

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

**May 8, 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, April 10, 2017
5. Public Hearing – Major Site Plan Review No. 2017-05 – A request by Last Days Ministries for site plan review for a new 14,580 sq.ft. sanctuary building and parking area adjacent to the existing facility located at 125 ½ Larish Street in Lemoore (APNs 023-130-016, 023-130-023, 023-130-043).

The project is statutorily exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15268 (Ministerial Projects).

6. Finding of Consistency and Pre-zoning – Annexation No. 2017-01 – Review of General Plan consistency for a proposed annexation of roughly 41 acres located: 1) at the northeast corner of west Hanford-Armona Road and 18¾ Avenue (Liberty Drive) (APNs 021-570-001, 021-560-001) and 2) at 285 Hotchkiss Drive (APN 023-100-007).
7. Continuation of Public Hearing from April 10, 2017 Regular Meeting of the Planning Commission – Zone Text Amendment No. 2017-01 – Amendments to portions of the following articles within the Lemoore Municipal Code related to Zoning: Article A of Chapter 4 of Title 9 (Description of Land Uses); Article B of Chapter 4 of Title 9 (Allowed Uses and Required Entitlements; Base Zoning Districts); and Article C of Chapter 4 of Title 9 (Temporary Use Permit Requirements and Exemptions).

The zone text amendment is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]

8. Director's Report – Judy Holwell, Development Services Director.
9. Commission's Report and Request for Information.
10. Adjournment

## Tentative Future Items

### June 12, 2017

Public Hearing – Conditional Use Permit No. 2017-01 – Major Site Plan Review No. 2017-04 - Convenience Store and Fuel Station 19<sup>th</sup> Avenue and Bush Street

Public Hearing – Conditional Use Permit No. 2017-02 – Smoke Shop – 718 N. Lemoore Avenue

Public Hearing – Major Home Occupation Permit No. 2017-02 – Woodworking (toys and military displays) – 1443 Chimney Way

Public Hearing – General Plan Amendment No. 2017-02 and Zoning Map Amendment No. 2017-03 – Daley Homes

Notice of ADA Compliance: If you or anyone in your party needs reasonable accommodation to attend, or participate in, any Planning Commission Meeting, please make arrangements by contacting City Hall at least 24 hours prior to the meeting. They can be reached by calling 924-6700, or by mail at 119 Fox Street, Lemoore, CA 93245.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Development Services Department located at 711 W. Cinnamon Drive, Lemoore, CA during normal business hours. In addition, most documents will be posted on the City's website at [www.lemoore.com](http://www.lemoore.com).

### CERTIFICATION OF POSTING

I, Kristie Baley, Planning Commission Secretary, do hereby declare that the foregoing Agenda for the Lemoore Planning Commission Regular Meeting of Monday, May 8, 2017 at 7:00 p.m. was posted on the outside bulletin board located at City Hall, 119 Fox Street in accordance with applicable legal requirements. Dated this 5<sup>th</sup> day of May, 2017.

*//s//*

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Kristie Baley, Commission Secretary

Minutes of the  
**LEMOORE PLANNING COMMISSION**  
**April 10, 2017**

PLEDGE OF ALLEGIANCE

MEETING CALLED TO ORDER

*At 7:02 p.m. the meeting was called to order.*

ROLL CALL

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

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

PUBLIC COMMENTS AND INQUIRIES

ITEM NO. 3

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

REQUESTS FOR APPROVAL

ITEM NO. 4 REGULAR MEETING MARCH 13, 2017

*Motion by Commissioner Marvin, seconded by Commissioner Clement, to approve the Minutes of the Planning Commission Regular Meeting of March 13, 2017.*

*Ayes: Marvin, Clement, Etchegoin, Meade*

*Absent: Badasci, Dow, Koelewyn*

PUBLIC HEARINGS

ITEM NO. 5 PUBLIC HEARING – GENERAL PLAN AMENDMENT NO. 2017-01 AND ZONING AMENDMENT NO. 2017-02 – A REQUEST TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM PROFESSIONAL OFFICE TO LIGHT INDUSTRIAL, AND TO CHANGE THE ZONING DESIGNATION FROM DMX-3 (DOWNTOWN MIXED USE – TRANSITIONAL) TO ML (LIGHT INDUSTRIAL). THIS SITE IS LOCATED AT 358 “F” STREET IN LEMOORE (APN 020-015-013)

*Chair Meade opened the public hearing at 7:04 p.m.*

*Property Owner John Gibson spoke.*

*There was no other comment from the public.*

*Chair Meade closed the public hearing at 7:09 p.m.*

*Motion by Commissioner Etchegoin, seconded by Commissioner Clement to approve Resolution No. 2017-06, a Resolution of the Planning Commission recommending approval of General Plan Amendment No. 2017-01 and Zoning Amendment No. 2017-02.*

*Ayes: Etchegoin, Clement, Marvin, Meade*

*Absent: Badasci, Dow, Koelewyn*

ITEM NO. 6 PUBLIC HEARING – ZONE TEXT AMENDMENT NO. 2016-03 – AMENDMENTS TO PORTIONS OF THE FOLLOWING ARTICLES WITHIN THE LEMOORE MUNICIPAL CODE RELATED TO ZONING AND SUBDIVISIONS: ARTICLE A OF CHAPTER 4 OF TITLE 9 (LAND USE DEFINITIONS); ARTICLE B OF CHAPTER 4 OF TITLE 9 (ALLOWED USES AND REQUIRED ENTITLEMENTS); ARTICLE D OF CHAPTER 4 OF TITLE 9 (ACCESSORY DWELLING UNITS, MANUFACTURED HOMES, AND SHOPPING CARTS); ARTICLE E OF CHAPTER 5 OF TITLE 9 (STANDARDS FOR OFF STREET PARKING); AND CHAPTER 10 OF TITLE 7 (PUBLIC FACILITIES MAINTENANCE DISTRICTS AND HOMEOWNER’S ASSOCIATIONS) AND ARTICLE C OF CHAPTER 5 OF TITLE 9 (DESIGN STANDARDS FOR BIG BOX STORES, DISCOUNT CLUBS, AND DISCOUNT SUPERSTORES)

*Chair Meade opened the public hearing at 7:18 p.m.*

*Marlana Brown, Community Planning Liaison Officer NAS Lemoore, spoke.*

*There was no other comment from the public.*

*Chair Meade closed the public hearing at 7:22 p.m.*

*Motion by Commissioner Etchegoin, seconded by Commissioner Clement to approve Resolution No. 2017-07 recommending approval of Zoning Text Amendment No. 2016-03.*

*Ayes: Etchegoin, Clement, Marvin, Meade*

*Absent: Badasci, Dow, Koelewyn*

ITEM NO. 7 PUBLIC HEARING – ZONE TEXT AMENDMENT NO 2017-01 – AMENDMENTS TO PORTIONS OF THE FOLLOWING ARTICLES WITHIN THE LEMOORE MUNICIPAL CODE RELATED TO ZONING: ARTICLE A OF CHAPTER 4 OF TITLE 9 (DESCRIPTION OF LAND USES); ARTICLE B OF CHAPTER 4 OF TITLE 9 (ALLOWED USES AND REQUIRED ENTITLEMENTS; BASE ZONING DISTRICTS); AND ARTICLE C OF CHAPTER 4 OF TITLE 9 (TEMPORARY USE PERMIT REQUIREMENTS AND EXEMPTIONS)

*Chair Meade opened the public hearing at 7:39 p.m.*

*There was no comment from the public.*

*Chair Meade closed the public hearing at 7:39 p.m.*

*Motion by Commissioner Marvin, seconded by Commissioner Etchegoin to continue the public hearing until the next regular meeting of the Planning Commission.*

*Ayes: Marvin, Etchegoin, Clement, Meade*

*Absent: Badasci, Dow, Koelewyn*

## DEVELOPMENT SERVICES DIRECTOR'S REPORT

### ITEM NO. 8

*Development Services Director Judy Holwell provided the Commission with the following information:*

*The General Plan Update is still in the draft stage and not expected to be finalized for another year and a half to two years. An Environmental Impact Report must be completed. Planning Commission recommendation and City Council approval are required prior to adoption.*

