go or No GO

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



PATRON RULES

☑ 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

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

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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.

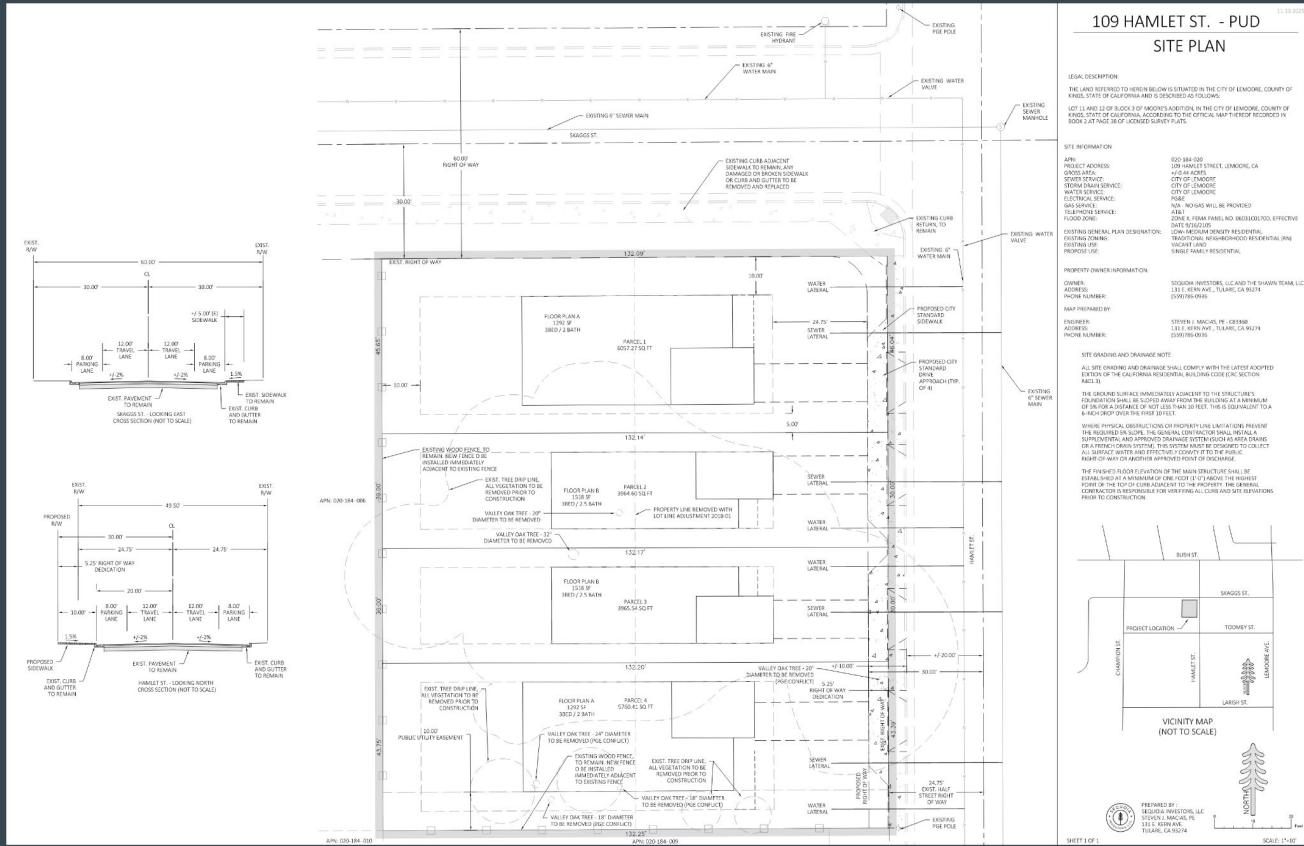
Location



