

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

June 13, 2016
7:00 p.m.

1. Pledge of Allegiance and Roll Call
2. 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.
3. Approval – Minutes – Regular Meeting, May 9, 2016
4. Public Hearing – Conditional Use Permit No. 2015-03 – A request by Mosa Almontaser to allow a gas station with a mini-mart, fast food restaurant and drive-thru lane in the Regional Commercial (RC) zone, located at southeast corner of Bush Street and 19½ Avenue, in the City of Lemoore (APN: 023-420-001 and 023-420-002.) The project has been determined to be Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15303 (Class 3.)
5. Planning Director's Report – Judy Holwell, Interim Planning Director
 - a. Special Event Signage
 - b. Project Updates
6. Commission's Report and Request for Information

Adjournment

Tentative Future Items

July 11, 2016

Public Hearing – Major Site Plan Review 2015-06 – Tentative Subdivision Map 2016-01 – General Plan Amendment and Zone Change 2016-01 – Daphne Lane, north of east "D" Street

Public Hearing – Major Site Plan Review 2016-02 – Tentative Subdivision Map 2016-02 – Capistrano Addition 1

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 Planning 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.

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, June 13, 2016 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 10th day of June 2016.

//s//
Kristie Baley, Commission Secretary

WELCOME TO YOUR LEMOORE PLANNING COMMISSION MEETING

Whether you are attending this meeting because of general interest, or because a particular item of special interest is to be reviewed, your presence is an important means of helping to insure an informed public and responsible City Government.

PLANNING COMMISSION

The Planning Commission has been established to advise the City Council in planning and zoning matters.

REGULAR PLANNING COMMISSION MEETINGS

Meetings are held at 7:00 p.m. on the Second Monday of each month. Business requiring Commission action is listed on the Planning Commission Meeting Agenda. An agenda is prepared for each Planning Commission Meeting. In compliance with the State open meeting laws (Brown Act), only those items on the agenda may be acted upon by the Planning Commission.

CONDUCT AT PUBLIC MEETINGS

Your courtesy is requested to help our meeting run smoothly. If you'll be kind enough to follow these simple rules, we can make the best possible use of time. Please silence all electronic devices. Please refrain from public displays or outbursts such as unsolicited applause, comments, cheering, foul language, or obscenities. Any disruptive activities that substantially interfere with the ability of the City to carry out its meeting or prevents/disrupts others from fully participating in the meeting will not be permitted and offenders will be requested to leave the meeting pursuant to Government Code § 54957.9.

PUBLIC COMMENTS

At a Planning Commission meeting, those who wish to be heard on matters on the agenda should indicate their desire to speak when the item is ready for discussion. If you wish to comment on an item which is not on the agenda, you may do so under "Public Comments". In order to allow time for all public comments, each individual's comments are limited to five minutes. Time shall not be shared/loaned from speaker to speaker. If you wish to request time on an upcoming Planning Commission Agenda to present a particular item or matter to the Planning Commission, you may contact the Planning Commission Secretary at any time before 12:00 noon on the Tuesday immediately preceding the Planning Commission meeting to so request. If the matter is within the Planning Commissions jurisdiction, and the Planning Commission has not taken action or considered the item at a recent meeting, the Planning Director may place the item on the Agenda. When addressing the Planning Commission, you are requested to come forward to the speaker's microphone, state your name and address, and then proceed with your presentation.

PLANNING COMMISSION ACTION

Resolution

A Resolution is a formal written expression of a policy, opinion or desire of the Planning Commission. It requires only one reading and becomes effective on adoption.

Minute Order

Actions of the Planning Commission recorded only in the Minutes taken in all cases where a formal Resolution is not needed or required.

SUGGESTIONS, INQUIRIES OR COMPLAINTS

While any citizen may speak directly to the Planning Commission concerning suggestions, inquiries or complaints, the Planning Director or Department Head responsible for the service or work concerned, can usually provide pertinent information or handle the matter without delay if a request is made directly to him or her. If you are not sure which department to call, or whenever you feel the matter has not been properly handled, please contact the office of the Planning Director at 711 W. Cinnamon Drive, telephone 924-6740.

Minutes of the
LEMOORE PLANNING COMMISSION
May 9, 2016

MEETING CALLED TO ORDER:

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

ATTENDANCE:

Chairman Meade, Vice-Chairman Marvin, Commissioners Badasci, Clement, Dow, Koelewyn, Monreal; Interim Planning Director Holwell, City Planner Brandt, Commission Secretary Baley

PUBLIC COMMENT:

There was no comment from the public.

INSTALLMENT OF PLANNING COMMISSIONER – INTRODUCTION – COMMISSIONER KOELEWYN:

Chairman Meade welcomed Commissioner Don Koelewyn to the Planning Commission.

APPROVAL – MINUTES – REGULAR MEETING MARCH 14, 2016:

It was moved by Commissioner Marvin and seconded by Commissioner Badasci to approve the Minutes of the Planning Commission Regular Meeting of March 14, 2016.

Ayes: Badasci, Clement, Dow, Marvin, Monreal, Meade

Abstain: Koelewyn

APPROVAL – REQUEST FOR ONE-YEAR EXTENSION OF APPROVAL OF CONDITIONAL USE PERMIT NO. 2014-03 AND MAJOR SITE PLAN REVIEW NO. 2014-02 – CINNAMON VILLAS II:

City Planner Brandt presented the request by Pacific West Communities to extend CUP No. 2012-03 and Major Site Plan Review No. 2014-02 for Cinnamon Villas II; a 28-unit senior affordable apartment complex located on the southeast corner of Cinnamon Drive and Follett Street.

Brandt recommended approval.

Pacific West Communities representative Tim Sciacqua answered questions regarding details of the project and explained how projects are selected for funding through the State Allocation Plan. He stated that the Cinnamon Villas II Project was not among those selected during the last application period, however; Pacific West Communities will apply for funding again in June 2016.

Interim Planning Director Holwell answered questions regarding the placement of white vinyl fencing approved in the site plan.

There were no comments or questions from the public.