*A conditional use permit application, required for alcohol sales, has been received by Chandi Group (Arco fueling station and convenience store) and is expected to be presented during the May 8, 2017 meeting of the Commission.*

*Dollar General has submitted a minor site plan review application for the site located on the southwest corner of 19<sup>th</sup> Avenue and Bush Street. Staff requested that the applicant include a cross access easement to create movement within the site.*

*The Master User Fee Study and Development Impact Fee Study are expected to be completed by the end of fiscal year 16/17.*

*A vesting tentative map application has been received from Lennar. The property to be developed is located outside the City limits, north of Hanford-Armona Road and east of 18 <sup>3</sup>/<sub>4</sub> Avenue. A request to annex the property has also been received.*

*Staff will be meeting with Wathen Castanos Tuesday, April 11, 2017 regarding Tract 908, Capistrano V located at Bush Street and Barcelona. Construction is expected to begin within the next several months.*

*Master building plans submitted by D.R. Horton for Tract 797, Parkview Estates have been approved and construction should begin soon.*

*Ballots were sent out regarding a request to allow access gates on residential properties that adjoin the Lemoore Golf Course. Ballots are due back by May 31, 2017 and the City Council is expected to hear the item in late June or July.*

## COMMISSIONER'S REPORTS AND REQUESTS FOR INFORMATION

### Item No. 9

*There were no reports or requests for information.*

## ANNOUNCEMENTS

*There were no announcements.*

## ADJOURNMENT

*At 7:59 p.m. the meeting adjourned.*

*Approved the 8<sup>th</sup> day of May, 2017.*

ATTEST:

\_\_\_\_\_  
Kristie Baley, Secretary

APPROVED:

\_\_\_\_\_  
Ronald Meade, Chairperson



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:** May 1, 2017 **Meeting Date:** May 8, 2017  
**Subject:** **Major Site Plan Review No. 2017-05:** A request by Last Days Ministries for site plan review for a new 14,580 sq.ft. sanctuary building and parking area adjacent to the existing facility located at 125½ Larish Street in the City of Lemoore (APNs 023-130-016, 023-130-023, 023-130-043.)

### Proposed Motion:

I move to adopt Resolution No. 2017-09, approving Major Site Plan No. 2017-05, with the conditions included in this report.

### Project Proposal:

This project is requesting approval of the site plan for a new 14,582 sq.ft. sanctuary building and parking area for Last Days Ministries Apostolic Church. Last Days Ministries owns the three identified parcels and is proposing the new development solely on the far west and center parcels (APNs 023-0130-016 and 023-130-043). The far east parcel (023-130-043) will remain unchanged. Circulation to and from Larish Street will remain unchanged. The easterly driveway will be one-way in, while the westerly driveway will remain one-way out.

Churches are considered places of assembly in the Zoning Ordinance. This use is an allowed use in the RLD zone. This Planning Commission action is to review the submitted site plans for consistency with the site and architectural design standards that are in the Zoning Ordinance.

<b>Applicant</b>	Last Days Ministries
<b>Location</b>	125½ Larish Street
<b>Existing Land Use</b>	Vacant land; the existing multi-purpose, office and sanctuary buildings are not proposed for change
<b>APN(s)</b>	APNs 023-130-016, 023-130-023 and 023-130-043
<b>Total Building Size</b>	14,582 sq.ft.

<b>Lot Size</b>	Proposed development involves approximately 1.75 acres of the 4.5 acres of Last Days Ministries property
<b>Zoning</b>	Low Density Residential (RLD)
<b>General Plan</b>	Low Density Single-Family 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 residences	RN	Low-Medium Density Residential
South	office and yard (Caltrans Maintenance Station)	CF	Community Facilities
East	commercial (Stadium Car Wash)	RLD	Low Density Single-Family Residential
West	vacant-undeveloped land	RLD	Low Density Single-Family Residential

**Previous Relevant Actions:**

None.

**Site Plan:**

The proposed site plan includes the footprint of the new 14,582 sq.ft. sanctuary building and its associated parking area. The new development includes the installation of sidewalks along the perimeter of the new building with a future covered walkway along the east side that connects to the existing multi-purpose building across the parking lot. The parking lot will be expanded to include 89 new spaces, four of which will be handicap accessible spaces located at the entrance of the new building. Planters will be installed along the north, west and south perimeter of the parking area. The existing multi-purpose, office and sanctuary buildings will remain in their current state. An existing well on the site will be retained, and will be protected in the parking lot in a new landscaped planter.

Staff has reviewed the site design standards in the zoning ordinance. The first submittal of the site plan did not meet all the standards; however, the applicant has revised the site plan to bring it into compliance with all the site design standards. This includes standards for parking, setbacks, and location and amount of landscaped areas.

Additionally, the proposed development would not impact the area identified by the City for the future road alignment of Cedar Lane, running east/west just north of the parking lot. The future alignment is identified on the site plan. When Cedar Lane is constructed in the future, the City would include drive approaches the existing driveways meet the south side of the new street.



### **Floor Plan and Elevations:**

The City's Zoning Ordinance does not contain specific design standards for institutional uses. However, the proposed elevations are consistent with the City's development and design standards for office, commercial, industrial and special purpose zoning districts (Table 9-5A-4B and Section 9-5C-4), with the exception of the standard requiring a certain amount of window space along the front facade. The proposed façade of the sanctuary building utilizes several architectural techniques to break up the long building walls including parapets, offsets, changes in height, windows and doors, which breaks up the mass of the large building.

### **Environmental Assessment:**

The project is statutorily exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15268 (Ministerial Projects.) Major Site Plan Review approval is not a discretionary action.

### **Recommended Approval Findings:**

1. The proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the city.
2. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.
3. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties.
4. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

### **Recommended Conditions:**

1. The site shall be developed consistent with the approved site plan, floor plan, and elevation plan, and the applicable development standards found in the Zoning Ordinance and City Municipal Code.

### **Attachments:**

Vicinity Map

Draft Resolution

Site Plan

Floor and Elevation Plans



Vicinity Map

**RESOLUTION NO. 2017-09**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE  
APPROVING MAJOR SITE PLAN REVIEW NO. 2017-05  
FOR THE NEW SANCTUARY BUILDING AND PARKING AREA PLANS FOR THE  
LAST DAY MINISTRIES LOCATED AT 125 ½ LARISH STREET  
IN THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on May 8, 2017, at 7:00 p.m. on said day, it was moved by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_ and carried that the following Resolution be adopted:

**WHEREAS**, Last Day Ministries has requested a major site plan review for approval of new sanctuary building and parking area plans for the Last Day Ministries Apostolic Church located at 125 ½ Larish Street, in the City of Lemoore (APNs 023-130-016, 023-130-023 and 023-130-043); and

**WHEREAS**, the project is statutorily exempt from the California Environmental Quality Act (CEQA) because the approval is a non-discretionary action; and

**WHEREAS**, the Lemoore Planning Commission held a duly noticed public hearing at its May 8, 2017, meeting.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed major site plan review:

1. The proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the city.
2. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.
3. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties.
4. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Lemoore approves Major Site Plan Review No. 2017-05, subject to the following conditions:

1. The site shall be developed consistent with the approved site plan, floor plan, and elevation plan, and the applicable development standards found in the Zoning Ordinance and City Municipal Code.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on May 8, 2017, by the following votes:

