

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

November 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, September 11, 2017
5. Public Hearing – Zone Variance No. 2017-01 – A request by Leprino Foods (Peter Davidson) for a variance from the standard 25-foot front building setback to allow construction of a new 42-foot tall cylindrical wastewater holding tank with a 17-foot building setback from Belle Haven Drive. The site is located at 351 Belle Haven Drive (APN 024-051-027.)
6. Director's Report – Judy Holwell, Community Development Director
7. Commission's Report and Request for Information
8. Adjournment

Tentative Future Items

December 11, 2017

None

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 the office of the City Clerk at least 24 hours prior to the meeting. They can be reached by calling 924-6700, or by mail at 711 W. Cinnamon Drive, 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 Community Development 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, November 13, 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 9th day of November, 2017.

//s//

Kristie Baley, Commission Secretary

Minutes of the
LEMOORE PLANNING COMMISSION
September 11, 2017

PLEDGE OF ALLEGIANCE

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: Community Development Director Holwell; City Planner Brandt; City Attorney Linden; Acting Public Works Director Rivera, City Manager Olsen, Commission Secretary Baley

PUBLIC COMMENTS AND INQUIRIES

ITEM NO. 3

There was no comment from the public.

REQUESTS FOR APPROVAL

ITEM NO. 4 MINUTES – REGULAR MEETING, AUGUST 14, 2017

Motion by Commissioner Clement, seconded by Commissioner Badasci, to approve the Minutes of the Planning Commission Regular Meeting of August 14, 2017.

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

PUBLIC HEARINGS

ITEM NO. 5 PUBLIC HEARING – MAJOR SITE PLAN REVIEW NO. 2017-08 – A REQUEST BY GRANVILLE HOMES FOR SITE PLAN REVIEW FOR A 141 UNIT MULTI-FAMILY RESIDENTIAL PROJECT. THE SITE IS LOCATED ON THE NORTHEAST CORNER OF BUSH STREET AND COLLEGE AVENUE IN THE CITY OF LEMOORE (APN 023-510-041).

Chair Meade opened the public hearing at 7:12 p.m.

Jeff Roberts, representative for Granville Homes provided information and offered to answer questions. Mr. Roberts stated that Granville Homes has met all of the City's requirements and agreed with staff's recommendation.

Marlana Brown, Lemoore Naval Air Station Community Planning Liaison Officer opposed the project.

Navy Captain, David James LNAS spoke.

Rod Tucker, Leprino Foods Vice President and General Manager opposed the project.

A letter from Leprino Foods dated September 11, 2017 was entered into record.

There were no other comments from the public.

Chair Meade closed the public hearing at 7:51 p.m.

Motion (1) by Commissioner Badasci, seconded by Commissioner Etchegoin to continue the public hearing until the next regular meeting of the Planning Commission.

Ayes: Badasci, Clement, Etchegoin

Noes: Dow, Koelewyn, Marvin, Meade

Motion (1) Failed due to lack of majority vote.

Motion (2) by Commissioner Dow, seconded by Commissioner Koelewyn to approve Resolution No. 2017-18, a Resolution of the Planning Commission approving Major Site Plan Review No. 2017-08 for a 141 unit multifamily residential development made up of duplex and triplex buildings located on the northeast corner of Bush Street and College Avenue in the City of Lemoore.

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

Noes: Badasci

Motion (2) Passed.

ITEM NO. 6 PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 2017-04 – A REQUEST BY ROSILAND WONG TO ALLOW A MICROBREWERY IN THE DMX-1 (DOWNTOWN MIXED USE, CORE) ZONE. THE SITE IS LOCATED AT 242 HEINLEN STREET (APN 020-092-018)

Chair Meade opened the public hearing at 8:06 p.m.

Philip Wren, Co-Owner of Bird Street Brewing provided information and answered questions from Commissioners.

There were no other comments from the public.

Chair Meade closed the public hearing at 8:09 p.m.

Motion by Commissioner Etchegoin, seconded by Commissioner Badasci to approve Resolution No. 2017-19, a Resolution of the Planning Commission approving Conditional Use Permit No. 2017-04 to allow a microbrewery at 242 Heinlen Street in the City of Lemoore.

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

DEVELOPMENT SERVICES DIRECTOR'S REPORT

ITEM NO. 9

Community Development Director Holwell provided the Commission with the following information:

Most of the applications received have been reviewed by the Commission.

Staff is reviewing a site plan for the SE corner of SR 41 and Hanford Armona Road. The project will go to Planning Commission for review within the next several months.