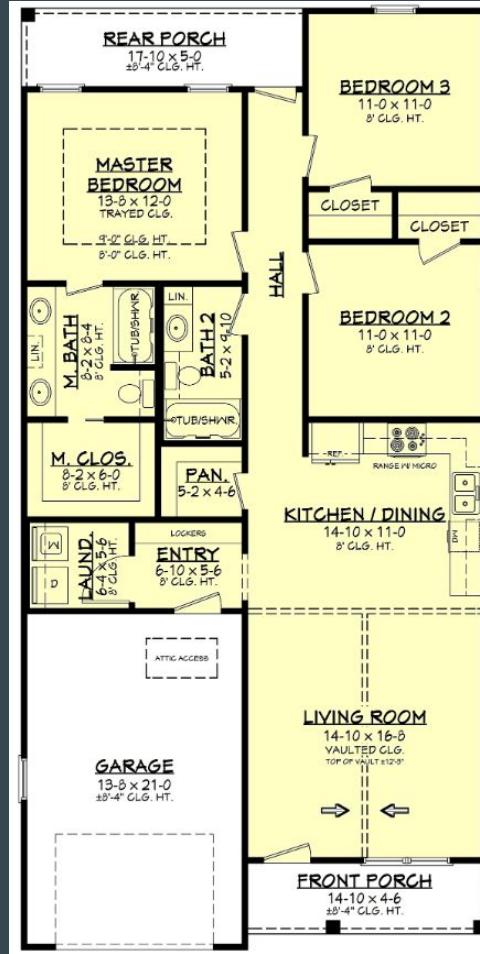
Located near the heart of Lemoore at the intersection of Hamlet and Skaggs, this property is within walking distance to multiple schools, parks and also downtown Lemoore. .

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.

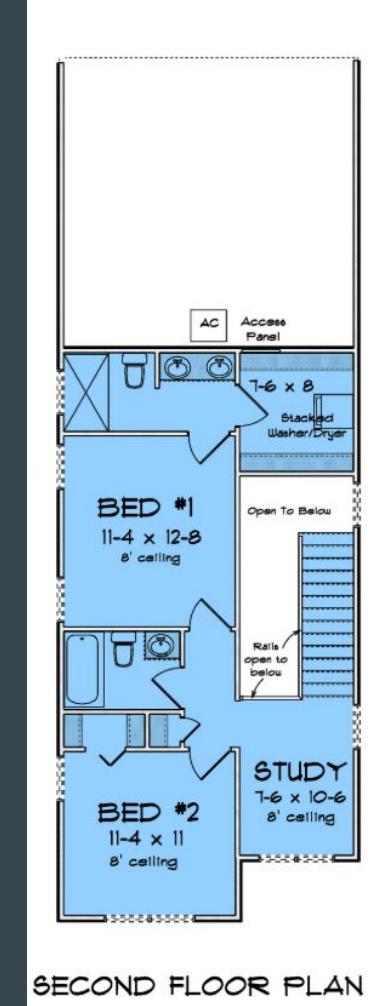
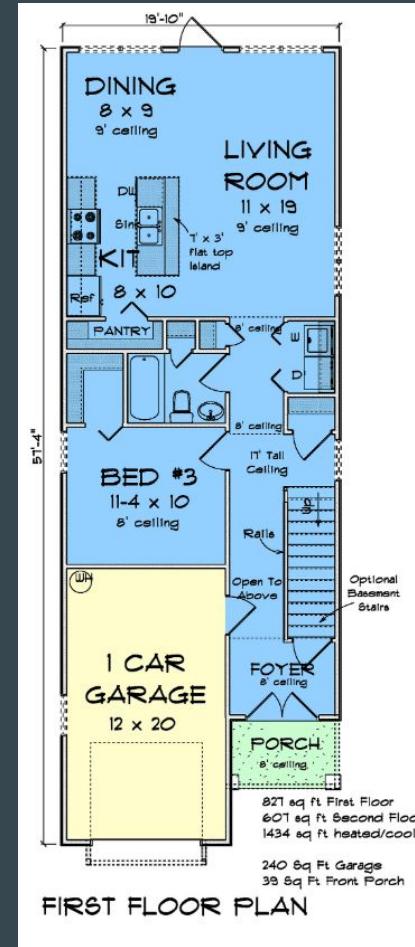
Subdivision Layout