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

**APPROVED:**

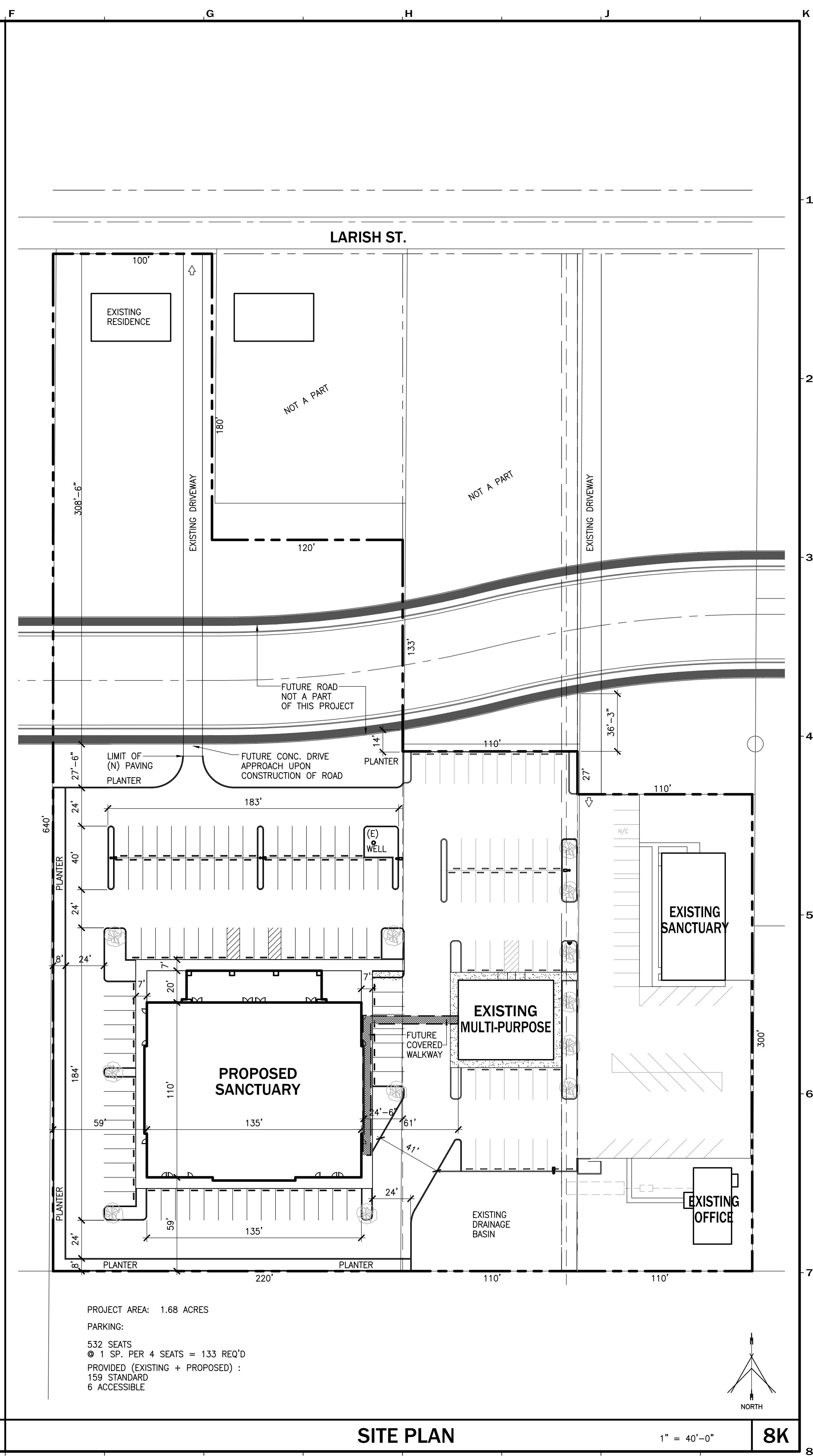
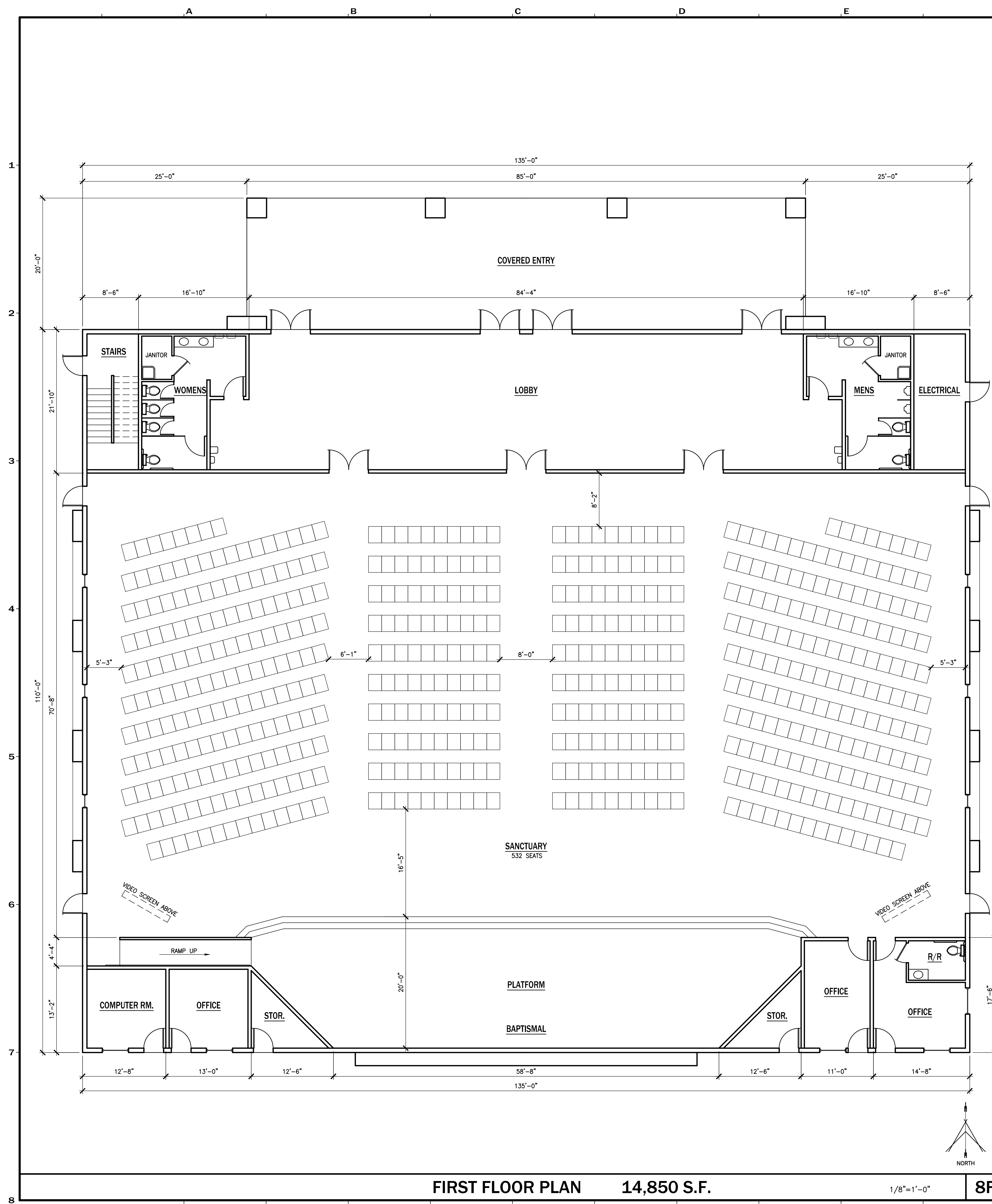
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**Ron Meade, Chairperson**

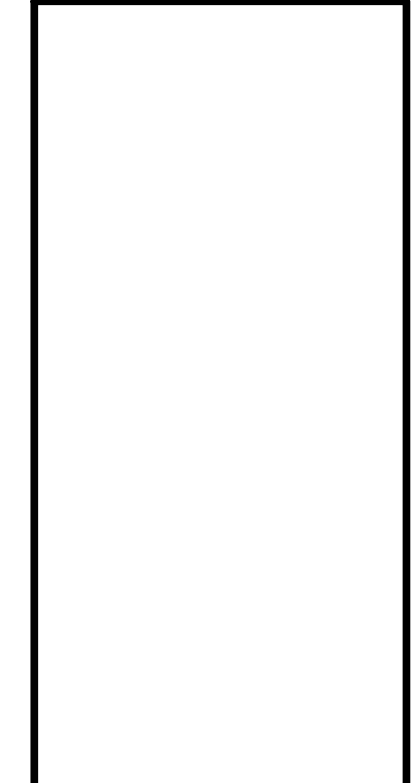
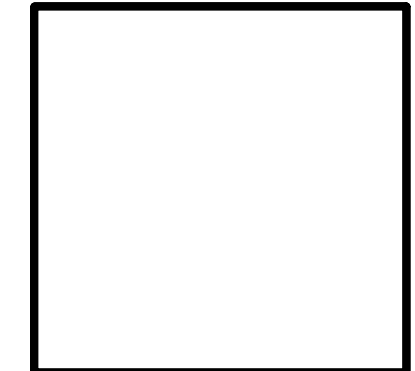
**ATTEST:**