The City Council heard the 1st Reading for the Tract 920, Lennar Homes PUD September 5th and the 2nd Reading is scheduled for September 19th, then the annexation process will begin.

Tract 797, D.R. Horton is under construction.

Staff is reviewing grading plans for the Arco project.

Woodside Homes is doing some grading at the Tract 921 site.

Tract 908, Wathen is under Construction.

Daley Homes request for zoning was approved by the City Council on September 5, Low Density Residential as recommended by the Planning Commission.

PG&E is under construction.

COMMISSIONER'S REPORTS AND REQUESTS FOR INFORMATION

ITEM NO. 10

There were no reports or requests for information.

ADJOURNMENT

At 8:12 p.m., the meeting adjourned.

Approved the 13th day of November 2017.

APPROVED:

Ronald Meade, Chairperson

ATTEST:

Kristie Baley, Commission Secretary



City of
LEMOORE
CALIFORNIA

711 W. Cinnamon Drive • 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: October 31, 2017 **Meeting Date:** November 13, 2017
Subject: **Zone Variance No. 2017-01:** A request by Leprino Foods Company (Peter Davidson) for a variance from the standard 25-foot front building setback to allow a new 42-foot tall cylindrical wastewater holding tank with a 17-foot building setback from Belle Haven Drive, located at 351 Belle Haven Drive in the City of Lemoore (APN 023-470-007).

Proposed Motion:

I move to adopt Resolution No. 2017-20, approving Variance No. 2017-01, with the attached conditions.

Project Proposal:

The applicant, Leprino Foods is proposing to construct a new cylindrical wastewater holding tank in front of the existing holding tanks that can be seen along Belle Haven Drive, just north of the railroad tracks. The new holding tank is part of Leprino's continued efforts to improve their wastewater disposal system. It will have a similar look to the existing tanks in that location. The new tank would be 42 feet tall and have a diameter of 62 feet. For comparison, this is slightly larger than the existing tanks, which are 40 feet tall and 55 feet in diameter. Blue crush gravel will be installed around the tank, similar to what surrounds the existing tanks. The landscaping between the tanks and the fence at the street will be reinstalled once the tank is constructed.

Applicant	Leprino Foods Company (Peter Davidson)
Location	351 Belle Haven Drive
Existing Land Use	Dairy Processing Facility
APN(s)	023-470-007
Total Building Size	62-foot diameter tank; 42-foot tall

Lot Size 60+ acres
Zoning ML (Light Industrial)
General Plan Light Industrial

Adjacent Land Use, Zone and General Plan Designation

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	Row Crops	County	Agriculture
South	Vacant	RC	Regional Commercial
East	State Route 41	N/A	N/A
West	Vacant	ML	Light Industrial

Building Setback:

The Zoning Ordinance sets a minimum building setback of 25 feet from the front lot line in the ML zone. For the Leprino site, the side of the property fronting on Belle Haven Drive is considered the front of the site. The site plan that was submitted shows that the new tank would be set back 17 feet from the property line. Below is a picture of where the new tank will be located. The new tank will be constructed on the area between the existing tanks and the fence.



The site had originally been master planned to allow two 55-foot diameter additional tanks in this location, which would have met the 25-foot building setback requirement. Because of other design issues, Leprino has elected to build one 62-foot diameter tank instead of two 55-foot diameter tanks. The increased diameter, however, requires encroachment into the front building setback. The existing chain link fence is on the property line.

There are no other properties nearby that would be adversely affected by the placement of the tank with a 17-foot setback. Belle Haven Drive is relatively straight in this section. The new tank would not block any views from vehicles or create a traffic safety hazard. The main drive entrance into the facility is sufficiently far enough away so that views from trucks leaving the facility will not be blocked.

Architectural and Site Design Standards:

The Zoning Ordinance requires that setback areas be landscaped. The area has been previously landscaped, but has not been maintained recently, possibly because of expected construction. A condition of approval has been included to require that the area around the tanks be re-landscaped after construction of the new tank.

Signage:

No signage is proposed on the tank at this time. Any structural or painted signage would require a sign permit from the City and would be required to meet the standards in the Zoning Ordinance pertaining to signs.

Environmental Assessment:

The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 5 (Minor Alterations to Land Use Limitations).