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

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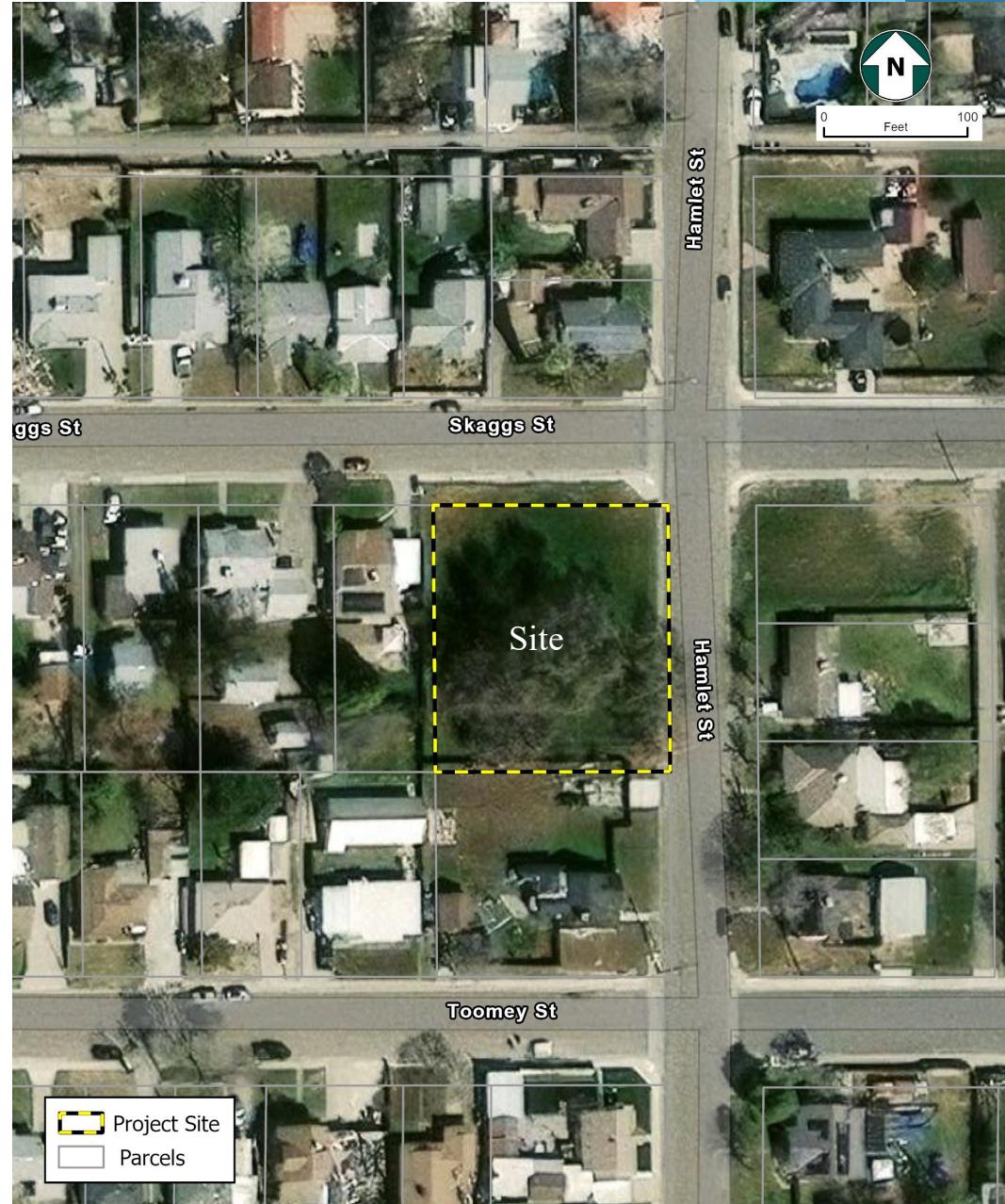
Sequoia Investors (Steven Macias)