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**Kristie Baley, Commission Secretary**



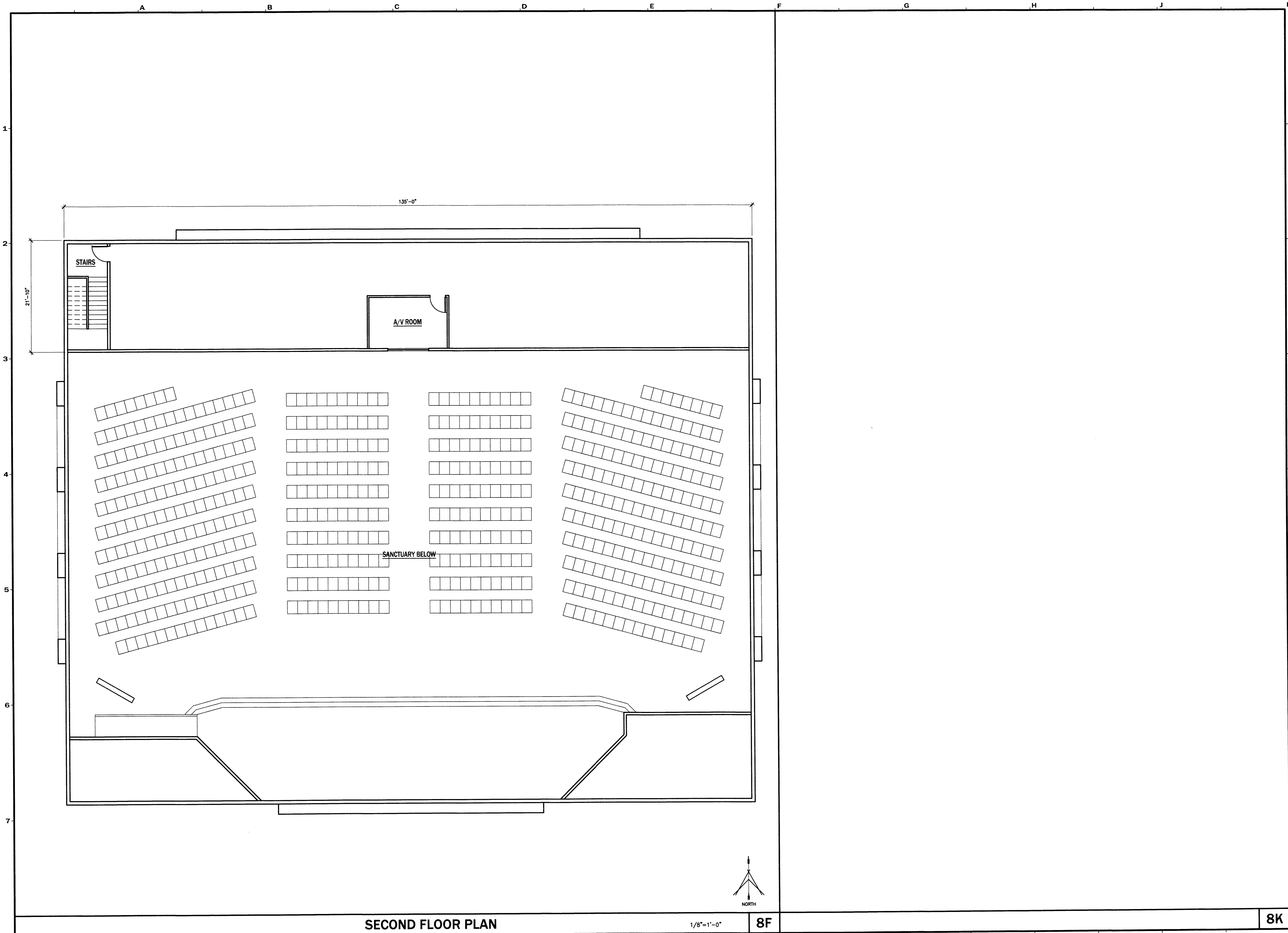
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DRAFTING BY  
**DARREN VERDEGAAL**  
 5500 10TH AVENUE HANFORD, CA 98320  
 ph. (509) 381-9472  
 email: darren@verdegaldesigns.com

PROPOSED SANCTUARY BUILDING FOR:  
**LAST DAYS MINISTRIES**  
 125 1/2 LARISH STREET LEMOORE, CA  
 A.P.N.: 023-130-016, 023, 043  
 C/O: MR. & MRS. JAMES R. JONES 1288 ACACIA CT., LEMOORE  
 SHEET TITLE: **SITE PLAN REVIEW**

PROJECT NO:	
DATE:	4-27-17
SHEET NUMBER:	<b>1</b>
	OF



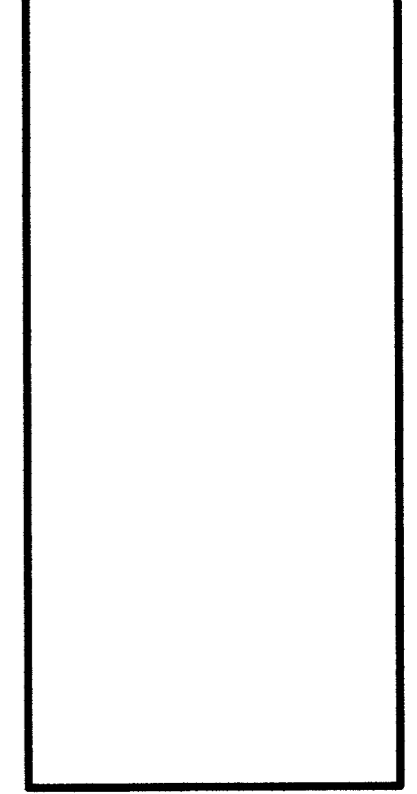
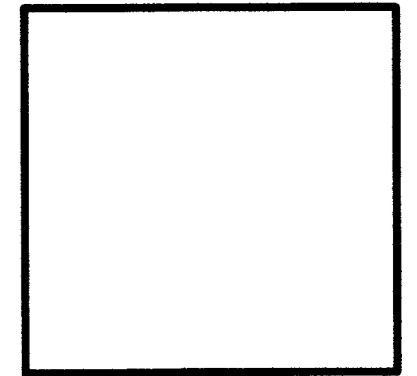
**SECOND FLOOR PLAN**

1/8"=1'-0"

**8F**

**8K**

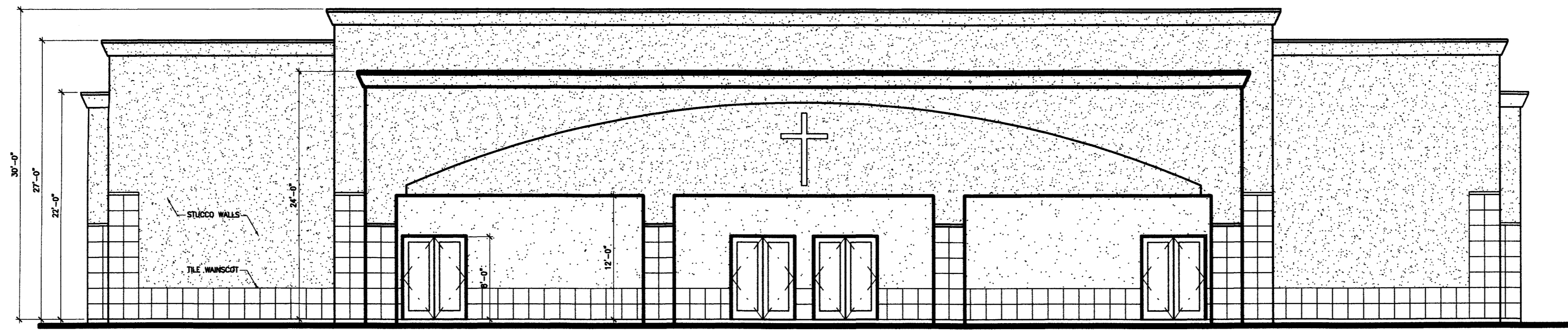
MARK	DATE	DESCRIPTION



DRAFTING BY  
**DARREN VERDEGAAL**  
 5500 LOTH AVENUE HANFORD, CA 93230  
 ph. (559) 361-9472  
 email: darren@verdegadesigns.com