It was moved by Commissioner Clement and seconded by Commissioner Badasci to approve the request for a One-Year Extension of Conditional Use Permit No. 2014-03 and Major Site Plan Review No. 2014-02: to allow a 28-unit senior affordable apartment complex located on the southeast corner of Cinnamon Drive and Follett Street.

Ayes: Clement, Badasci, Dow, Koelewyn, Marvin, Monreal, Meade

UPDATE – CITY OF LEMOORE COMMUNITY INVESTMENT PROGRAM (CIP) 5-YEAR BUDGET FY 15/16 – FY 19/20:

Interim Planning Director Holwell referred Commissioners to Page 6 of the 125.8 million dollar CIP Budget. She provided a brief overview of proposed Planning related Projects.

Holwell stated that a General Plan Update is required every ten years and that the City of Lemoore last updated its General Plan in 2008. She stated that staff is already in the process of negotiating with other sources to complete the update.

Holwell noted that a Zoning Code Update is proposed. She projected the Update is expected to occur in FY 18/19 provided funds are available.

Holwell reported that updating Development Impact Fees and Master User Fees are also proposed in the budget. She explained the importance behind updating fees within the next five years.

PLANNING DIRECTOR'S REPORT:

Interim Planning Director Holwell reported that the cost to conduct a Study for the Diverging Diamond at Highway 41 and Bush Street is estimated to be \$150,000. She reported that a draft agreement is being prepared for City Council review. She stated that if the Diverging Diamond Project moves forward, it should increase further development on the west side.

Holwell reported that the City is considering the possibility of conducting a Corridor Study for Highway 41 from Grangeville Boulevard to Jackson Avenue and State Route 198 from 16th Avenue to 21st Avenue at Marsh Drive.

Holwell stated that interchange projects are estimated at \$40,000,000 each, so the City will be seeking alternatives, such as roundabouts.

Holwell reported that the City has been negotiating with a developer interested in property south of State Route 198 at Idaho Avenue. She expressed the

need for cross traffic alternatives there, because of the area's proximity to the State Route 198 Interchange, such as a roundabout.

Holwell reported that as development continues on the west side, alternatives will be considered for the west side of Highway 41, where 21st Avenue enters State Route 198.

Holwell provided a brief update regarding the Great Valley Land Company subdivision to be located at Daphne Lane, east "D" Street and the Wathen Castanos subdivision known as Aniston Place Tract 910 located east of Magnolia Avenue and north of east "D" Street.

Holwell reported that the review of the Conditional Use Permit for Fast and Friendly Mini-Mart and Fuel Station, to be located on the southeast corner Bush Street and 19th ½ Avenue is expected to be reviewed during the June 13, 2016 Planning Commission Meeting.

Holwell provided information regarding residential lots whose rear yards abut the golf course. She stated that access gates in the iron fence are currently not allowed, but; it was brought to the City's attention that several property owners have installed gates. She stated that the subject is expected to be heard at the next City Council meeting.

Holwell informed Commissioners that a temporary use permit is now required for special events. She reported that a large event in 2015 brought liability issues to light. Staff is reviewing procedures to expedite the review process.

Holwell discussed at length with Commissioners, the probability of a railroad crossing at Daphne Lane to alleviate congestion among the growing amount of subdivisions in the area. Alternative access points were also discussed.

COMMISSION'S REPORT AND REQUEST FOR INFORMATION:

There were no reports or requests for information.

ADJOURNMENT:

At 7:39 p.m. the meeting adjourned.

Approved the 13th day of June, 2016.

Full digital audio recording is available.

Attest:

Dr. Ronald Meade, Chair

Kristie Baley, Secretary

Mayor
Lois Wynne
Mayor Pro Tem
Jeff Chedester
Council Members
Ray Madrigal
Eddie Neal
William Siegel



**Public Works/
Planning Department**

711 W. Cinnamon Drive
Lemoore, CA 93245
Phone (559) 924-6740
Fax (559) 924-6708

Staff Report

Item No. 4

To: Planning Commission
From: Steve Brandt, City Planner
Date: June 9, 2016



Hearing Date: June 13, 2016

Subject: **Public Hearing to consider Conditional Use Permit No. 2015-03: A request by Mosa Almontaser to allow a gas station with a mini-mart including alcohol sales, fast food restaurant and drive-thru lane in the Regional Commercial (RC) zone, located at the southeast corner of Bush Street and 19½ Avenue, in the City of Lemoore (APNs: 023-420-001 and 023-420-002)**

Recommended Action

City staff recommends that the Planning Commission conduct a public hearing to take testimony regarding CUP No. 2015-03. Following the public hearing, staff recommends that the Planning Commission consider the testimony given and approve the applicant's proposal with conditions.

Proposal

The applicant, Mosa Almontaser (ERVCO, Inc.), requests a Conditional Use Permit to allow a gas station with a mini-mart, fast food restaurant and drive-thru lane in the Regional Commercial (RC) zone. The requirement for a conditional use permit comes from the desire to sell alcohol at the convenience store. The rest of the components of the use (gas station, mini-mart, restaurant, and drive-thru) would otherwise be uses requiring only administrative approval by City staff.

The site is located on the southeast corner of Bush Street and 19½ Avenue. It will be located on a lot within the Regional Commercial zone that currently contains five single-family homes. The proposed mini-mart building will be 4,480 square feet (40' x 112'), with a building elevation height of 18.5 feet. The building space would include a mini-mart with 36 seats for eating. There will be a drive-thru window on the east elevation with a drive-thru lane along the south and east sides of the building. There will be five gas pump islands under a lighted canopy. Eighteen (18) on-site parking spaces and one trash enclosure for the building will be provided. There will be two new drive approaches, one on 19½ Avenue and one on Bush Street. Landscaping (15 feet wide) will be provided along both street frontages. Two above ground fuel storage tanks are proposed. One is 15,000 gallons and the other is 14,000 gallons. The existing single-family homes would be demolished and trees removed.

The attached exhibits show the site plan, the west and south elevation plans of the building, and the floor plan of the building.