Recommended Approval Findings:

A variance shall be granted only when the designated approving authority determines that the applicant can demonstrate that the circumstances of their particular case can justify making 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. There are special circumstances applicable to the property (e.g., location, shape, size, surroundings, topography, or other conditions), so that the strict application of this zoning code denies the property owner privileges enjoyed by other property owners in the vicinity and within the same zoning district. The proposed location is the only practical location to expand wastewater treatment capacity for the facility. There has been substantial investment in the 60+ acre site with dairy processing buildings and equipment.
2. Granting the variance is necessary for the preservation and enjoyment of substantial property rights enjoyed by other property owners in the same vicinity and zoning

district and denied to the property owner for which the variance is sought. Leprino Foods has heavily invested in the facilities on the site. The new tank is a necessary component of allowing the continued use of the site.

3. Granting the variance will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question. There are no nearby property owners that could be affected. State Highway 41 already provides a buffer between the facility and other residential and commercial land uses. The new tank would not block any views from vehicles or create a traffic safety hazard.
4. The variance is consistent with the general plan, any applicable specific plan or development agreement, and the intent of this title. The granting of the variance would not violate the intent of the general plan or the zoning ordinance.

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. Landscaping between the new tank and Belle Haven Drive shall be reinstalled and maintained after the tank has been constructed.
3. The time limits and potential extensions and expiration of this variance are established per Section 9-2A-9 of the City of Lemoore Zoning Ordinance.

Attachments:

Vicinity Map

Draft Resolution

Site Plan

Vicinity Map
VARIANCE NO. 2017-01



RESOLUTION NO. 2017-20

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING VARIANCE NO. 2017-01 FOR A VARIANCE FROM THE STANDARD 25-FOOT
FRONT BUILDING SETBACK TO ALLOW A NEW 42-FOOT TALL CYLINDRICAL
WASTEWATER HOLDING TANK WITH A 17-FOOT BUILDING SETBACK FROM
BELLE HAVEN DRIVE, LOCATED AT 351 BELLE HAVEN DRIVE
IN THE CITY OF LEMOORE (APN 023-470-007)**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on November 13, 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, Leprino Foods (Peter Davidson) proposes to construct a new cylindrical wastewater holding tank in front of the existing holding tanks that can be seen along Belle Haven Drive, just north of the railroad tracks, at 351 Belle Haven Drive in the City of Lemoore (APN 023-470-007); and

WHEREAS, the tank is proposed to be 62 feet in diameter and 42 feet high; and

WHEREAS, the zoning on the parcel is ML (Light Industrial); and

WHEREAS, the proposed tank would be set back 17 feet from the front property line, encroaching 8 feet into the standards 25-foot building setback area; and

WHEREAS, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 5 (Minor Alterations to Land Use Limitations); and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its November 13, 2017, meeting.

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

1. There are special circumstances applicable to the property (e.g., location, shape, size, surroundings, topography, or other conditions), so that the strict application of this zoning code denies the property owner privileges enjoyed by other property owners in the vicinity and within the same zoning district. The proposed location is the only practical location to expand wastewater treatment capacity for the facility. There has been substantial investment in the 60+ acre site with dairy processing buildings and equipment.
2. Granting the variance is necessary for the preservation and enjoyment of substantial property rights enjoyed by other property owners in the same vicinity and zoning district and denied to the property owner for which the variance is sought. Leprino Foods has heavily invested in the facilities on the site. The new tank is a necessary component of allowing the continued use of the site.
3. Granting the variance will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question. There are no nearby property owners that could be affected. State Highway 41 already provides a

buffer between the facility and other residential and commercial land uses. The new tank would not block any views from vehicles or create a traffic safety hazard.

4. The variance is consistent with the general plan, any applicable specific plan or development agreement, and the intent of this title. The granting of the variance would not violate the intent of the general plan or the zoning ordinance.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore finds that the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) per Class 5 (Minor Alterations to Land Use Limitations), and approves Variance No. 2017-01 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. Landscaping between the new tank and Belle Haven Drive shall be reinstalled and maintained after the tank has been constructed.
3. The time limits and potential extensions and expiration of this variance 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 November 13, 2017, by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