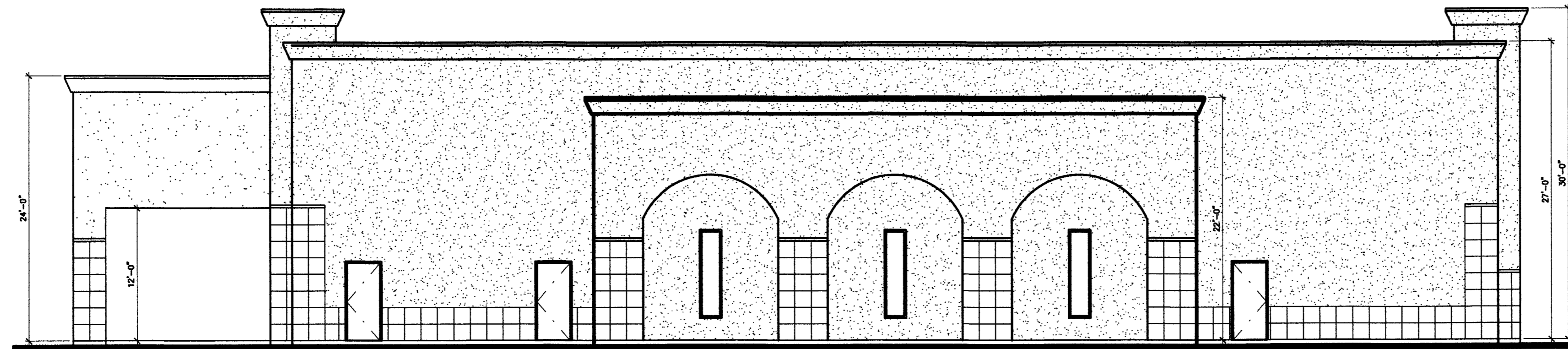
PROPOSED SANCTUARY BUILDING FOR:  
**LAST DAYS MINISTRIES**  
 125 1/2 LARISH STREET LEMOORE, CA  
 A.P.N.: 023-130-016, 023, 043  
 C/O: MR. & MRS. JAMES R. JONES 1288 ACACIA CT., LEMOORE  
 SHEET TITLE: **SITE PLAN REVIEW**

PROJECT NO:
DATE: 2-4-17
SHEET NUMBER: <b>2</b>
SHT OF



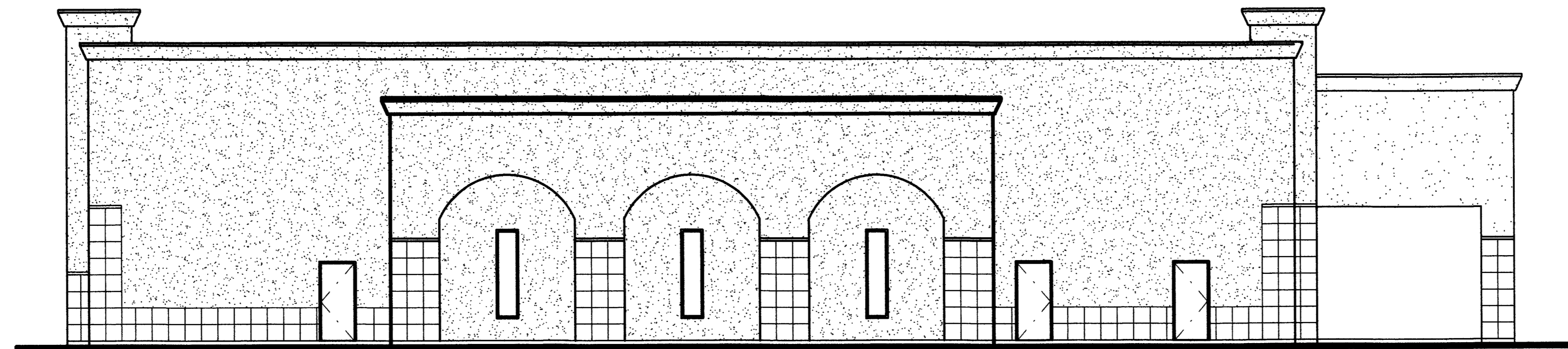
NORTH ELEVATION

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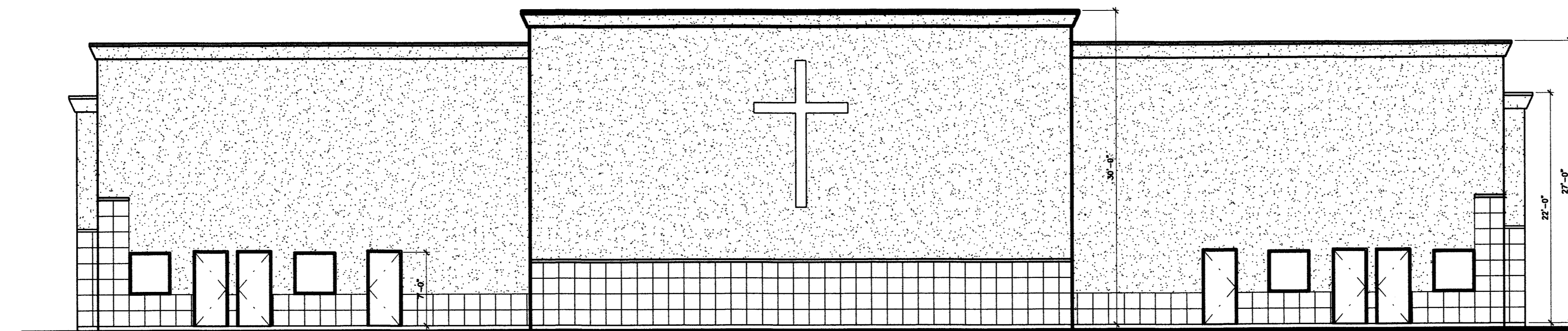
WEST ELEVATION

1/8"=1'-0" 4K



EAST ELEVATION

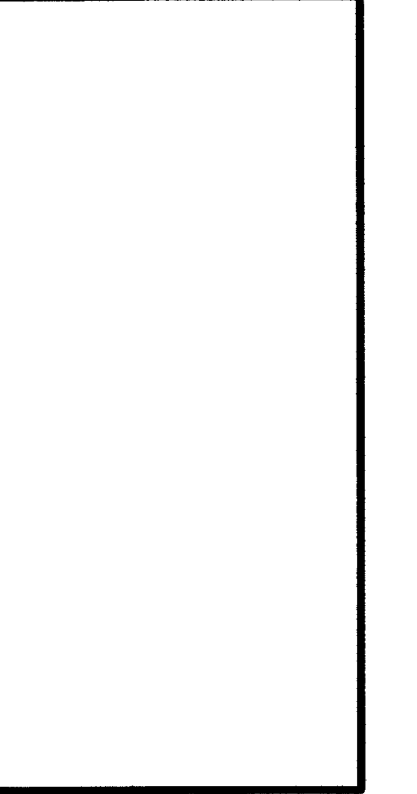
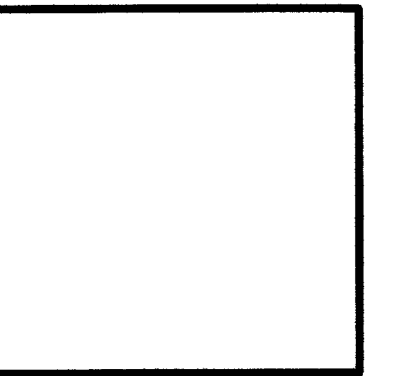
1/8"=1'-0" 6K



