

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

**March 13, 2017**  
**7:00 p.m.**

1. Pledge of Allegiance
2. Meeting Called to Order and Roll Call
3. Public Comments and Inquiries

*If you wish to comment on an item, which is not on the agenda, you may do so under "Public Comment." In order to allow time for all public comments, each individual's comments are limited to five minutes. When addressing the Commission, you are requested to come forward to the speaker's microphone, state your name and address, and then proceed with your presentation.*

4. Approval – Minutes – Regular Meeting, February 13, 2017
5. Public Hearing – Major Home Occupation Permit No. 2017-01 – A request by Rachel Taylor to operate a water safety/swim school with instructors that would not live at the site, located at 7 S. Cambridge Drive, in the City of Lemoore (APN 023-220-034.) Steve Brandt, City Planner.

The project is statutorily exempt from the California Environmental Quality Act (CEQA) requirements per the ministerial exemption in Section 15268 of the CEQA Guidelines.

6. General Plan Consistency Finding – Proposed vacation of a City storm drain easement at 341 N. 19 ½ Avenue. Steve Brandt, City Planner.
7. Presentation – Examples of City signage. Jenny Mac Murdo, CEO Lemoore Chamber of Commerce.
8. Director's Report – Judy Holwell, Development Services Director.
9. Commission's Report and Request for Information.
10. Adjournment

**Tentative Future Items**

April 10, 2017  
None



Minutes of the  
**LEMOORE PLANNING COMMISSION**  
February 13, 2017

MEETING CALLED TO ORDER:

*At 7:00 p.m. the meeting was called to order.*

ROLL CALL:           Chair:                   Meade  
                          Vice-Chair:           Marvin  
                          Commissioners:      Badasci, Clement, Dow, Etchegoin, Koelewyn

City Staff and Contract Employees Present: City Planner Brandt; Development Services Director Holwell; Commission Secretary Baley

INSTALLATION OF INCOMING COMMISSIONER

Item No. 3   RAY ETCHEGOIN

*City Clerk Mary J. Venegas administered the Oath of Office.*

*Commissioner Etchegoin was seated on the Dias.*

RECOGNITION OF OUTGOING COMMISSIONER

Item No. 4   CALVIN MONREAL

Development Services Director Holwell presented Monreal with a personalized street sign.

PUBLIC COMMENTS AND INQUIRIES

Item No. 5

*There were no comments or inquiries from the public.*

REQUESTS FOR APPROVAL

Item No. 6   REGULAR MEETING JANUARY 9, 2017

*Motion by Commissioner Clement, seconded by Commissioner Badasci, to approve the Minutes of the Planning Commission Regular Meeting of January 9, 2017.*

*Ayes: Clement, Badasci, Marvin, Meade*

*Abstain: Dow, Etchegoin, Koelewyn*

Item No. 7   REQUEST FOR EXTENSION – A REQUEST BY TIM SCIACQUA FOR A ONE-YEAR EXTENSION OF MAJOR SITE PLAN REVIEW NO. 2014-02 AND CONDITIONAL USE PERMIT NO. 2014-03, CINNAMON VILLAS II, A 28-UNIT SENIOR AFFORDABLE APARTMENT COMPLEX LOCATED ON THE SOUTHEAST CORNER OF CINNAMON DRIVE AND FOLLETT STREET IN THE CITY OF LEMOORE (APN 021-500-003)

*Motion by Commissioner Clement, seconded by Commissioner Koelewyn to approve a one year extension of Major Site Plan Review No. 2014-02 and Conditional Use Permit No. 2014-03.*

*Ayes: Clement, Koelewyn, Badasci, Dow, Etchegoin, Marvin, Meade*

## PUBLIC HEARINGS

Item No. 8 MAJOR SITE PLAN REVIEW NO. 2017-02 – A REQUEST BY DEVELOPER WATHEN CASTANOS FOR APPROVAL OF NEW SINGLE FAMILY HOME MASTER PLANS (FLOOR PLANS AND ELEVATION PLANS) TO BE CONSTRUCTED IN CONJUNCTION WITH THE APPROVED CAPISTRANO SUBDIVISION TRACT 708 PHASE V, LOCATED ON THE EAST SIDE OF BARCELONA DRIVE, APPROXIMATELY 200 FEET SOUTH OF BUSH STREET IN THE CITY OF LEMOORE (APN 023-040-057)

*Chair Meade opened the public hearing at 7:14 p.m.*

*Partner and President of Wathen Castanos Homes Josh Peterson provided information.*

*There was no other comment from the public.*

*Chair Meade closed the public hearing at 7:17 p.m.*

*Motion by Commissioner Clement, seconded by Commissioner Dow, to approve Resolution No. 2017-03, a Resolution of the Planning Commission approving Major Site Plan Review No. 2017-02.*

*Ayes: Clement, Dow, Badasci, Etchegoin, Koelewyn, Marvin, Meade*

Item No. 9 MAJOR SITE PLAN REVIEW NO. 2017-03 – A REQUEST BY PACIFIC GAS & ELECTRIC COMPANY (TETER, LLP, ARCHITECT) FOR SITE AND EXTERIOR BUILDING DESIGN REVISIONS TO AN APPROVED SITE PLAN FOR A NEW LEMOORE SERVICE CENTER FOR PACIFIIC GAS & ELECTRIC COMPANY ON 11.59 ACRES. THE SITE IS LOCATED AT THE SOUTHWEST CORNER OF ENTERPRISE DRIVE AND COMMERCE WAY IN THE CITY OF LEMOORE (APN 024-051-027)

*Chair Meade opened the public hearing at 7:23 p.m.*

*Pacific Gas and Electric Company Senior Project Manager Jack Richardson explained that PG&E has opted to change the previously approved design and create a universal elevation standard for its service centers that is more economical.*

*There was no other comment from the public.*

*Chair Meade closed the public hearing at 7:28 p.m.*

*Motion by Commissioner Clement, seconded by Commissioner Badasci, to approve Resolution No. 2017-04, a Resolution of the Planning Commission approving Major Site Plan Review No. 2017-03.*