Applicant	Mosa Almontaser (ERVCO, Inc.)
Location	Southeast corner of Bush Street and 19½ Avenue
Existing Land Use	Vacant lot, five single family homes
APN(s)	023-420-001, 023-420-002
Total Building Size	4,480 sq.ft.
Lot Size	1.0 acres (0.96 acres after proposed road dedications)
Zoning	RC (Regional Commercial)
General Plan	Regional Commercial

Adjacent Land Use, Zone and General Plan Designation

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	Shell gas station / mini-mart	RC	Regional Commercial
South	U-Haul truck rental	RC	Regional Commercial
East	Vacant	RC	Regional Commercial
West	Chevron gas station / mini-mart	RC	Regional Commercial

Previous Relevant Actions

City staff completed a Minor Site Plan Review (SPR) of the proposal on May 5, 2016. This was a ministerial review for conformance to City policies, plans, and zoning requirements. The SPR letter is attached as an exhibit. Staff recommends that all comments of the May 5 Site Plan Review be made a conditions of approval.

In 2006, the Planning Commission approved a conditional use permit for Dassel’s Petroleum to install a 20,000 gallon above-ground fuel tank at 1735 West D Street, just north of the site of the current proposal. This tank is still in use today.

Zoning/General Plan

The site is both planned and zoned as Regional Commercial (RC.) All adjacent sites are also zoned RC. Gas stations, mini-marts, restaurants, and drive-thru windows are all allowed uses in the RC zone. This project is being brought to the Planning Commission because sale of alcohol requires a conditional use permit. Review of the CUP allows the Planning Commission to also comment and condition the site plan and design.

Access and Right of Way

There will be two access driveways, one on Bush Street and one on 19½ Avenue. The Public Works Director has accepted the proposed locations. The site plan shows rights of way different from existing rights of way. This is due to the need to now expand both streets to their ultimate widths. Staff recommends a condition requiring dedication of right of way prior to issuance of any building or encroachment permits. There will be some excess right of way at the northwest corner of the site. Staff recommends that the applicant request that this portion be abandoned by the City at the same time that the additional right of way is dedicated. After roadway dedication the parcel will be 0.96 acres.

City staff further recommends conditions stating that any power pole relocation or undergrounding be at the applicant's sole expense, and that the applicant contribute to the City a fee of 25% of the estimate cost of a new traffic signal for the Bush Street / 19½ Avenue intersection. This is consistent with previous requirements of other developers at this intersection.

Parking / On-site Circulation

There are 18 parking spaces proposed on the site. The Zoning Ordinance sets the required number of spaces based on use and building size. Retail uses require 3.5 parking spaces per 1,000 sq.ft. The building is 4,480 sq.ft., which then requires a minimum of 16 parking spaces. Therefore, the proposed plan meets the minimum parking requirements for number of spaces.

The site plan shows one 12-foot wide handicapped-accessible space with a 5-foot wide adjacent clear space. These widths are now an acceptable standard beginning with the 2013 Building Code, which the City has adopted.

Other dimensions for the drive-thru lane, vehicle lanes, and back-up areas have been reviewed and compared to the City standards and ordinances. They are consistent with City standards and ordinances.

The adjoining areas to the south and east, especially the property to the east, are potential commercial development sites. Staff is recommending that there be at least one area along the east property line (preferably near the drive-thru exit) that allows for future cross-parcel vehicular connection. Until that occurs, Staff recommends that a concrete or asphalt curb be placed along the east and south property line to discourage vehicles from encroaching onto adjacent property.

Architectural and Site Design Standards

The architectural and site design is depicted in the attached site plan and elevation plans. The City has architectural design standards for new commercial buildings in the Zoning Ordinance. They are found in Section 9-5C-4. In response to these standards the site plan and elevations contain the following elements:

- There is a continuous pedestrian path between the building and the Bush Street sidewalk
- Full sidewalks will be constructed with the project
- The front door is easily seen from the street
- Bicycle parking will be provided on the site (as per the Building Code)

- The building design incorporates a visually distinct “base” and “cap”
- There are windows along 52% of the building’s linear frontage
- The front roof/parapet extends out over the entrances to provide shade, weather protection, and a visual change in the plane of the building
- There is trim detail to accentuate doorways and windows

There is no requirement that the fuel tanks be placed below ground. However, if they are to be above ground, as proposed, they must be set back 15 feet from a property line, in accordance with the Building Code. The site plan shows that this requirement can be met.

Landscaping

A 15-foot wide landscaped area is being proposed along the two right of way frontages. These would be landscaped in conformance with Zoning Ordinance standards for street trees and landscaping. Staff is recommending that two additional areas be landscaped. These are located between the refuse enclosure and the street at the southwest corner of the site, and between the Bush Street driveway and the east property line. A condition is recommended that describes this in more detail. The south and east property lines are not required to have landscaping.

Utilities and Development Impact Fees

The project can hook up to the existing water line, sewer line, and storm drain line that are in 19½ Avenue. There are existing fire hydrants near the southwest corner and the northeast corner of the site. The developer will be required to pay all applicable developer impact fees. This site would pay eastside impact fees.

Per a previous agreement between the City of Lemoore and Castadio-Guthrie dated September 18, 2007, in addition to developer impact fees, this site is required to pay \$1,319.30 per acre for a portion of the cost of previous sewer line installation. This money shall be paid to the City prior to building permit issuance, who will then use it to reimburse Castadio-Guthrie for a portion of their cost to install the sewer line that was oversized in 2007 to accommodate future development.

Signage

All new signage would be required to meet the City Zoning Ordinance. The project would be allowed building signage and monument signage per the standards in the Ordinance. A condition is recommended that the design of the monument sign have similar architectural features and colors as the building. No sign program is needed because a sign program is only required on sites that have three or more separate tenants.

Environmental Assessment

The project is categorically exempt from CEQA requirements per the exemption in Section 15303 of the CEQA Guidelines, pertaining to new, small structures.

Public Comment

On May 6, 2016, an email letter regarding the proposed project was received from Bob Shockley, representing an owner of the Chevron gas station across the street. That email letter

is attached. There is a request that it be read into the record. This is not required by law, but Staff can read it into the record at the meeting if the Commission desires.

Recommended Approval Findings

A conditional use permit shall be granted only when the designated approving authority determines that the proposed use or activity complies with all of the following findings. City staff recommends that these findings be made based upon review of the project as described in this staff report, and with the recommended conditions of approval.