SOUTH ELEVATION

1/8"=1'-0" 8K

MARK	DATE	DESCRIPTION



DRAFTING BY  
**DARREN VERDEGAAL**  
 5500 10TH AVENUE HANFORD, CA 93230  
 ph: (559) 381-9472  
 email: darren@verdegaldesigns.com

PROPOSED SANCTUARY BUILDING FOR:  
**LAST DAYS MINISTRIES**  
 125 1/2 LARISH STREET LEMOORE, CA  
 A.P.N.: 023-130-016, 023, 043  
 C/O: MR. & MRS. JAMES R. JONES 1288 ACACIA CT., LEMOORE  
 93268  
 SITE PLAN REVIEW

PROJECT NO:
DATE: 2-4-17
SHEET NUMBER
<b>3</b>
SHT OF



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## Staff Report

**To:** Lemoore Planning Commission    **Item No.**                  6  
**From:** Steve Brandt, City Planner  
**Date:** May 1, 2017                                  **Meeting Date:** May 8, 2017  
**Subject:** **Annexation No. 2017-01 Finding of Consistency and Rezoning:** Review of General Plan consistency for a proposed annexation of roughly 41 acres located: 1) at the northeast corner of Hanford-Armona Road and Avenue 18¾ (Liberty Drive) (APNs 021-570-001, 021-560-001) and 2) at 285 Hotchkiss Drive (APN 023-100-007).

### **Proposed Motion:**

I move to find Annexation No. 2017-01 to be consistent with the General Plan, and to recommend that Site 1 be zoned RLD and Site 2 be zoned RVLD (Resolution not required).

### **Project Proposal:**

This annexation request is part of a package of proposals from Lennar Homes that also includes a Major Site Plan Review and Tentative Subdivision Map. These proposals will be reviewed by the Planning Commission at a future meeting. For this meeting, the Planning Commission's role is to determine whether the annexation proposal is consistent with the General Plan, and to recommend the zoning that should be established on the sites.

### **General Plan and Annexations:**

The usual procedure for annexations of land into the City of Lemoore is for a property owner to request annexation. Upon such a request, the City Council makes the decision whether or not to initiate annexation procedures with the Local Agency Formation Commission of Kings County (LAFCo.) LAFCo then reviews and approves the annexation subject to any property owner or voter protest. If a majority of property owners do not protest, then the annexation is approved. The Planning Commission's role is at the beginning of the process. The Planning Commission is not asked to recommend for or against the annexation. What the Planning Commission is asked is whether the annexation is consistent with the General Plan, and if so, how the property should be zoned if it is annexed.



The General Plan defines and locates an Urban Growth Boundary (UGB) on its Land Use Diagram (see Implementing Action LU-I-1 in the General Plan.) New urban development is limited to areas that are inside the UGB. In addition, Implementing Action LU-I-3 states that new development should be contiguous to existing development. Therefore, based on these General Plan policies, Staff recommends that, in general, an annexation request would be consistent with the General Plan if the annexation area is within the UGB, and it is adjacent to existing development.

Table 9.1 of the General Plan establishes the zone or zones that correspond to the General Plan land use designations. Some land use designations have more than one acceptable zone, so it falls to the Planning Commission to recommend to the City Council which zone is most appropriate.

### **Site 1 - Lennar Homes:**

Lennar Homes is requesting approval of a vesting tentative subdivision that would create 174 lots at the northeast corner of Hanford-Armona Road and Avenue 18<sup>3</sup>/<sub>4</sub> (Liberty Drive). The annexation would include the portion of Liberty Drive adjacent to the site. The site is within the UGB and there is existing development on two sides (east and south) and part of a third side (west). Therefore, Staff recommends that the Planning Commission find that the annexation is consistent with the General Plan.

The site is designated Low Density Single-family Residential in the General Plan. There are two possible zones that are consistent with this designation: RLD (Low Density Residential) and RN (Traditional Neighborhood Residential.) Since the RN zone is intended for zoning of existing older residential neighborhoods near downtown, Staff recommends that the RLD zone is that most appropriate zone for the site. This same RLD zone is found directly west and south of the site.

### **Site 2 - Riley Jones:**

On August 26, 2015, LAFCo approved an extension of service to allow the City of Lemoore to provide water service to the property at 285 Hotchkiss Drive owned by Riley Jones. (A LAFCo extension of service approval allows the City to provide specified services to specified properties outside its boundaries). Mr. Jones had requested that the City immediately provide municipal water service to his property because his individual water well had failed. The site is currently in the County, but the property directly north is in the City.

LAFCo's approval included a condition that the City of Lemoore submit an application to LAFCo initiating annexation of the site when feasible. By adding this property to the Lennar annexation request, the City will meet its obligation to LAFCo without incurring additional expense. Lennar Homes has agreed to allow the City to include this site in the annexation request.

The site is within the UGB and there is existing development on three sides (north, south, and west.) Therefore, Staff recommends that the Planning Commission find that the annexation is consistent with the General Plan.

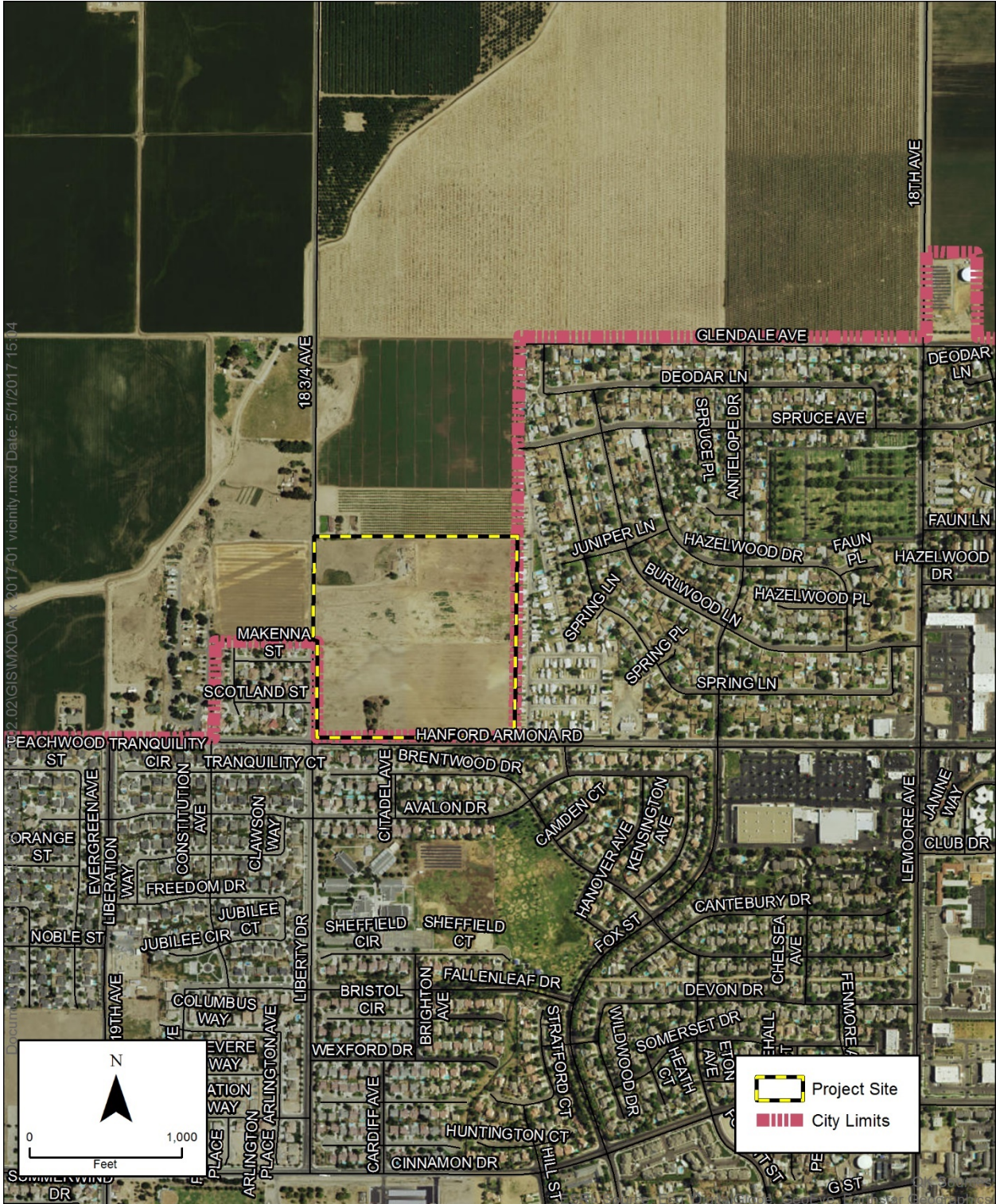
The site is designated Very Low Density Residential in the Lemoore General Plan. The corresponding zoning for this land use designation is RVLD (Very Low Density Residential.) This is the same zoning as the properties that are inside the city limits north of Hotchkiss Drive. Staff therefore recommends the RVLD zone for Site 2.

