

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

August 10, 2026
5:30 p.m.

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
3. INTRODUCTION – COMMUNITY DEVELOPMENT DIRECTOR – SUSAN LONG
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, July 13, 2026
6. PUBLIC HEARING – Consider and accept public comment for a request by Marco Polo Enterprises (Armen Basmajian) for approval of Resolution No. 2026-06, approving Conditional Use Permit No. 2026-02 for a mini-storage facility. A conditional use permit for mini-storage with RV storage was previously approved for the site in 2025. 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).
7. PLANNING REPORT
8. COMMISSION REPORTS / REQUESTS
9. ADJOURNMENT

Upcoming Meetings

Regular Meeting of the Planning Commission, September 14, 2026

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, August 10, 2026, at Council Chamber, 429 C Street and Cinnamon Municipal Complex, 711 W. Cinnamon Drive, Lemoore CA on August 7, 2026.

//s//

Kristie Baley, Commission Secretary



PLANNING COMMISSION REGULAR MEETING August 10, 2026 @ 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/85283371621?pwd=4q7vm9bh035NWTezBhOrl7CVrhbbN.1>
- Meeting ID: 852 8337 1621
- Passcode: 495540
- 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
July 13, 2026**

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: Joseph Brewer, Mitchell Couch, Chris Vancil, Daniel Wells,
Tom Reed

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

ITEM NO. 3 Public Comment

There was no comment.

ITEM NO. 4 Approval of Minutes – Regular Meeting, June 8, 2026

Motion by Commissioner Reed, seconded by Commissioner Hill, to approve the Minutes of the Planning Commission Regular Meeting of June 8, 2026.

Ayes: Reed, Hill, Brewer, Couch, Vancil, Wells, Etchegoin

Noes:

Abstain:

Absent:

ITEM NO. 5 Public Hearing – Consider and accept public comment for Conditional Use Permit No. 2026-01,— a request by Hand Picked & Curated Thrift Store to allow donations for retail sale (thrift store) at 405 W. D Street in the City of Lemoore (APN 020-082-006). The site is zoned Downtown Mixed Use (DMX-I). The project is exempt from the requirements of the California Environmental Quality Act (CEQA), under the Class 1 categorical exemption (existing facilities) contained in Section 15301 of the CEQA Guidelines.

City Planner Brandt presented the request and answered questions.

Chair Etchegoin opened the public hearing at 5:40 p.m.

Applicants Gerardo Arciga and Santos Valdez introduced themselves and spoke about their goals as a business giving back to the community.

There was no other comment from the public.

Chair Etchegoin closed the public hearing at 5:48 p.m.

Motion by Commissioner Hill, seconded by Commissioner Brewer, to adopt Resolution No. 2026-04, approving Conditional Use Permit No. 2026-01 to allow donations for retail sale (thrift store) in accordance with the findings and conditions in the adopted resolution.

Ayes: Hill, Brewer, Couch, Reed, Vancil, Wells, Etchegoin

Noes:

Abstain:

Absent:

ITEM NO. 6 Public Hearing – a request by Jose and Alba Terriquez to allow a detached metal carport to be located less than the minimum distance between structures and distance from property lines. The site is located at 1085 Cypress Lane, in the City of Lemoore (APN 020-221-026).

City Planner Brandt presented the request and answered questions.

Chair Etchegoin opened the public hearing at 6:03 p.m.

Applicant's son, Angel Terriquez, spoke about what had transpired and requested approval.

Staff confirmed that they had not received any complaints from neighbors regarding the structure.

There was no other comment from the public.

Chair Etchegoin closed the public hearing at 6:09 p.m.

Planning Commissioners requested that upon approval the applicant submit plans if required and request inspection by the Building Department to finalize the permit that had been issued within 60 days.

Planning Commission also requested that no changes or modifications to the structure be permitted.

Motion by Commissioner Couch, seconded by Commissioner Brewer, to adopt Resolution No. 2026-05, approving Variance No. 2026-01 to allow an existing metal carport to remain in its current location, zero (0) feet from the main house, less than 10 feet from the neighboring house, and zero (0) feet from the property lines located east and north of the driveway, in accordance with the findings and conditions found in the staff report and adopted resolution.

Ayes: Couch, Brewer, Vancil, Wells, Hill, Etchegoin

Noes: Reed

Abstain:

Absent:

ITEM NO. 7 Directors Report

City Planner Brandt reported that an application had been received by Bottomline Group (Jay Virk for annexation and development of a residential subdivision to be located southwest of the Lemoore Golf Course.

ITEM NO. 8 Commission Reports / Requests

Vice-Chair Hill reported that she attended the Kings Community Sustainable Communities meeting and toured the new Kings County Area Transit Center.