1. The proposed use is consistent with the general plan, any applicable specific plans, and all applicable provisions of this title. The proposed use of the building is consistent with the General Plan; the proposed land uses are consistent with the Zoning Ordinance.
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 site is located near other similar uses and is adjacent to future Regional Commercial zoned land that will allow similar uses. The project is providing street widening that will bring the two streets to their ultimate right of way width.
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 provides more than the minimum amount of parking spaces, the amount of required area of landscaping, and meets drive lane standards.
4. It 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.

Recommended Conditions

Staff recommends the following conditions be applied to the approval of the Conditional Use Permit:

1. The site shall be developed consistent with the submitted site plan and applicable development standards found in the Zoning Ordinance.
2. The operation shall be conducted in accordance with this conditional use permit. Any deviations from the approvals shall first require approval of an amendment to this conditional use permit.
3. The project shall be developed and operated consistent with the Site Plan Review comments to ERVCO, Inc. dated May 5, 2016.
4. Right of way shall be dedicated for the ultimate width of Bush Street and 19½ Avenue prior to issuance of a building permit for construction on the site. A request for street abandonment shall be submitted concurrently.

5. All improvements within the right of way, including power pole relocation, if needed, shall be at the developer's expense.
6. A concrete or asphalt curb shall be placed along the east and south property line to discourage vehicles from encroaching onto adjacent property.
7. Provide bicycle parking near the entrance to the building per the Building Code.
8. Window tinting, if provided on the building windows, shall permit a minimum 80% light transmission.
9. In addition to the landscaped areas shown on the site plan, a landscaped area shall be provided at the southwest corner of the site between the drive approach the south property line and the refuse enclosure. The area shall be landscaped in accordance with City standards.
10. A 15-foot deep landscaped area shall be provided at the northeast corner of the site between the drive approach the east property line. The area shall be landscaped in accordance with City standards.
11. The development shall pay all applicable impact fees. The site is within the eastside impact fee area.
12. The developer shall pay to the City prior to building permit issuance an amount of \$1,319.30 per acre as reimbursement to a previous developer that constructed the sewer line to be utilized by the project.
13. All signs shall require a sign permit separate from the building permit.
14. The project and all subsequent uses must meet the requirements found in Section 9-5B-2 of the Zoning Ordinance related to noise, odor, and vibration, and maintenance.
15. The time limits and potential extensions and expiration of this conditional use permits are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.

Attachments

- Vicinity Map
- Draft Resolution
- Site Plan
- Floor Plan
- North and South Elevation Plans
- Color rendition of front elevation
- Email correspondence from Bob Shockley date June 6, 2016



	<p>Location of Project Site CUP No. 2015-03</p>	
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RESOLUTION NO. 2016-04

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING CONDITIONAL USE PERMIT NO. 2015-03 TO ALLOW
A GAS STATION WITH A MINI-MART INCLUDING ALCOHOL SALES, FAST FOOD RESTAURANT,
AND DRIVE-THRU LANE IN THE REGIONAL COMMERCIAL (RC) ZONE,
LOCATED AT THE SOUTHEAST CORNER OF BUSH STREET AND 19½ AVENUE**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on June 13, 2016, 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, Mosa Almontaser (ERVCO, Inc.) has requested a conditional use permit to allow a gas station with a mini-mart including alcohol sales, fast food restaurant, and drive-thru lane, located at the southeast corner of Bush Street and 19½ Avenue, in the City of Lemoore (APNs: 023-420-001, 023-420-002.); and

WHEREAS, the proposed site is 1.0 acres in size; and

WHEREAS, the zoning on the parcel is RC (Regional Commercial); and

WHEREAS, the project is categorically exempt from CEQA requirements per the exemption in Section 15303 of the CEQA Guidelines, pertaining to new, small structures; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its June 13, 2016, meeting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed conditional use permit:

1. The proposed use is consistent with the general plan, any applicable specific plans, and all applicable provisions of this title. The proposed use of the building is consistent with the General Plan; the proposed land uses are consistent with the Zoning Ordinance.
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 site is located near other similar uses and is adjacent to future Regional Commercial zoned land that will allow similar uses. The project is providing street widening that will bring the two streets to their ultimate right of way width.
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 provides more than the minimum amount of parking spaces, the amount of required area of landscaping, and meets drive lane standards.
4. It 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.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore approves Conditional Use Permit No. 2015-03, subject to the following conditions:

1. The site shall be developed consistent with the submitted site plan and applicable development standards found in the Zoning Ordinance.
2. The operation shall be conducted in accordance with this conditional use permit. Any deviations from the approvals shall first require approval an amendment to this conditional use permit.
3. The project shall be developed and operated consistent with the Site Plan Review comments to ERVCO, Inc. dated May 5, 2016.
4. Right of way shall be dedicated for the ultimate width of Bush Street and 19½ Avenue prior to issuance of a building permit for construction on the site. A request for street abandonment shall be submitted concurrently.
5. All improvements within the right of way, including power pole relocation, if needed, shall be at the developer's expense.
6. A concrete or asphalt curb shall be placed along the east and south property line to discourage vehicles from encroaching onto adjacent property.
7. Provide bicycle parking near the entrance to the building per the Building Code.
8. Window tinting, if provided on the building windows, shall permit a minimum 80% light transmission.
9. In addition to the landscaped areas shown on the site plan, a landscaped area shall be provided at the southwest corner of the site between the drive approach the south property line and the refuse enclosure. The area shall be landscaped in accordance with City standards.
10. A 15-foot deep landscaped area shall be provided at the northeast corner of the site between the drive approach the east property line. The area shall be landscaped in accordance with City standards.
11. The development shall pay all applicable impact fees. The site is within the eastside impact fee area.
12. The developer shall pay to the City an amount of \$1,319.30 as reimbursement to a previous developer that constructed the sewer line to be utilized by the project.
13. All signs shall require a separate sign permit.
14. The project and all subsequent uses must meet the requirements found in Section 9-5B-2 of the Zoning Ordinance related to noise, odor, and vibration, and maintenance.