In the summer of 2015, City staff held a meeting with other property owners with large lots and wells in this neighborhood outside the city limits to determine their interest in annexation. About half that attended were interested in having city water, but were noncommittal about helping to pay for the new water lines. None that attended, other than Mr. Jones, were interested in annexation. At the time, only Mr. Jones' well was failing.

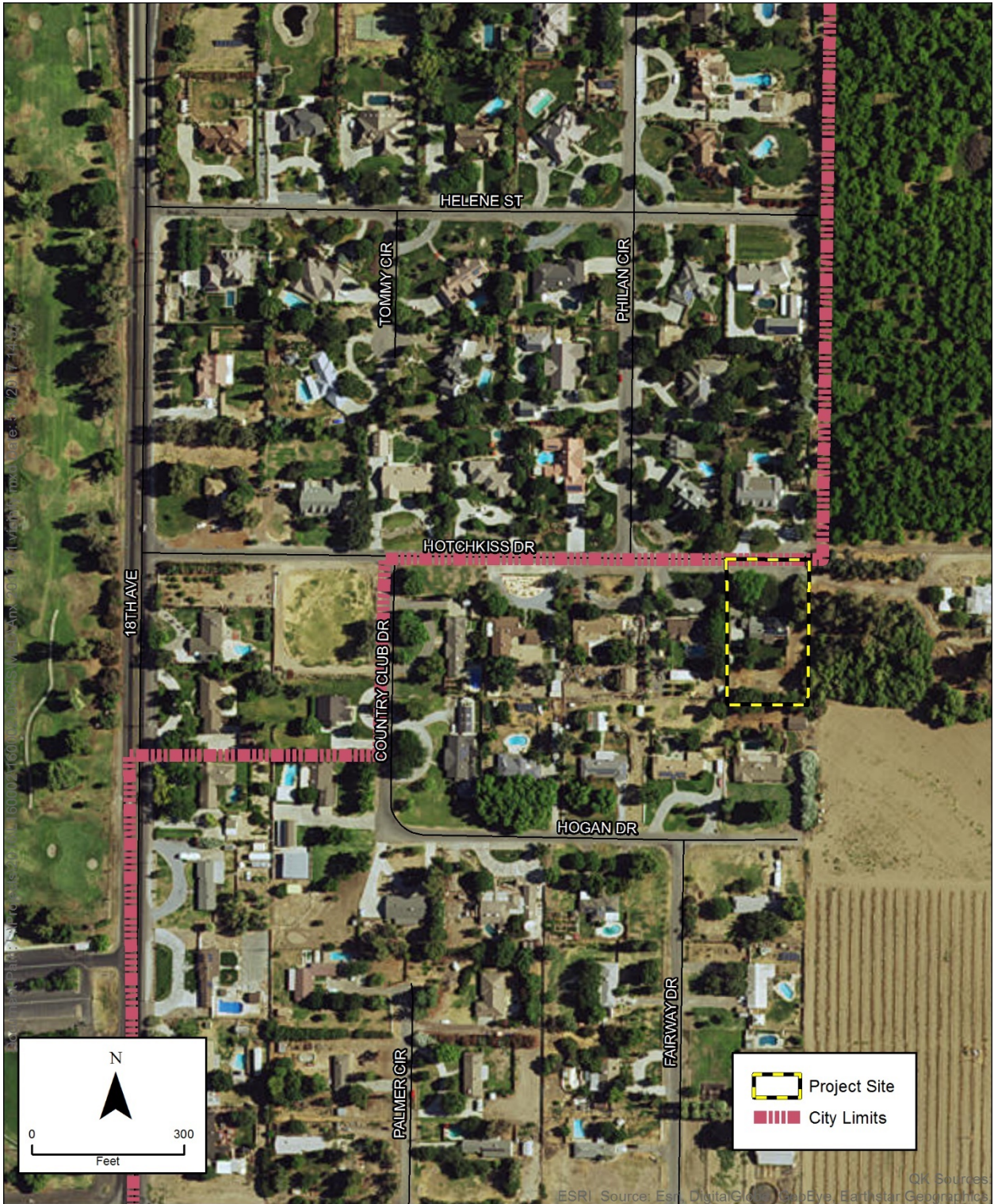
**Attachments:**

Site 1 Vicinity Map

Site 2 Vicinity Map



Site 1 Vicinity Map



Site 2 Vicinity Map



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## Staff Report Addendum

**To:** Lemoore Planning Commission **Item No. 7**  
**From:** Steve Brandt, City Planner  
**Date:** May 1, 2017 **Meeting Date:** May 8, 2017  
**Subject:** **Zoning Text Amendment No. 2017-01:** Amendments to portions of the following articles within the Lemoore Municipal Code related to Zoning: Article A of Chapter 4 of Title 9 (Description of Land Uses); Article B of Chapter 4 of Title 9 (Allowed Uses and Required Entitlements; Base Zoning Districts); and Article C of Chapter 4 of Title 9 (Temporary Use Permit Requirements and Exemptions).

At the April 10, 2017, Planning Commission meeting, the Planning Commission voted 4-0 (3 absences) to continue the public hearing to the May 2<sup>nd</sup> meeting. The majority of the Commissioners present wanted to recuse themselves from deciding on the item due to a perceived conflict of interest with the text changes involving temporary use permits.

Because this is a proposed ordinance change, a recommendation to the City Council on this item requires a vote of a majority of the Planning Commission, which is at least four votes. Several Commissioners commented that if the full Commission were present, it would allow the concerned Commissioners to recuse themselves and still leave the Commission with enough Commissioners who could vote.

No one was at the meeting on April 10<sup>th</sup> to speak at the public hearing. However, Staff recommends that the public hearing be reopened in case someone desires to speak to the item.

The original Staff report is attached. It, and the Staff recommendation for approval, remain unchanged.



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## Staff Report

**To:** Lemoore Planning Commission  
**From:** Steve Brandt, City Planner  
**Date:** March 30, 2017 **Meeting Date:** April 10, 2017  
**Subject:** **Zoning Text Amendment No. 2017-01:** Amendments to portions of the following articles within the Lemoore Municipal Code related to Zoning: Article A of Chapter 4 of Title 9 (Description of Land Uses); Article B of Chapter 4 of Title 9 (Allowed Uses and Required Entitlements; Base Zoning Districts); and Article C of Chapter 4 of Title 9 (Temporary Use Permit Requirements and Exemptions).

### **Proposed Motion:**

Planning Commission, by motion, adopt Resolution No. 2017-08, recommending City Council approval of Zoning Text Amendment No. 2017-01 (as amended by the Planning Commission at the meeting).

### **Project Proposal:**

Staff is bringing forward for consideration these text amendments for the Planning Commission and the City Council to consider. The first is an effort to encourage vehicle sales establishments to locate in Lemoore. The second is to change the permit requirement for fueling stations from an administrative permit to a conditional use permit. The third is to accommodate a change in responsibility for the permitting of special events on city-owned property, including city parks.

The specific wording change is shown in Attachment A of the draft resolution with new wording in underline and wording to be removed in ~~strikeout~~. The following is a summary of each proposed change.