*Ayes: Clement, Badasci, Dow, Etchegoin, Koelewyn, Marvin, Meade*

## DEVELOPMENT SERVICES DIRECTORS' REPORT

Item No. 10 DIRECTOR JUDY HOLWELL

*Holwell provided the following information:*

*Community Meeting regarding the General Plan Update will be held Tuesday, November 28, 2017.*

*Residents of the golf course are working with staff to propose an amendment to the CCR's for Parcel Map No. 9204 regarding fence gates for properties that abut the course.*

*Staff is working with a national builder interested in developing 64 lots known as Brisbane East to be located northeast of "D" Street and Daphne Lane.*

*Staff is working with new owner of 1771 W. Bush Street regarding a commercial development.*

*Staff is working with Caltrans and developers regarding the right of way at the northeast corner of State Highway 198 and State Route 41, and the southeast corner of State Route 41 and Hanford-Armona Road.*

*Lennar submitted tentative map, annexation and site plan applications for a single family subdivision to be located northeast of Hanford-Armona Road and 18 ¾ Avenue.*

*Pharris Lemoore, LLC submitted improvement plans and final map for Victory Village, Tract 845 located west of State Route 41 near West Hills College.*

*Staff is working with a developer regarding a multifamily project located west of State Route 41 near West Hills College.*

*A request to annex properties located northwest of 17<sup>th</sup> Avenue and "D" Street appears to have stalled.*

*Dollar General submitted a Minor Site Plan Review application to develop a portion of the property located on the southwest corner of Bush Street and 19<sup>th</sup> Avenue.*

*Welcome signs as discussed during the January 9, 2017 Planning Commission meeting have been put on hold.*

#### COMMISSION'S REPORT AND REQUESTS FOR INFORMATION

Item No. 11

*Commissioner Clement asked Lemoore Naval Air Station Liaison Officer Marlana Brown to provide an update regarding the F-35 and growth.*

*Brown reported that the first F-35's arrived January 25, 2017. She stated that about half of the training squadron and their families are already here and the other half is expected to arrive by the end of this year. She also reported that the strike fighter realignment which provided much of the growth is expected to wrap up by the end of 2017.*

*There were no other requests or reports.*

#### ANNOUNCEMENTS

*There were no announcements*

#### ADJOURNMENT

*At 7:51 p.m. the meeting adjourned.*

Approved the 13<sup>th</sup> day of March, 2017.

ATTEST:

APPROVED:

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Kristie Baley, Secretary

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Ronald Meade, Chair



119 Fox Street • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-9003

## Staff Report

**To:** Lemoore Planning Commission **Item No. 5**  
**From:** Steve Brandt, City Planner  
**Date:** March 6, 2017 **Meeting Date:** March 13, 2017  
**Subject:** Major Home Occupation No. 2017-01: a request by Rachel Taylor to operate a water safety/swim school with instructors that would not live at the site, located at 7 S. Cambridge Drive, in the City of Lemoore (APN 023-220-034.)

### **Proposed Motion:**

Move to adopt Resolution No. 2017-05, approving Major Home Occupation No. 2017-01, with the included findings and conditions.

### **Project Proposal:**

The applicant, Rachel Taylor, is requesting a major home occupation to operate a water safety and swim school in the backyard of 7 S. Cambridge Drive. The applicant has prepared an operations statement, which is attached at the end of this staff report. Instruction would be given to young children, with the primary focus being how to survive an accidental fall into a pool or other body of water. The school would operate in the summer months during the hours of 9:00am and 6:00pm. A maximum of 5 students would be at the site at the same time, each with their own instructor.

The applicant has obtained approval from the Kings County Health Department to operate the school at this site, contingent upon approval of the home occupation permit.

In addition to the operations statement, a sketch of the site layout, pictures of the site, and the letter from the County Health Department is attached.

### **Evaluation:**

The standard requirements for home occupations are listed at the end of this report. Two of those requirements warrant discussion. The first is the use of employees at the site. Requirement No. 2 does not allow employees who do not also live at the site. In this case up to five instructors may be on the site at one time. The Zoning Ordinance allows the Planning Commission to make exceptions to the general requirements for Major Home

Occupations. Staff would support making an exception in this case, on the condition that the instructors who are working at the same time either walk, bicycle or carpool to the site so as to not use available parking spaces on the site and on the street.

The second requirement relates to traffic. Requirement No. 7 states that typical traffic generated by the home occupation should not be more than typical in a residential neighborhood, and that traffic should not generate the need for more than two parking spaces. In this case, the traffic going to and from the site will occur during daytime hours, and will only be in the summer months. Staff agrees that the traffic can be considered typical of a residential neighborhood. However, if the employees need one parking space and there are up to five students at one time, for short periods of time there may need to be as many as six parking spaces available. At the site there are two parking spaces in the driveway, three on Cambridge Drive and up to five on Bush Street, all adjacent to the site.

Because the relatively large lot has adjacent street curbs that provide up to eight on-street parking spaces, Staff supports modification of Requirement No. 7, with the condition that the applicant notify clients at the beginning of each season to park either in the driveway or on one of the two streets directly adjacent to 7 Cambridge Drive

When a private residence is partially open to the public, there may be requirements to accommodate persons with disabilities in accordance with ADA laws. Unless the property owner applies for a building permit, which in this case they are not, the City does not have enforcement responsibility, but only a responsibility to inform the property owner.

The applicant has been working with the County Health Department to determine the upgrades necessary to bring the pool and the site up to standards required to allow public use. The letter dated February 15, 2017, describes the requirements that are needed. Completion of these requirements has been made a condition of approval.

Staff therefore recommends approval with the findings and conditions found below. The performance standards have been modified in the conditions of approval to reflect the specific issues at the site and the time limits of operation stated in the applicant's operations statement.

### **Environmental Assessment:**

The project is statutorily exempt from the California Environmental Quality Act (CEQA) requirements per the ministerial exemption in Section 15268 of the CEQA Guidelines.