15. The time limits and potential extensions and expiration of this conditional use permits are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on June 13, 2016, by the following votes:

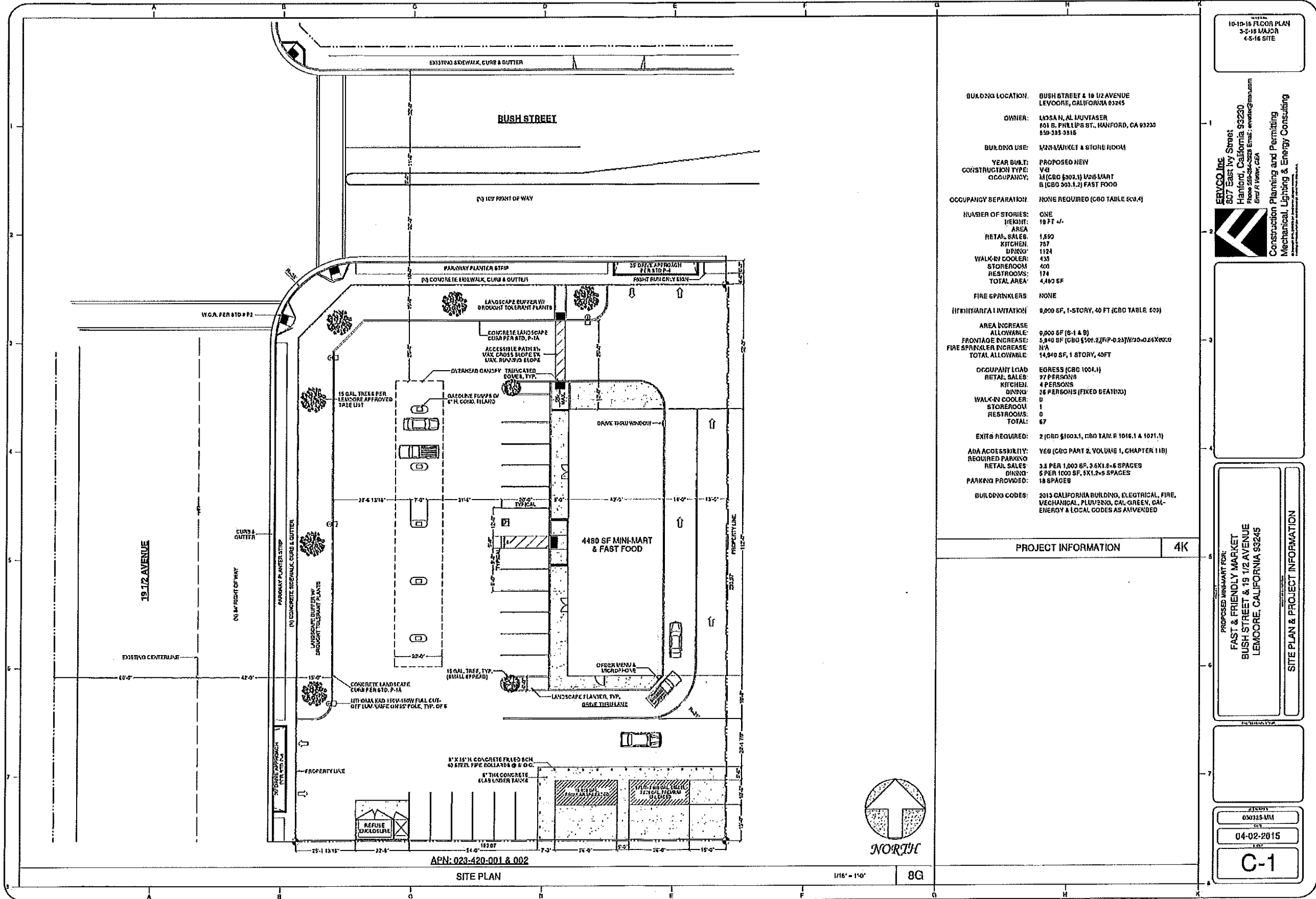
AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Dr. Ron Meade, Chairperson

ATTEST:

Kristie Baley, Planning Commission Secretary



BUILDING LOCATION: BUSH STREET & 19 1/2 AVENUE
LEVORE, CALIFORNIA 93245

OWNER: LINDA N. ALIANTASER
401 B. PHILIPS ST., HANFORD, CA 93230
559-385-9318

BUILDING USE: MARKET & STORE ROOM

YEAR BUILT: PROPOSED NEW

CONSTRUCTION TYPE: 1 (CBC §303.1) MARKET
2 (CBC §303.1.2) FAST FOOD

OCCUPANCY SEPARATION: NONE REQUIRED (CBC TABLE 509.4)

NUMBER OF STORIES: ONE
HEIGHT: 19 FT +/-

AREA:
RETAIL SALES: 1,690
KITCHEN: 757
DINING: 1124
WALK-IN COOLER: 435
STORE ROOM: 400
RESTROOMS: 174
TOTAL AREA: 4,480 SF

FIRE SPRINKLERS: NONE

(H) (M) (A) (I) (V) (T) (A) (N) (I) (T) (A) (T) (I) (O) (N): 9,800 SF, 1-STORY, 40 FT (CBC TABLE 503)

AREA INCREASE ALLOWABLE: 9,800 SF (S-1 & B)
FRONTAGE INCREASE: 3,840 SF (CBC §509.2 (F) (P) (D) (2) (N) (3) (D) (6) (X) (1) (B))

FIRE SPRINKLER INCREASE: N/A
TOTAL ALLOWABLE: 14,640 SF, 1 STORY, 40 FT

OCCUPANT LOAD EGRESS (CBC 1004.1):
RETAIL SALES: 77 PERSONS
KITCHEN: 4 PERSONS
DINING: 36 PERSONS (FIXED SEATING)

WALK-IN COOLER: 0
STORE ROOM: 0
RESTROOMS: 0
TOTAL: 67

EXITS REQUIRED: 2 (CBC §1003.1, CBC TABLE 1016.1 & 1021.1)

ADA ACCESSIBILITY: YES (CBC PART 2, VOLUME 1, CHAPTER 11B)