1. Land Use Description. Currently sales for automobiles, trucks, vans, large farm equipment, recreation vehicles, motorcycles, and boats are all grouped into one land use called auto and vehicle sales. City Staff is proposing that these uses be divided into two separate groups as enumerated below:

- 1) Auto and Light Vehicle Sales

## 2) Heavy Vehicle Sales

These two uses would have their own definition. The purpose for splitting them into two uses is so that they can be regulated differently by zone district. Table 9-4B-2 would be amended to show where these new uses would be allowed. Auto and Light Vehicle Sales would be changed to be a conditional use in the DMX-1 and DMX-2 zones. Staff is hoping that this change may encourage the establishment of auto sales businesses in the city. Currently, there are no new or used auto sales establishments in Lemoore.

2. Fueling Station Permit Requirements. Currently, fueling stations require an administrative use permit in the RC, PO, ML, and MH zones. This type of permit is approved by staff. The proposed change would instead require that fueling stations in these zones be required to obtain a conditional use permit from the Planning Commission. This change will allow the Planning Commission to apply conditions that are specific to the particular fueling station that is under review.
3. Temporary Uses Exempt from Permit Requirements. Currently, events held on city property that are not in conjunction with a city use must obtain a temporary use permit for the specified event. City Staff is proposing that events held on city property will no longer require a temporary use permit. Instead, the City's Community Services Department will take charge of facilitating, reviewing, and permitting all events occurring on city property. This will change the nature of the permitting process from being more of a land use issue to being more of a use of city property issue. Uses on city property that require a conditional use permit, such as the one the BMX track obtained a few years ago, would still come before the Planning Commission for a CUP.

### **Environmental Assessment:**

The project is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]

### **Recommended Findings:**

1. The Zoning Ordinance Amendment is consistent with the General Plan goals, policies, and implementation programs.
2. The Zoning Amendment promotes the health, safety, peace, morals, comfort, and general welfare.

### **Attachments:**

Resolution with revised Ordinance wording in Exhibit A.

RESOLUTION NO. 2017-08

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE  
RECOMMENDING APPROVAL OF ZONING TEXT AMENDMENT 2017-01:  
AMENDMENTS TO PORTIONS OF THE FOLLOWING ARTICLES WITHIN THE LEMOORE  
MUNICIPAL CODE RELATED TO ZONING: ARTICLE A OF CHAPTER 4 OF TITLE 9  
(DESCRIPTION OF LAND USES); ARTICLE B OF CHAPTER 4 OF TITLE 9 (ALLOWED  
USES AND REQUIRED ENTITLEMENTS; BASE ZONING DISTRICTS); AND ARTICLE C OF  
CHAPTER 4 OF TITLE 9 (PERMIT REQUIREMENTS AND EXEMPTIONS).**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on May 8, 2017, at 7:00 p.m. on said day, it was moved by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_ and carried that the following Resolution be adopted:

**WHEREAS**, City staff has proposed several text amendments to the City of Lemoore Municipal Code; and

**WHEREAS**, the project is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]; and

**WHEREAS**, the Lemoore Planning Commission held a duly noticed public hearing at its April 10, 2017, meeting.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed text amendments:

1. The Zoning Ordinance amendment is consistent with the General Plan goals, policies, and implementation programs.
2. The Zoning Amendment promotes the health, safety, peace, morals, comfort, and general welfare.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Lemoore recommends approval of Zoning Text Amendment 2017-01 as worded in Exhibit A attached hereto.



Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on May 8, 2017, by the following votes:

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

**APPROVED:**

\_\_\_\_\_  
**Ron Meade, Chairperson**

**ATTEST:**

\_\_\_\_\_  
**Kristie Baley, Commission Secretary**

## Exhibit A

### 9-4A-5: DESCRIPTION OF LAND USES:

#### A. "A" Definitions:

AUTO AND LIGHT VEHICLE SALES: Retail establishments selling automobiles, light trucks, vans, and large farm equipment (e.g., combines, tractors). ~~This use listing includes the sales of recreation vehicles, motorcycles, and boats.~~ May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. It does not include the sale of heavy trucks, vans, large farm equipment (e.g., combines, tractors), recreation vehicles, and boats (see "heavy vehicle sales"), the sale of auto parts/accessories separate from a vehicle dealership (see "auto parts sales"), bicycle and moped sales (see "retail, general"), tire recapping establishments (see "vehicle services - major"), businesses dealing exclusively in used parts (see "recycling facility - scrap and dismantling"), or "fueling station", all of which are separately defined.

HEAVY VEHICLE SALES: Retail establishments selling heavy trucks, vans, large farm equipment (e.g., combines, tractors), recreation vehicles, and boats. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. It does not include the sale of vehicle parts/accessories separate from a vehicle dealership (see "auto parts sales"), automobile, light trucks and motorcycle sales (see "auto and light vehicle sales"), bicycle and moped sales (see "retail, general"), tire recapping establishments (see "vehicle services – major"), businesses dealing exclusively in used parts (see "recycling facility – scrap and dismantling"), or "fueling station", all of which are separately defined.

### 9-4B-2: ALLOWED USES AND REQUIRED ENTITLEMENTS; BASE ZONING DISTRICTS:

TABLE 9-4B-2  
ALLOWED USES AND REQUIRED ENTITLEMENTS FOR BASE ZONING DISTRICTS

P	=	Permitted by right	N	=	Not permitted
A	=	Administrative use permit required	C	=	Conditional use permit required

Land Use/ Zoning District	Residential Zoning Districts							Special Purpose Zoning Districts				Mixed Use Zoning Districts			Office, Commercial, And Industrial Zoning Districts					
	A R	R V L D	R L D	R N	R L M D	R M D	R H D	W	A G	P R	C F	D M X - 1	D M X - 2	D M X - 3	M U	N C	R C	P O	M L	M H
Auto and <u>light</u> vehicle sales	N	N	N	N	N	N	N	N	N	N	N	<u>N</u>	<u>N</u>	N	C	N	P	N	P	N
<u>Heavy</u> <u>vehicle</u> sales	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>
Fueling Station <sup>22</sup>	N	N	N	N	N	N	N	N	N	N	N	C	N	C	C	<u>A</u> <u>C</u>	<u>A</u> <u>C</u>	<u>A</u> <u>C</u>	<u>A</u> <u>C</u>	

**9-4C-2: PERMIT REQUIREMENTS AND EXEMPTIONS:**

Uses of property (including land, buildings, and structures) and activities that are temporary in nature shall comply with the permit requirements described below. The process for application for and review and issuance of a temporary use permit shall be as described in section 9-2B-4, "Temporary Use Permit", of this title.

- A. Temporary Uses Exempt from Permit Requirements: The following temporary activities and uses are allowed by right and expressly exempt from the requirement of first obtaining a temporary use permit, provided they conform to the listed development standards. Uses that fall outside of the categories defined shall be required to obtain a temporary use permit.
  1. Car washes of a temporary nature (e.g., school fundraisers).
  2. Construction yards, storage sheds, and construction offices (on site) in conjunction with an approved construction project where the yard and/or shed are located on the same site as the approved project.
  3. Emergency public health and safety facilities established by a public agency.
  4. Entertainment and assembly events held within auditoriums, stadiums, or other public assembly facilities, provided the proposed use is consistent with the intended use of the facility.
  5. Entertainment and assembly events as part of an allowed permanent use (e.g., race at a raceway).

6. Events held exclusively on city property ~~and that are in conjunction with the city use.~~
7. Events held exclusively on school grounds and that are in conjunction with the school use.
8. Events held exclusively on church grounds and that are in conjunction with the church use.
9. Garage and yard sales held on private property and when occurring no more than three (3) consecutive days two (2) times per calendar year.
10. Outdoor promotional events and seasonal sales related to an existing business with temporary outdoor display and sales of merchandise and seasonal sales in conjunction with an established commercial business that holds a valid business license and is in compliance with the development standards of this title.
11. Seasonal sales involving fireworks, as these uses are permitted through existing state processes and city business license.
12. Storage containers not in conjunction with an approved construction project when:
  - a. Located on residential property for periods less than seventy two (72) hours, or
  - b. Located on nonresidential property for periods of no more than forty five (45) days.