### **Recommended Findings:**

1. The proposed home occupation is consistent with the general plan and all applicable provisions of this title (Section 9-4D-5).
2. 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. The proposed use will not result in excessive

amounts of traffic to the project site. The proposed site will provide adequate space for its intended use.

3. The site of the proposed use is physically suitable for the type, density, and intensity of the use and related structures being proposed. The proposed site does provide sufficient parking that is in close proximity to the place of business.
4. The proposed home occupation 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 patterns, and service facilities in the vicinity. The proposed use and related structures are compatible with the adjacent service facilities.
5. The circumstances of the home occupation warrant an allowed modification to Home Occupation Performance Standard Nos. 2 and 7 of Section 9-4D-5.

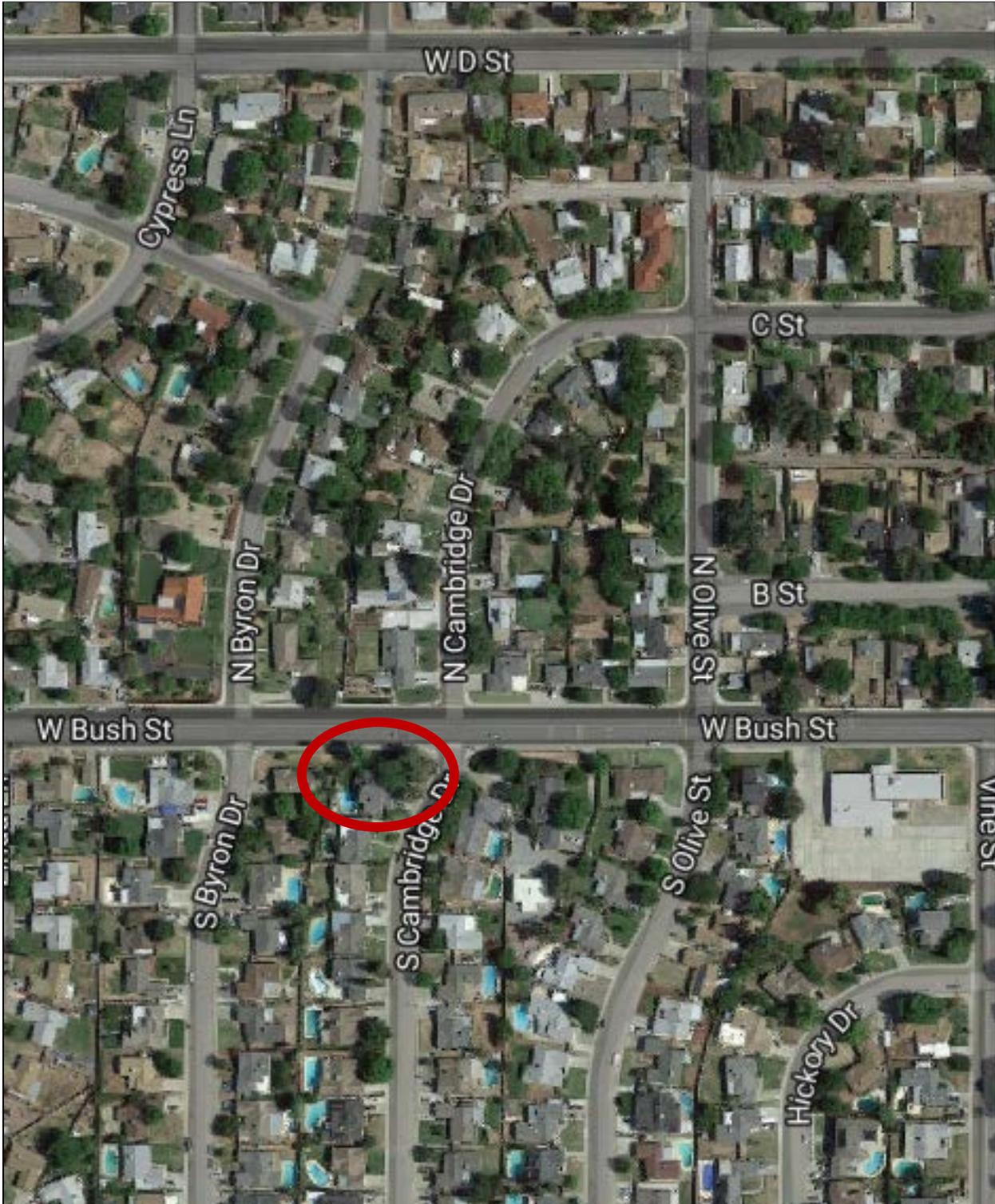
**Recommended Conditions:**

1. Prior to operations, the applicant shall perform upgrades required by the County Health Department and maintain the site in accordance with the requirements of the County letter dated February 17, 2017.
2. There shall be no more than five (5) instructors on the site at the same time who do not live at the site.
3. Instructors not living on the site shall either walk, bike, or carpool to the site to maintain the maximum amount of available parking for students.
4. The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes. Not more than one hundred fifty (150) square feet or fifteen percent (15%) of the floor area of the dwelling, whichever is less, shall be used in the home occupation.
5. There shall be no mechanical equipment or operation used which creates or makes dust, odor, vibration, or other effects detectable at the property line. No process shall be used which is hazardous to public health, safety, morals, or welfare.
6. There shall be no products sold on the premises
7. There shall be no display of products produced by occupants of the dwelling which are visible in any manner from the outside of the dwelling unit.
8. The use shall not generate pedestrian or vehicular traffic beyond that which is normal in a residential district. Two parking spaces in the driveway and the spaces on the two streets adjacent to the site shall be made available for clients.
9. The applicant shall inform each client at the beginning of each season to park either in the driveway or on Bush Street or Cambridge Drive directly adjacent to the residence.