REQUIRED PARKING:
RETAIL SALES: 3.5 PER 1,000 SF, 3.5 X 1.5-6 SPACES
DINING: 5 PER 100 SF, 5 X 1.2-5 SPACES
PARKING PROVIDED: 18 SPACES

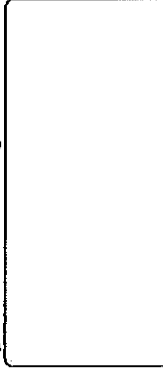
BUILDING CODES: 2013 CALIFORNIA BUILDING, ELECTRICAL, FIRE, MECHANICAL, PLUMBING, CAL-GREEN, CAL-ENERGY & LOCAL CODES AS AMENDED

PROJECT INFORMATION 4K

10-19-16 FLOOR PLAN
3-3-18 MAJOR
4-5-16 SITE

ERVICO Inc
807 East Ivy Street
Hanford, California 93230
Phone: 559-284-2222 Email: ervico@hanford.com
Erin P. Vetter, CEA

**Construction Planning and Permitting
Mechanical, Lighting & Energy Consulting**



PROPOSED MINI-MART FOR:
FAST & FRIENDLY MARKET
BUSH STREET & 19 1/2 AVENUE
LEVORE, CALIFORNIA 93245

SITE PLAN & PROJECT INFORMATION

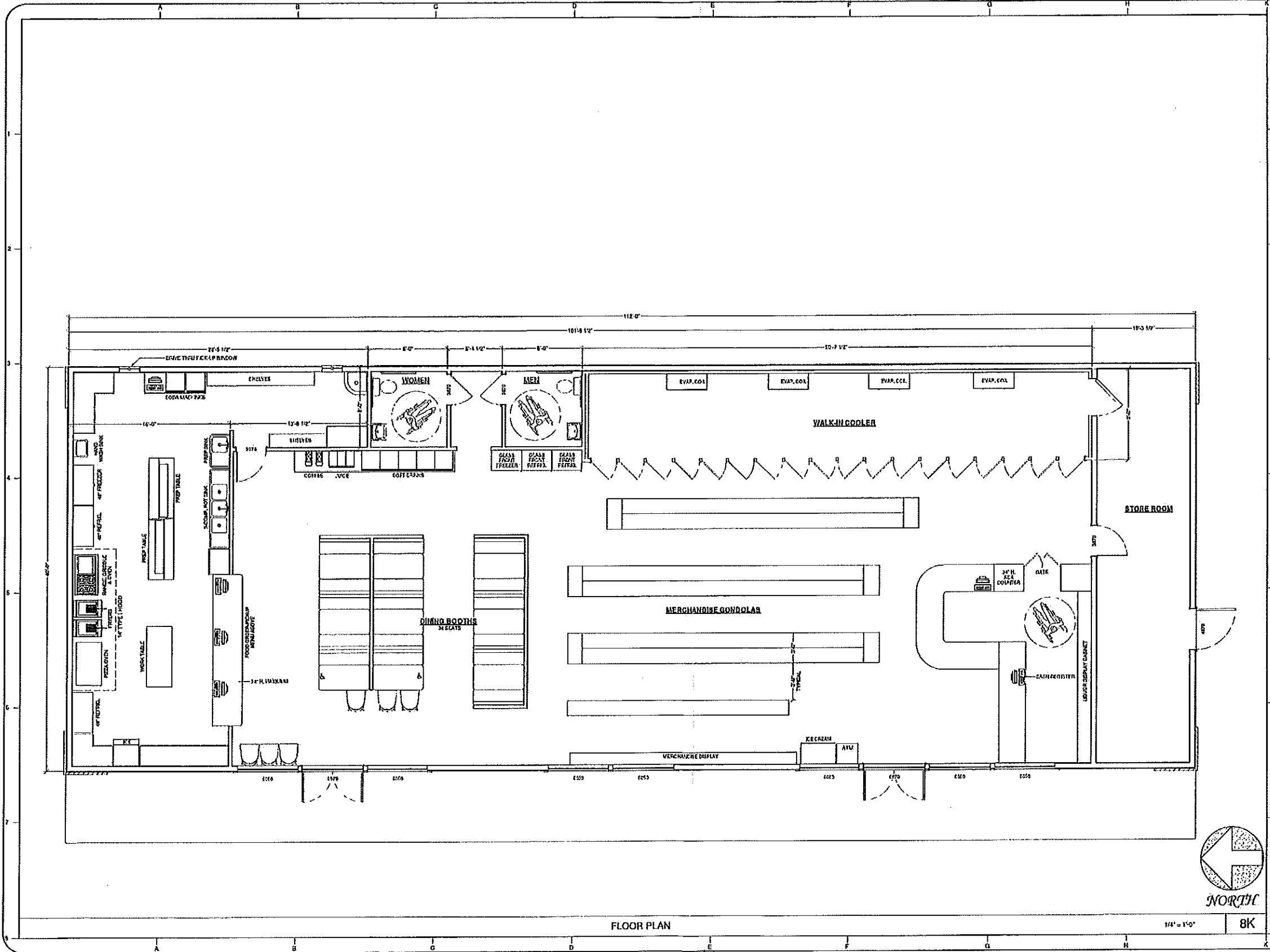


210201
050315-AM
04-02-2015
C-1

APN: 023-420-001 & 002

SITE PLAN

1/16" = 1'-0" 8G



10112

ERYCO, Inc.
 807 East Ivy Street
 Hanford, California 93230
 Phone 559-934-0248 Email: eryco@ma.com
 Earl R. Meyer, CEA