APN 020-184-020

**Zoned Traditional
Neighborhood Residential**

0.44 acres

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

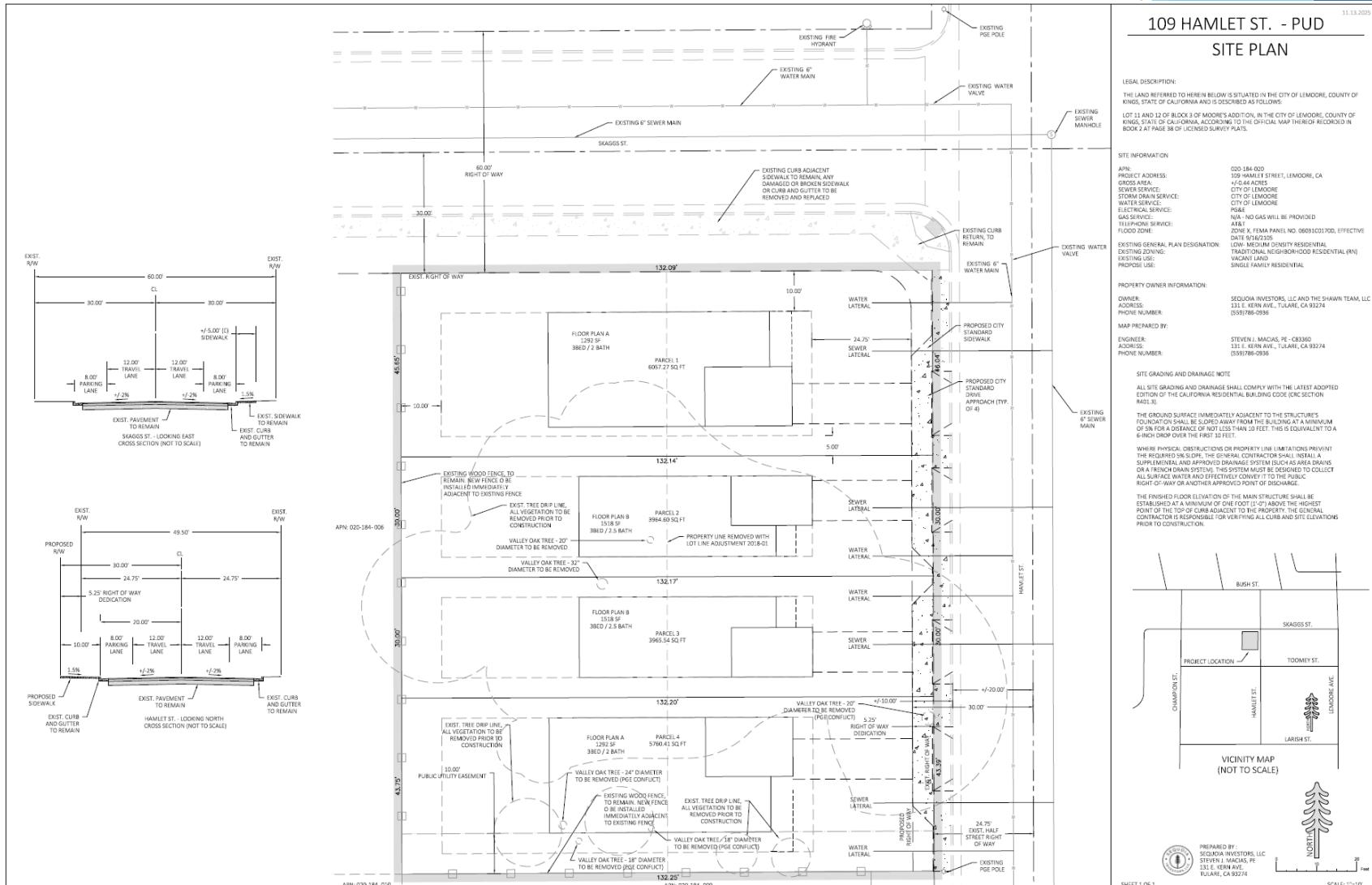




The tentative parcel map would divide the existing 0.44-acre parcel into four separate parcels:

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.



- **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>

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

To: Planning <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