10. One truck or van, not more than three-quarters (3/4) ton capacity, may be kept on or adjacent to the premises associated with the home occupation. No campers or semitrailers incidental to the home occupation shall be kept on the premises.
11. There shall be no storage of material or supplies out of doors.
12. There shall be no remodeling or construction of facilities especially for the home occupation which changes the external appearance of the neighborhood from a residential to a more commercial look when viewed from the front of the building.
13. Signs shall be allowed for the home occupation in accordance with Chapter 5, Article F, "Signage", of the Zoning Ordinance.
14. Visitors and customers shall not exceed those normally and reasonably occurring for a residence during the hours of 9:00 A.M. in the morning to 6:00 P.M. in the evening, during summer months.
15. Deliveries shall not exceed those normally and reasonably occurring for a residence. Deliveries of materials for the home occupation shall not involve the use of commercial vehicles except for FedEx, UPS, or USPS type home pick ups and deliveries.
16. Storage of hazardous materials is limited to below those thresholds as established by the fire department to not require any special permits or licenses.

**Attachments:**

- Aerial Photo
- List of required conditions for Home Occupations from Section 9-4D-5E
- Resolution
- Operations statement, pictures, and site layout sketch provided by applicant
- Letter from Kings County Department of Public Health dated February 17, 2017



Location of Project Site  
Major Home Occupation No. 2017-01

## HOME OCCUPATION PERFORMANCE STANDARDS FROM SECTION 9-4D-5

E. Performance Standards: The following standards shall apply to all minor home occupation permit applications. The standards may be modified by the approving authority for major home occupations.

1. Number Of Home Occupations: There is no limit on the number of home occupations at a residence provided that the performance standards identified in this section are met.
2. Employees: Off site employees or partners are not permitted. Only occupants of the home may work on site.
3. Habitable Floor Area: The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes. Not more than one hundred fifty (150) square feet or fifteen percent (15%) of the floor area of the dwelling, whichever is less, shall be used in the home occupation.
4. Off Site Effects: There shall be no mechanical equipment or operation used which creates or makes dust, odor, vibration, or other effects detectable at the property line. No process shall be used which is hazardous to public health, safety, morals, or welfare.
5. Sales:
  - a. On Site Sales: There shall be no products sold on the premises except artist's originals or products individually made to order on the premises.
  - b. Off Site Sales: Off site sales, including electronic and mail order commerce, shall be permitted.
6. Display: There shall be no display of products produced by occupants of the dwelling which are visible in any manner from the outside of the dwelling unit.
7. Traffic: The use shall not generate pedestrian or vehicular traffic beyond that which is normal in a residential district nor in any case require the parking of more than two (2) additional vehicles at any one time.
8. Vehicles: One truck or van, not more than three-quarters ( $\frac{3}{4}$ ) ton capacity, may be kept on or adjacent to the premises associated with the home occupation. No campers or semitrailers incidental to the home occupation shall be kept on the premises.
9. Storage: There shall be no storage of material or supplies out of doors.
10. Exterior Appearance: There shall be no remodeling or construction of facilities especially for the home occupation which changes the external appearance of the neighborhood from a residential to a more commercial look when viewed from the front of the building.
11. Signs: Signs shall be allowed for the home occupation in accordance with chapter 5, article F, "Signage", of this title. (Ord. 2013-05, 2-6-2014)
12. Visitors And Customers: For minor home occupation permits, no visitors or customers shall be allowed. For major home occupation permits, visitors and customers shall not exceed those normally and reasonably occurring for a residence, including not more than five (5) a day, during the hours of eight o'clock (8:00) A.M. in the morning to seven o'clock (7:00) P.M. in the evening. (Ord. 2014-06, 10-21-2014)

13. Deliveries: Deliveries shall not exceed those normally and reasonably occurring for a residence. Deliveries of materials for the home occupation shall not involve the use of commercial vehicles except for FedEx, UPS, or USPS type home pick ups and deliveries.
14. Hazardous Materials: Storage of hazardous materials is limited to below those thresholds as established by the fire department to not require any special permits or licenses.
15. Cottage Food Operation: Notwithstanding the foregoing standards, a cottage food operation may have one employee who does not live at the site, and may sell goods at the site.

**RESOLUTION NO. 2017-05**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE  
APPROVING MAJOR HOME OCCUPATION PERMIT NO. 2017-01 TO ALLOW  
A WATER SAFETY/SWIM SCHOOL WITH INSTRUCTORS THAT WOULD NOT LIVE AT  
THE SITE, LOCATED AT 7 S. CAMBRIDGE DRIVE, IN THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on March 13, 2017, at 7:00 p.m. on said day, it was moved by Commission member \_\_\_\_\_, seconded by Commission member \_\_\_\_\_ and carried that the following Resolution be adopted:

**WHEREAS**, Rachel Taylor has requested a Home Occupation Permit, to allow her to operate a water safety/swim school with instructors that would not live at the site, located at 7 S. Cambridge Drive, in the City of Lemoore (APN 023-220-034); and

**WHEREAS**, the zoning on the parcel is RLD (Low Density Residential); and

**WHEREAS**, the project is statutorily exempt from the California Environmental Quality Act (CEQA) requirements per the ministerial exemption in Section 15268 of the CEQA Guidelines.; and

**WHEREAS**, the Lemoore Planning Commission held a duly noticed public hearing at their March 13, 2017, meeting.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Lemoore hereby makes the following findings with regarding the proposed Home Occupation Permit:

1. The proposed home occupation is consistent with the General Plan, any applicable specific plans, and all applicable provisions of this title (Section 9-4D-5).
2. 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. The proposed use will not result in excessive amounts of traffic to the project site. The proposed site will provide adequate space for its intended use.
3. The site of the proposed use is physically suitable for the type, density, and intensity of the use and related structures being proposed. The proposed site does provide sufficient parking that is in close proximity to the place of business.
4. The proposed home occupation 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 patterns, and service facilities in the vicinity. The proposed use and related structures are compatible with the adjacent service facilities.
5. The circumstances of the home occupation warrant an allowed modification to Home Occupation Performance Standard Nos. 2 and 7 of Section 9-4D-5.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Lemoore hereby approves Home Occupation Permit No. 2017-01, subject to the following performance standards:

1. Prior to operations, the applicant shall perform upgrades required by the County Health Department and maintain the site in accordance with the requirements of the County letter dated February 17, 2017.
2. There shall be no more than five (5) instructors on the site at the same time who do not live at the site.
3. Instructors not living on the site shall either walk, bike, or carpool to the site to maintain the maximum amount of available parking for students.
4. The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes. Not more than one hundred fifty (150) square feet or fifteen percent (15%) of the floor area of the dwelling, whichever is less, shall be used in the home occupation.
5. There shall be no mechanical equipment or operation used which creates or makes dust, odor, vibration, or other effects detectable at the property line. No process shall be used which is hazardous to public health, safety, morals, or welfare.
6. There shall be no products sold on the premises
7. There shall be no display of products produced by occupants of the dwelling which are visible in any manner from the outside of the dwelling unit.
8. The use shall not generate pedestrian or vehicular traffic beyond that which is normal in a residential district. Two parking spaces in the driveway and the spaces on the two streets adjacent to the site shall be made available for clients.
9. The applicant shall inform each client at the beginning of each season to park either in the driveway or on Bush Street or Cambridge Drive directly adjacent to the residence.
10. One truck or van, not more than three-quarters (3/4) ton capacity, may be kept on or adjacent to the premises associated with the home occupation. No campers or semitrailers incidental to the home occupation shall be kept on the premises.
11. There shall be no storage of material or supplies out of doors.
12. There shall be no remodeling or construction of facilities especially for the home occupation which changes the external appearance of the neighborhood from a residential to a more commercial look when viewed from the front of the building.
13. Signs shall be allowed for the home occupation in accordance with Chapter 5, Article F, "Signage", of the Zoning Ordinance.
14. Visitors and customers shall not exceed those normally and reasonably occurring for a residence during the hours of 9:00 A.M. in the morning to 6:00 P.M. in the evening, during summer months.
15. Deliveries shall not exceed those normally and reasonably occurring for a residence. Deliveries of materials for the home occupation shall not involve the use of commercial vehicles except for FedEx, UPS, or USPS type home pick ups and deliveries.
16. Storage of hazardous materials is limited to below those thresholds as established by the fire department to not require any special permits or licenses.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on March 13, 2017, by the following votes:

**AYES:  
NOES:  
ABSTAINING:  
ABSENT:**

**APPROVED:**

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**Ron Meade, Chairperson**

**ATTEST:**

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**Planning Commission Secretary**

## HOME OCCUPATION PERMIT REQUEST DESCRIPTION

### Home Occupation Business Request for home owner Rachel Taylor, 7 S. Cambridge Dr., Lemoore

1. Purpose and Result: This water safety/swim school provides specialized instruction for 1-6 year-old children. The primary focus is to teach children how to survive a potentially fatal accidental fall into a body of water. A secondary result is each child learns to safely overcome the fear of water.

Enrollment includes 5, 30 minute 1-on-1 lessons with a trained instructor. Every instruction has a First Aid and CPR certificates. Additionally, one of more of the instructors is a Certified Life Guard and a life guard is present at all times.

A typical lesson sequence ranges from: reluctant child participant at lesson #1; to lessons #4 & #5 jumping uncoerced into the 5' deep end with the little head popping up out of the water with a smile; takes a breath and paddles safely to the side of the pool.

2. Business Operation: Hours of operation – 9:00 AM – 6:00 PM for 2 summer months. Operation dates vary depending on customer and instructor availability but approximately the end of May to the end of July. Maximum students per 30 minute lesson are 5 children, each with a 1-on-1 instructor. No child is ever in the pool without their instructor.

3. Retail Trade: No retail items are sold.

4. Home area involved in the experience: The backyard and pool, and the home pathway approximately 20' long to a 50 square foot  $\frac{3}{4}$  bathroom/dressing area.

5. Employees/partners: Owner Rachel Taylor, daughter Jessica Taylor, son Jacob Taylor, and depending on availability, up to 5 part time non-family employees. 1-on-1 instruction is critical to the specialized technique which produces exceptional results.

6. Foot & car traffic: The 2 driveway spots and 3 curbside parking spots are kept always available during business hours for customer parking without affecting any other residence. The school instructors normally carpool, one normally rides a bike. The net additional vehicles from the employees are generally 2-3 cars which are parked at a friends house down one of the nearby streets. During the last 5 minutes of a lesson and the first 5 minutes of the following lesson, for a short time there can be an additional 5 cars, with ample parking remaining on S. Cambridge or Bush St.

7. Equipment used: Life tube, Sheppard's Hook & First Aid kit.

8. Noise: Water splashing and conversational voices.

9. No vehicles will be stored on site. Owner nor employees transport children.

10. There will be no business signs on property.

11. There are no CC&R's.

Please Note: Contingent on agreed upon improvements and conditions, the Kings County Health Department has enthusiastically approved the Swim School property and procedures for immediate operation. The improvements and conditions are: new pool plaster, raising deep end of pool to maximum of 5', pool drain to safety code, update circulation equipment, new handrail, additional safety equipment, certified life guard, add pool fence and remove diving board. They granted a number safe, common sense variances to the pertinent codes acknowledging this small school is open only 60 days per year and provides a professionally run, critical service. Pending approval of this application, a licensed contractor will begin the improvements immediately.

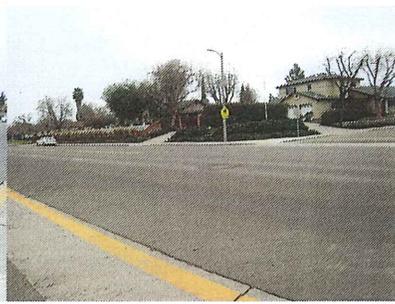
**Rachel Taylor Use Request for: Rachel Taylor 8 week summer Swim School residential location**



Space for 3 cars to park in front



Ample parking on W. Bush



More W. Bush parking



Side entrance for clients



Backyard view of side entrance



Alarmed back door to home  
to prevent accidental access

RE top left photo: During the 2 summer months of operation, the 2 driveway parking spots are always open for customers and the 3 spots on the street in front of the house are also always available. The net additional vehicles from the employees are generally 2-3 cars which are parked at a friends house down one of the nearby streets.