**Construction Planning and Permitting
 Mechanical, Lighting & Energy Consulting**

PROPOSED MINI-MART FOR:
FAST & FRIENDLY MARKET
 BUSH STREET & 19 1/2 AVENUE
 LEMOORE, CALIFORNIA 93245

FLOOR PLAN

PROJECT NO. 030125-AM

DATE: 04-02-2015

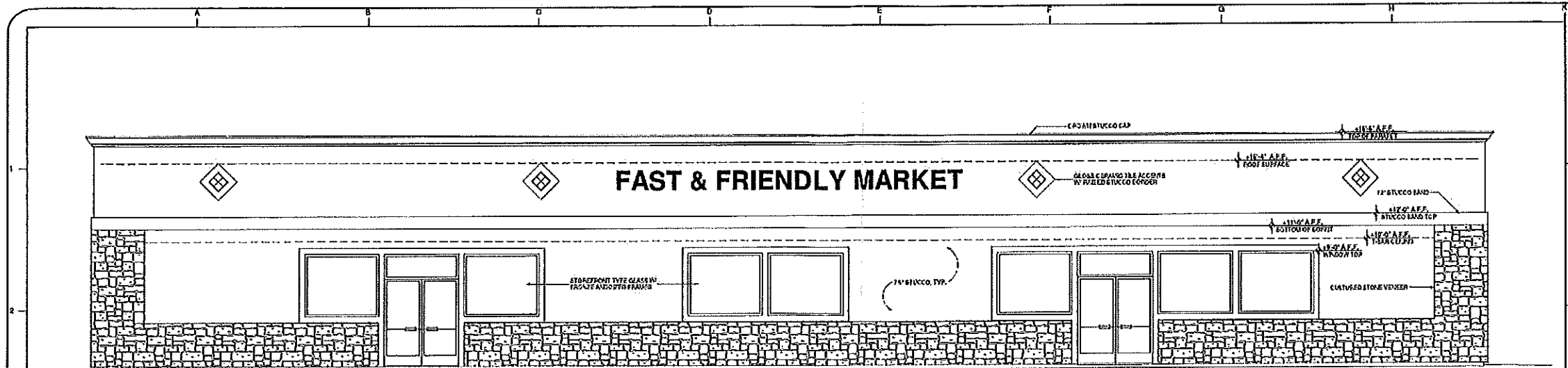
A-1



8K

FLOOR PLAN

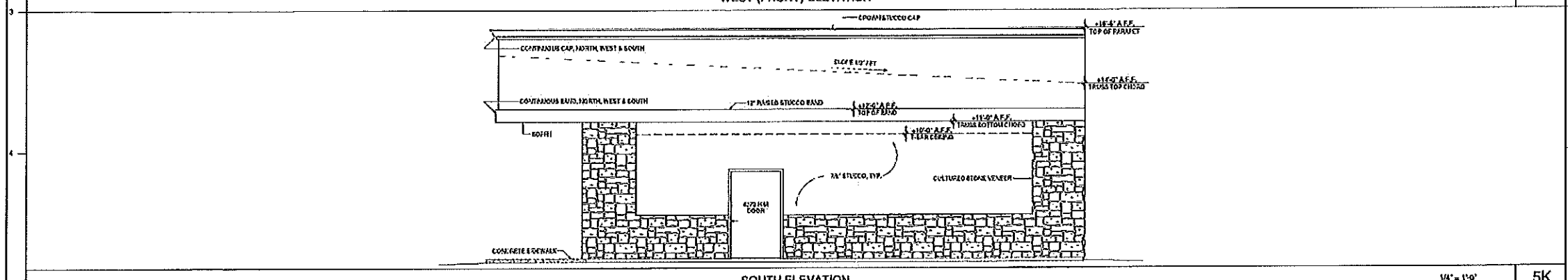
1/4" = 1'-0"



WEST (FRONT) ELEVATION

1/4" = 1'-0"

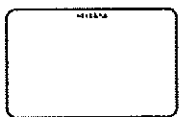
3K



SOUTH ELEVATION

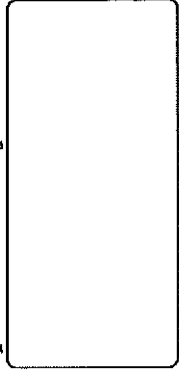
1/4" = 1'-0"

5K



ERVCO, INC.
 807 East Ivy Street
 Hanford, California 93230
 Phone: 559-284-3228 Email: ervco@ervco.com
 Errol H. Valdez, CEA