ITEM NO. 9 Adjournment

The meeting was adjourned at 6:45 P.M.

Approved the 10th day of August 2026.

APPROVED:

Ray Etchegoin, Chairperson

ATTEST:

Kristie Baley, Commission Secretary



711 West Cinnamon Drive • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-9003

Staff Report

Item No: 6

To: Lemoore Planning Commission

From: Steve Brandt, AICP

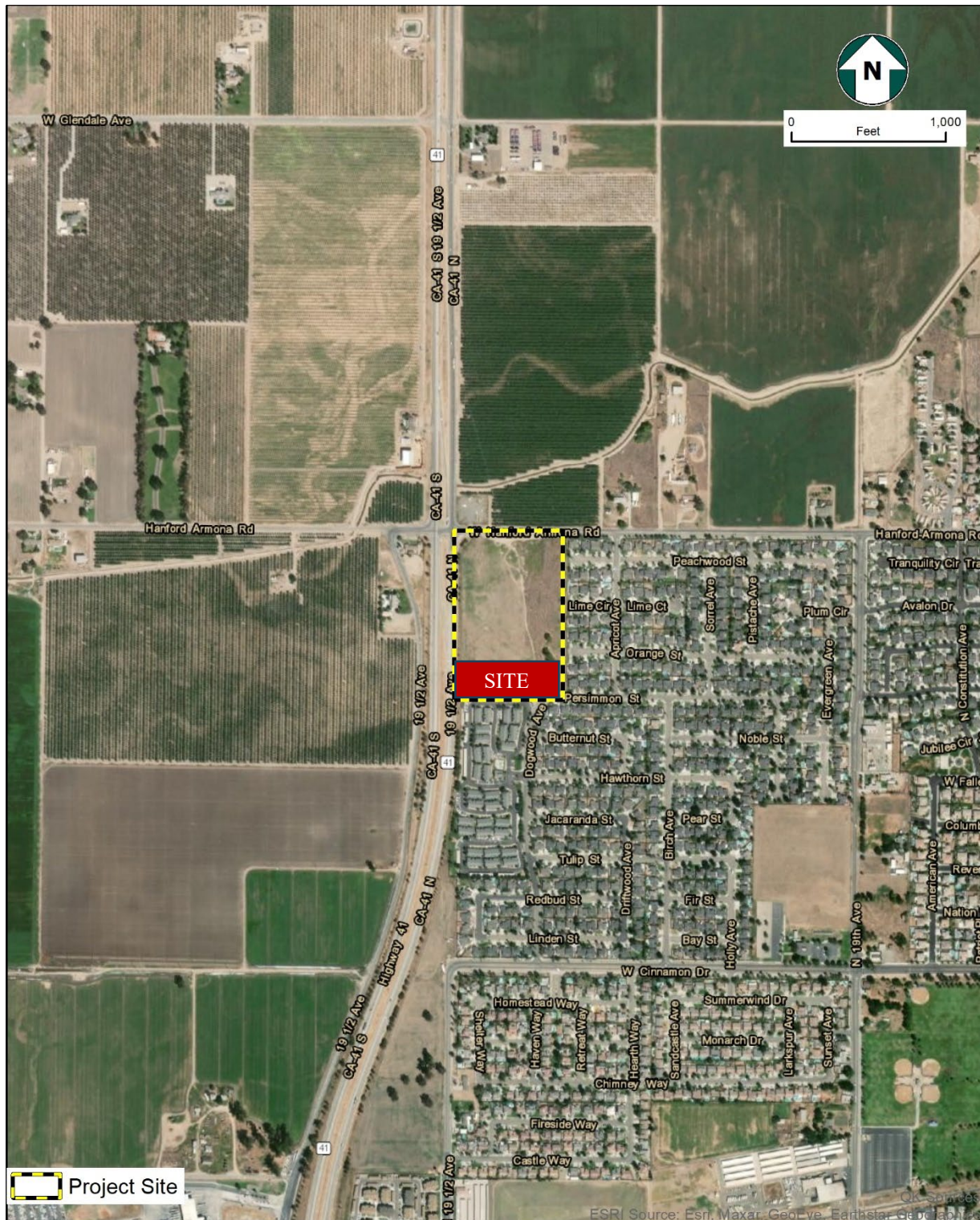
Date: August 4, 2026 Meeting Date: August 10, 2026

Subject: Conditional Use Permit No. 2026-02: a request by Marco Polo Enterprises (Armen Basmajian) for approval of a mini-storage facility. A conditional use permit for mini-storage facility with RV storage was previously approved for the site in 2025. 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:

Motion to continue the public hearing to September 14, 2026, without opening the public hearing .

Vicinity Map



“In God We Trust”