RE top middle and top right photos: show the abundance of parking on West Bush St. directly East and West of the school/residence location.

RE bottom left photo: This is the side yard all concrete street side entrance to the school.

RE bottom middle photo: This is second gate students must pass through to arrive at the pool.

RE bottom right photo: This is the back door entrance to the house which is approximately 20' from the bathroom/dressing area where proximity was approved by the Kings County Health Department.

Note: We believe this 2 month summer business will not impact neighborhood parking for reasons described above. The school services a maximum of 5 children per half hour session. Following a 30 minute session, there is approximately 5-10 minutes when parents are leaving and parents arrive which may include a maximum of 10 vehicles. This would put 5 vehicles on or in front of the property and 5 vehicles generally on rarely utilized Bush St. The immediate neighbors are contacted and are aware and approve of the possible brief parking curbside at or near their home.

Cambridge

Front door

Enter All Swimmers through side gate

Rachel Taylor  
Swim School

7 South Cambridge Dr.

Garage

Bathroom

Concrete side yard

Room

Bush

Backdoor

Pool

1 sq. = 2 ft.

KEITH WINKLER, REHS  
Director of Public Health Services

MILTON TESKE, MD  
Health Officer



## COUNTY OF KINGS

## DEPARTMENT OF PUBLIC HEALTH

Jeff Taber, MPH, REHS, Deputy Health Director  
Environmental Health Services  
<http://www.countyofkings.com/ehs>

330 Campus Drive - Hanford, California 93230  
Telephone: (559) 584-1411 Fax: (559) 584-6040

February 15, 2017

Rachel Taylor  
7 S. Cambridge Dr  
Lemoore, CA 93245

Re: Swimming Pool Compliance Inspection at 7 S. Cambridge Dr, Lemoore, CA 93245

Thank you for contacting our office regarding your desire to provide swimming instruction in your residential backyard swimming pool at 7 S. Cambridge Dr. in Lemoore, CA.

In California, swimming pools used by the public must meet the construction and related requirements of the California Building Code, Health and Safety Code, and California Code of Regulations (A complete list of codes/regulations has been attached with the email). The inspection of your pool at 7 S. Cambridge Dr. in Lemoore on 18<sup>th</sup> October, 2016 revealed the following issues that would need to be addressed in order for the pool to comply with applicable State requirements:

1. **Plaster:** The finished pool shell was disintegrated at many locations within the pool and it will need to be re-plastered. The new plaster must be built of reinforced concrete or material equivalent in strength, watertight, and be able to withstand anticipated stresses.
2. **Main Drain:** This pool has one main drain only. The drain cover was missing at the time of inspection. You have the option to convert to the two main drains system and provide an approved drain cover to be compliant with Virginia Graeme Baker (VGB) act. The main drains must be in compliance with Section 116064 of CHSC and Section 3162 of CCR Title 24 Chapter 31B. Additionally, the pool must be equipped with at least one of systems mentioned in Section 3162 Subsection 5 to prevent physical entrapment.
3. **Safety Equipment:** Safety equipment was not present during the time of inspection. Please provide a life ring with attached rope and a rescue pole. All safety and first aid equipment must comply with CCR Title 22 Chapter 20 Section 65540.
4. **Recirculation Equipment:** An automatic disinfectant feeder (for eg. a chlorine feeder) must be installed. A flow meter must be installed as well. The recirculation pump system must be updated to comply with the VGB act. Currently, pool water is recirculated using A.O Smith pump and a sand filter; and disinfectant is manually added to the pool. The exterior surface of the filter system was not in good condition and its efficiency could not be determined. The filter shall need to be replaced if it is deemed incapable of providing effective filtration..

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5. **Handrails/Ladder:** Install a handrail at the steps in the shallow end and provide a means of entry/exit (for eg. a pool ladder) at deep end of the pool. See Title 24 Chapter 31B Section 3111B for more details. No means of entry/exit was present in the deep end at the time of inspection.
6. **Certification:** The swim teachers must obtain applicable safety certifications. (i.e First Aid/CPR and Lifeguard certification).

Per Rachel Taylor, the diving board will be removed and users of the pool will be allowed to access dressing facilities/showers/drinking water in her adjacent house. A sign stating such will be posted in the pool area.

Once the above requirements are completed, our department will issue a permit for 2017 pool season after performing final inspection of your swimming pool. In addition, our department is providing you with extra time to comply with the following requirements, which must be completed by May 1, 2018:

1. **Depth markers** were not present in the pool or around the pool on the deck. Depth marker tiles must be installed at appropriate locations in and around the pool per CCR Title 24 Section Chapter 31B 3110B.4 (For now, spray paint may be used to provide depth markers)
- \* 2. **Entry/Exit:** ~~The steps present at the shallow end have not been constructed in accordance with the pool regulations (vertical and horizontal lengths do not confirm with allowed dimensions). Please modify the steps at the shallow end to conform to the code.~~ <sup>N/A</sup>
3. **Hand-holds** were not present in the pool. Hand-holds must be provided in the pool in accordance with CCR Title 24 Chapter 31B Section 3112B.
4. **Enclosure:** The pool is appropriately enclosed on all the sides except on the side of private residence. Per CCR Title 24 Chapter 31B Section 3119B, private premises shall not be permitted as part of the pool enclosure. Please install additional fence on the non-compliant side. The fence must comply with figure 31B-4 of CCR Title 24 Chapter 31B Section 3119B.
5. **Signage:** Required signs were not present in the pool area. Signs must be posted per requirement listed in section 3120B of CCR Title 24 Chapter 31B.

The above mentioned information only highlights major requirements to be permitted as a public swimming pool. Not all requirements have been included in this letter. Please refer to attached list for all the applicable requirements.