**Construction Planning and Permitting
 Mechanical, Lighting & Energy Consulting**

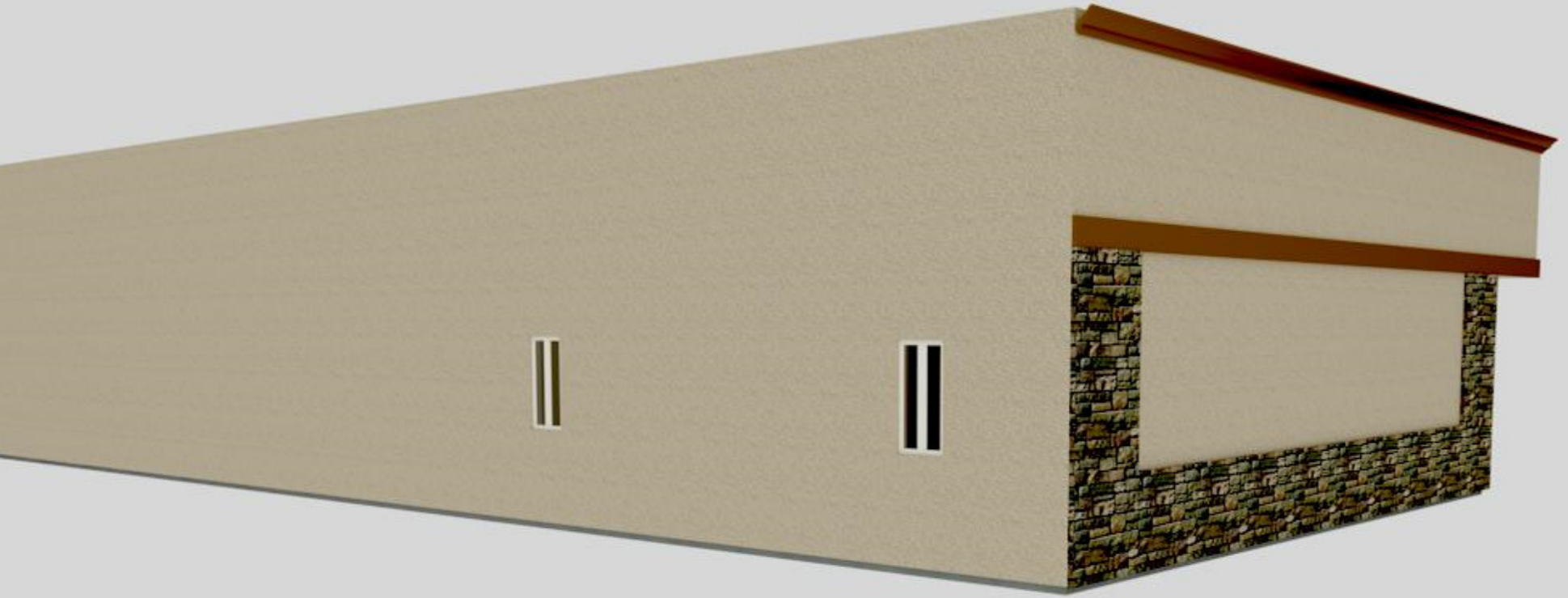


PROPOSED SIGNART FOR:
FAST & FRIENDLY MARKET
 BUSH STREET & 19 1/2 AVENUE
 LEMDORE, CALIFORNIA 93245

EXTERIOR ELEVATIONS



030125-14M
 04-02-2015
A-2



NORTHEAST VIEW



SOUTHEAST VIEW



NORTHWEST VIEW



Material and Colors

Base Stucco: La Habra #86 Sandstone

Crown at top: Benjamin Moore Paint #AC6-New Chestnut.

12" Band @ 11': Benjamin Moore Paint #AC6-New Chestnut.

Diagonal Accent at Soffit: Frame: stucco, Benjamin Moore Paint #504 Natures Reflection, Tile insert: Dal-Tile #QH93 Candy Apple.

Stone Veneer: Cobblefield #csv10027t

SOUTHWEST VIEW

From: Bob Shockley [bshockley@netptc.net]
Sent: Monday, June 06, 2016 4:29 PM
To: Kristie Baley
Cc: Judy Holwell
Subject: RE: 2015-03

Aloha Kristie,

I hope everything is great with you and the beautiful City of Lemoore.

The one of the owner's of the Chevron and I have a few comments and questions based on the fact that Bush Street is one of the main entries to the city...and we all want the first impressions to be good impressions.

First, the appearance of the proposed building seems very plain and unremarkable.

We believe that a precedence was set almost 10 years ago with the requirement of the Chevron to have blue metal "pointed roofs" and some sort of striping on the windows to represent grids.

Some sort of columns would also add to the architecture of the building.

Second item concerns onsite driveways.

I see what appears to be a 32 foot dimension to the pump island from the landscape curb. If you factor in that the canopy and parking space are 20 feet...then that only leaves a drive way of 25'-6" wide on the west side. I thought the minimum dimension was 27 feet in the parking lot design manual for the city. Similar on the east side of the canopy..31 feet minus 6'-6" for the canopy only leaves 24'-6".

The driveway to the south side appears to be only 20'. Isn't a (future) 2 way drive supposed to be 24' wide.

The third thing on my list is landscaping.

Isn't there a minimum amount required by ordinance like 20%. I recall a recent project on Enterprise Street that was require full perimeter landscaping . I see none on south side and none on east side...and I also thought that the minimum width for a landscape island was 8'-0".

How about some landscaping close to the trash enclosure? Proposed landscaping is minimal at best.

Fourth on my list is above ground fuel tanks. I recall that there is an ordinance that requires the fuel tanks be underground. Even with the problems associated with the water table...the tanks can be "saddled" underground.

If I was just driving into town on Bush Street and saw those things I would not be very complimentary.

Fifth thing on my list is the sewer. As I recall, the sewer line installed for the Chevron use was just big enough to handle the Chevron and a future QSR. The owner of the proposed mini-mart needs to have his engineer verify that there is capacity available on that line.

Sixth item is storm drainage.

I saw nothing about that in the report.

Does the proposed need to be connected to the ponding basin about 1200 feet to the south.

Seventh item is the ADA parking space. Doesn't Ch 11B of the CBC require the space to be a "Van" space with an 8' wide no parking area?

Eighth item....signs. Where is the monument gas pricing sign? As part of the application aren't they required to submit a sign package which includes all of the building signs and signage on MPDs?

Ninth item. West building elevation and all elevations of fuel canopy...including MPDs are missing.

These are very important so as to see everything that is being proposed.

Tenth item. Are any fire hydrants required?

And a few miscellaneous questions:

Does the proposed owner know that he will be required to submit curb, gutter, and street plans for both Bush and 19 ½ along with flairs to the adjacent lots? (How do you prevent storm water from

entering Johnson's property?) Or how about the requirement for the lot to be raised for drainage and retaining walls installed on the south and east sides with safety fences?

All in all, I think that there is way too much being packed onto this little lot. The City of Lemoore deserves something better at one of its main entries.

Please have Steve read and comment.

Also, we would like this letter read at the planning commission meeting.

Mahalo nui loa,
Bob Shockley
bshockley@netptc.net

From: Kristie Baley [<mailto:kbaley@lemoore.com>]
Sent: Monday, June 6, 2016 11:34 AM
To: Bob Shockley
Cc: Judy Holwell
Subject: RE: 2015-03

Good Morning Bob,

The City Planner's Comments regarding Major Site Plan Review No. 2015-03, dated May 5, 2016 and the revised Site Plan, received May 23, 2016, are attached. The June 13, 2016 Planning Commission Meeting Agenda with City Planner's report is expected to be posted to the City of Lemoore website Thursday, June 9, 2016. For your convenience, a link to access Planning Commission Agendas has been provided below. Please do not hesitate to contact our office with any questions you may have.

http://www.lemoore.com/planning/plan_com.htm

Sincerely,

Kristie Baley
City of Lemoore
Planning Services
kbaley@lemoore.com
(559) 924-6740

From: Bob Shockley [<mailto:bshockley@netptc.net>]
Sent: Friday, June 03, 2016 11:29 AM
To: Kristie Baley; Roger Guthrie
Subject: CUP: 2015-03

Aloha Kristie,

We got your notice for the CUP today in the mail.

Is it possible for you to send me the site plan and list of conditions of approval?

We are particularly interested in the on and off site development requirements .

Mahalo nui loa,
Bob Shockley
bshockley@netptc.net
(559)822-6246