Prior to any construction or alteration to the pool, drawing plans must be submitted to our department for review. Our department will check the plans for compliance with all applicable codes and regulations. If the submitted plans are approved, you can begin construction or alteration of your pool. You may also need to go through a similar process with City of Lemoore Community Development Department. Please contact them directly for assistance in complying with their requirements at (559)924-6740. If you have any questions, please feel free to contact me via phone at (559)584-1411 or via email at vikram.manke@co.kings.ca.us.

Thank you,

*Vikram Manke*

Vikram Manke  
Environmental Health Officer

\* The current steps are instrumental in aquatic instruction for young children. No change shall be required.

*Vikram Manke*

Complete Health Department improvement list to use the pool at 7 S. Cambridge Dr., Lemoore  
for the Rachel Taylor Swim School 2-23-17

1. Plaster – Re-plaster pool to current building code specifications
2. Main Drain – Install new pool drain per your letter specifications
3. Safety Equipment – to include, life ring with attached rope, rescue poll and first aid kit.
4. Recirculation Equipment – Install per your letter specifications/code
5. Handrails/Ladder – Install handrail at shallow end and ladder at the 5' depth end *1 Lifeguard*
6. Certification – all teachers to have First Aid, CPR certificates. The only next level certificate we found was for formal life guard. That particular training would have no relevance to a pool 5' deep with a maximum of 5 children with one on one instructors in the pool at all times. After contacting former swim instructors from the other local swim school, those instructors taught with that swim school with neither First Aid nor CPR certificates. All the Taylor instructors have First Aid, CPR certificates and one instructor is an EMT and another is in Nurse training.
7. Per Rachel Taylor the diving board will be removed, students will have access to dressing facilities/showers/drinking water in the adjacent house. Informational sign will be included.
8. Depth Markers – We will complete them this year
9. **Entry/Exit – NOTE** - We request that the shallow end steps to remain as currently constructed. The existing steps include the only level in the pool in which a 1 year old utilize due to average body height. Instructor is always with student. *No change in current steps shall be required. See original compliance letter.*
10. **Handholds – NOTE** - This requirement is eliminated as pool bottom to be raised to a maximum depth of 5' *Vicki Mabe 8/23/17.*
11. Enclosure on residence side of pool – An acceptable enclosure approved by Health Department will be installed
12. Signage – Will be installed per requirements



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## Staff Report

Item No. 6

**To: Lemoore Planning Commission**  
**From: Steve Brandt, City Planner**  
**Date: March 6, 2017 Meeting Date: March 13, 2017**  
**Subject: General Plan Finding of Consistency – Vacation of a city storm drain easement at 341 N. 19½ Avenue.**

**Proposed Motion:**

Move that the Planning Commission find that the vacation of the existing city storm drain easement at 341 N. 19½ Avenue would be consistent with the Lemoore General Plan.

**Subject/Discussion:**

A 15-foot wide storm drain easement currently exists along the southeasterly property lines of 341 N. 19 ½ Avenue (APN 023-460-013). The easement was recorded in 2005. This easement has never contained utilities. The Department of Public Works has no objections to the vacation, as the easement has been deemed unnecessary for present or prospective public use. Vacating the easement is necessary to continue the development of the Grove Apartments.

The State Government Code Section 65402 requires that the Planning Commission review any request to vacate an easement to determine if such request conforms to the City's General Plan.

**Staff Recommendation:**

Staff has reviewed the General Plan and found nothing to indicate that a storm drainage easement is needed or planned for in this area. All properties in the vicinity have adequate storm drainage without this easement. Staff recommends that the Planning Commission find that the vacation of the existing city storm drain easement would be consistent with the General Plan.

# Examples of City signage

*Lemoore Chamber of Commerce*

“What they are known for”



Farming



Tradition, Unity,  
Excellence



Butterflies

“What they are known for”

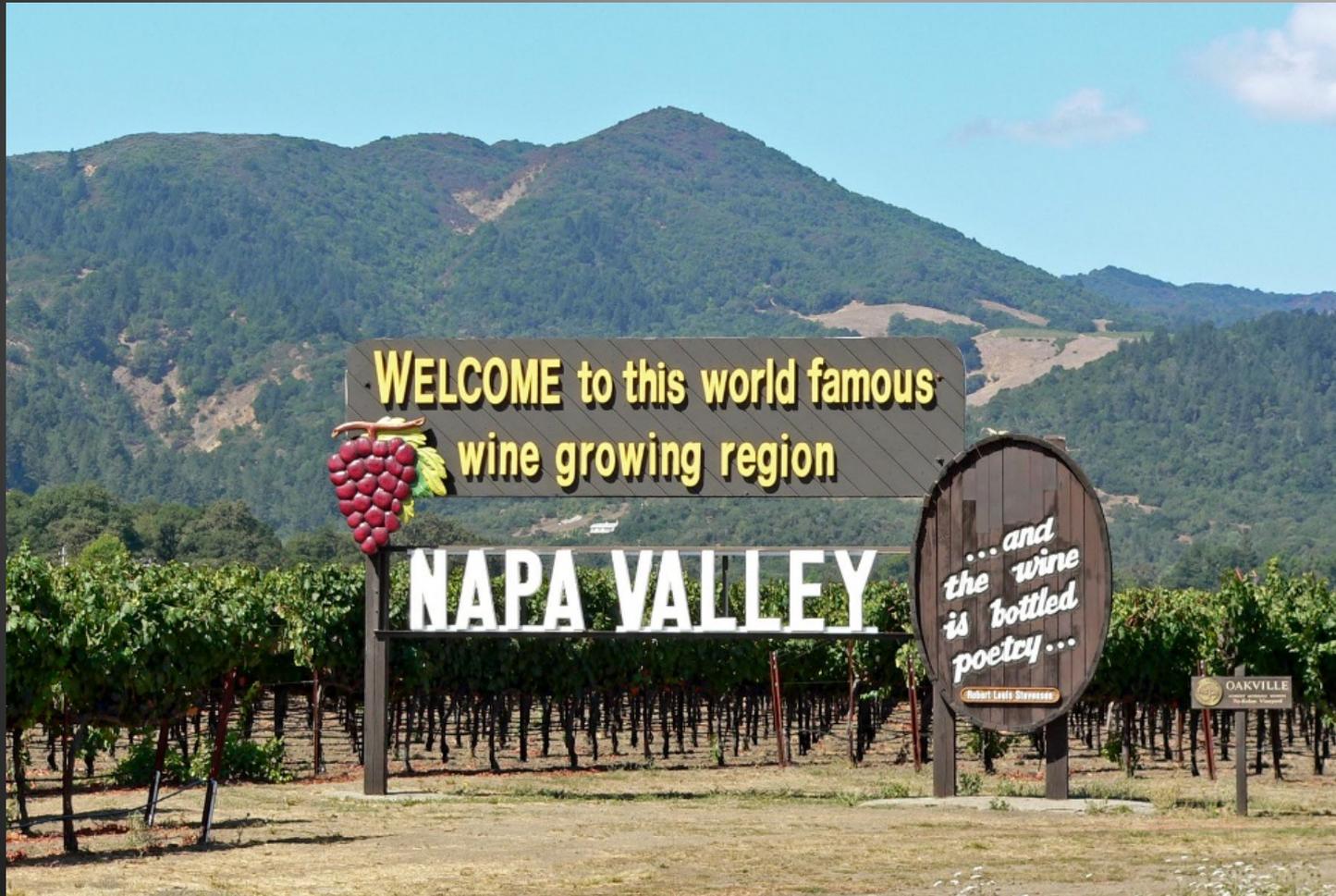
The Friendly  
City

Cantaloupes

Oasis in the  
Sun



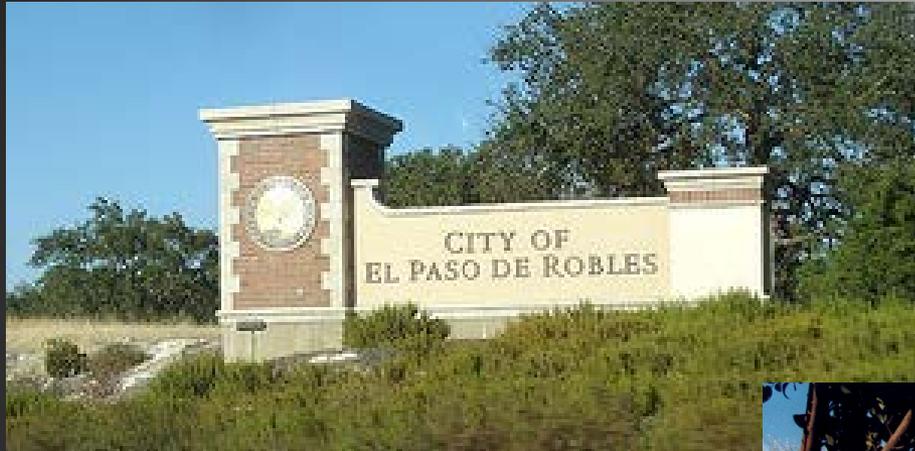
“What they are known for”



# Image of “Who” they are



# Monument signage

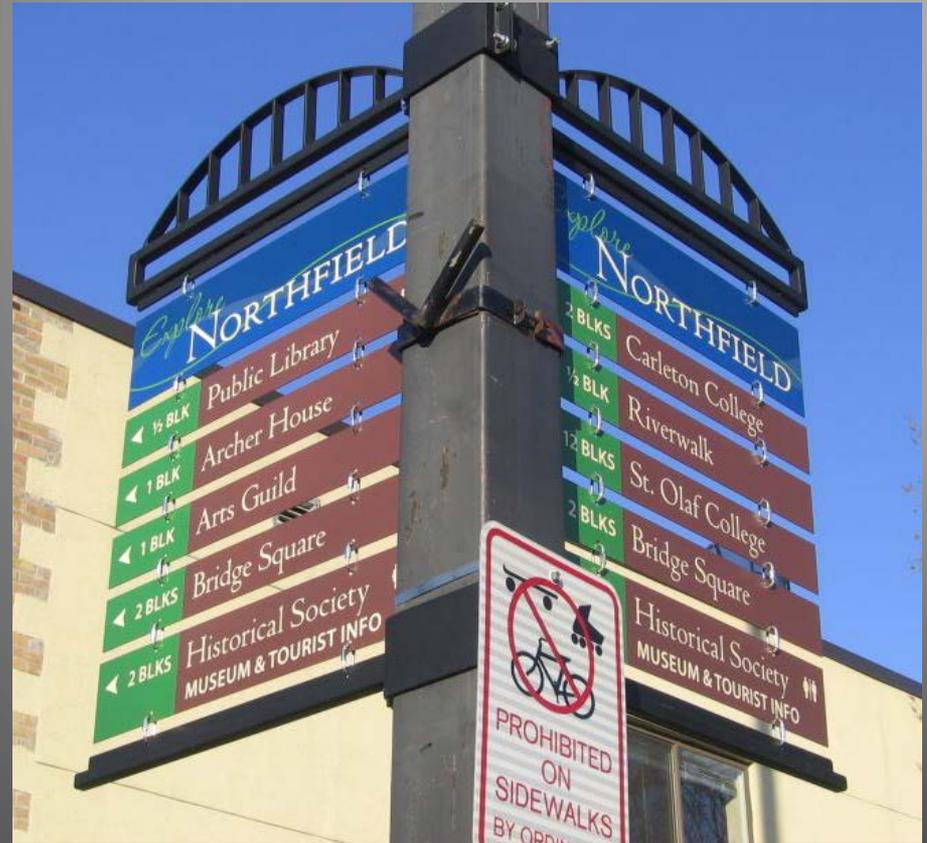


# Monument signage





# Directional signage



# Directional signage



# Lemoore's signage