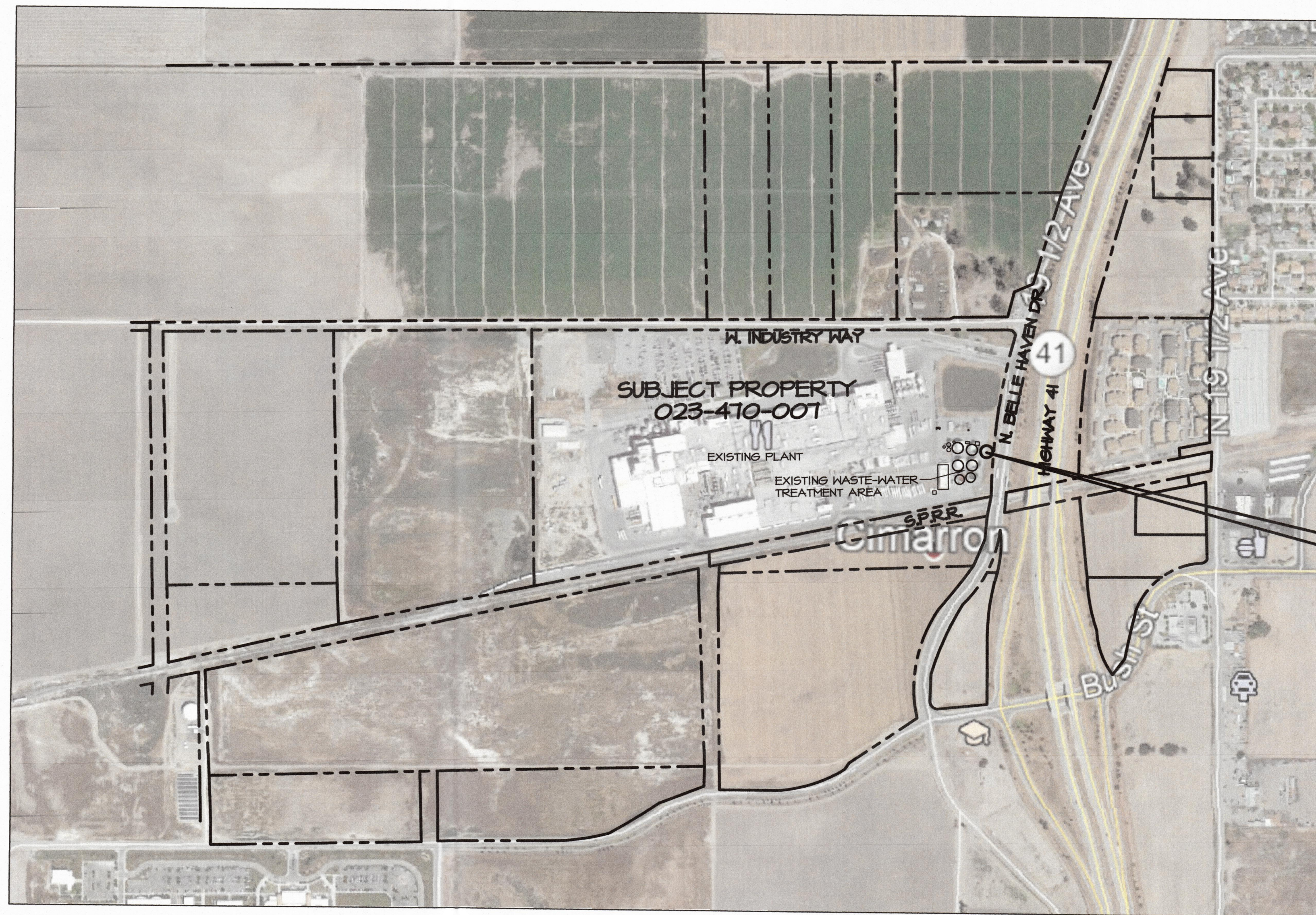
APPROVED:

Ron Meade, Chairperson

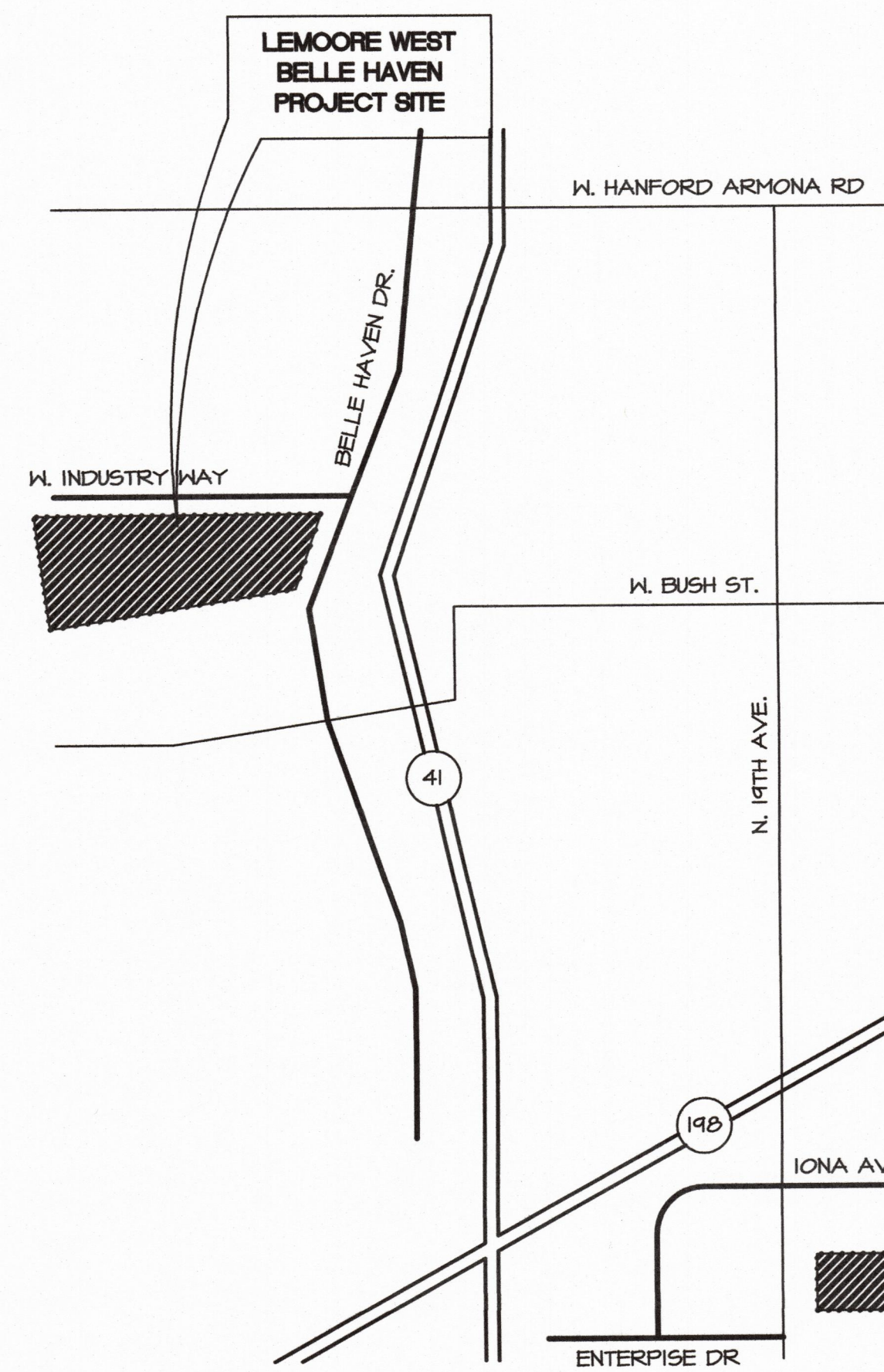
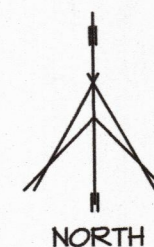
ATTEST:

Kristie Baley, Commission Secretary

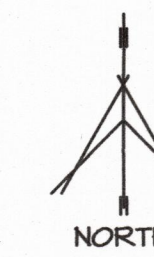
A B C D E F G H J K



SITE KEY PLAN
NTS

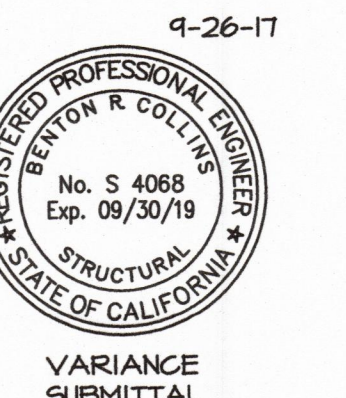


VICINITY MAP
NTS



PROJECT INFO.

PROJECT: NEW WASTEWATER EQUALIZATION TANK ADDITION
OWNER: LEPRINO FOODS LEMOORE WEST 351 N. BELLE HAVEN DR. LEMOORE, CA 93245 554-425-7540
CONTACT: JOHN BAKER 554-250-8216
APN: 023-410-001
ZONING: ML
USE: WASTEWATER TANK
OCCUPANCY: F-2, S-2



Collins Engineering
 Structural & Civil Engineering
 P.O. Box 391 • Visalia, CA 93279
 (559) 734-4060
 License S-4068

EQ TANK ADDITION PROJECT:
LEPRINO FOODS COMPANY
 LEMOORE WEST
 351 N. BELLE HAVEN DR.
 LEMOORE, CA 93245

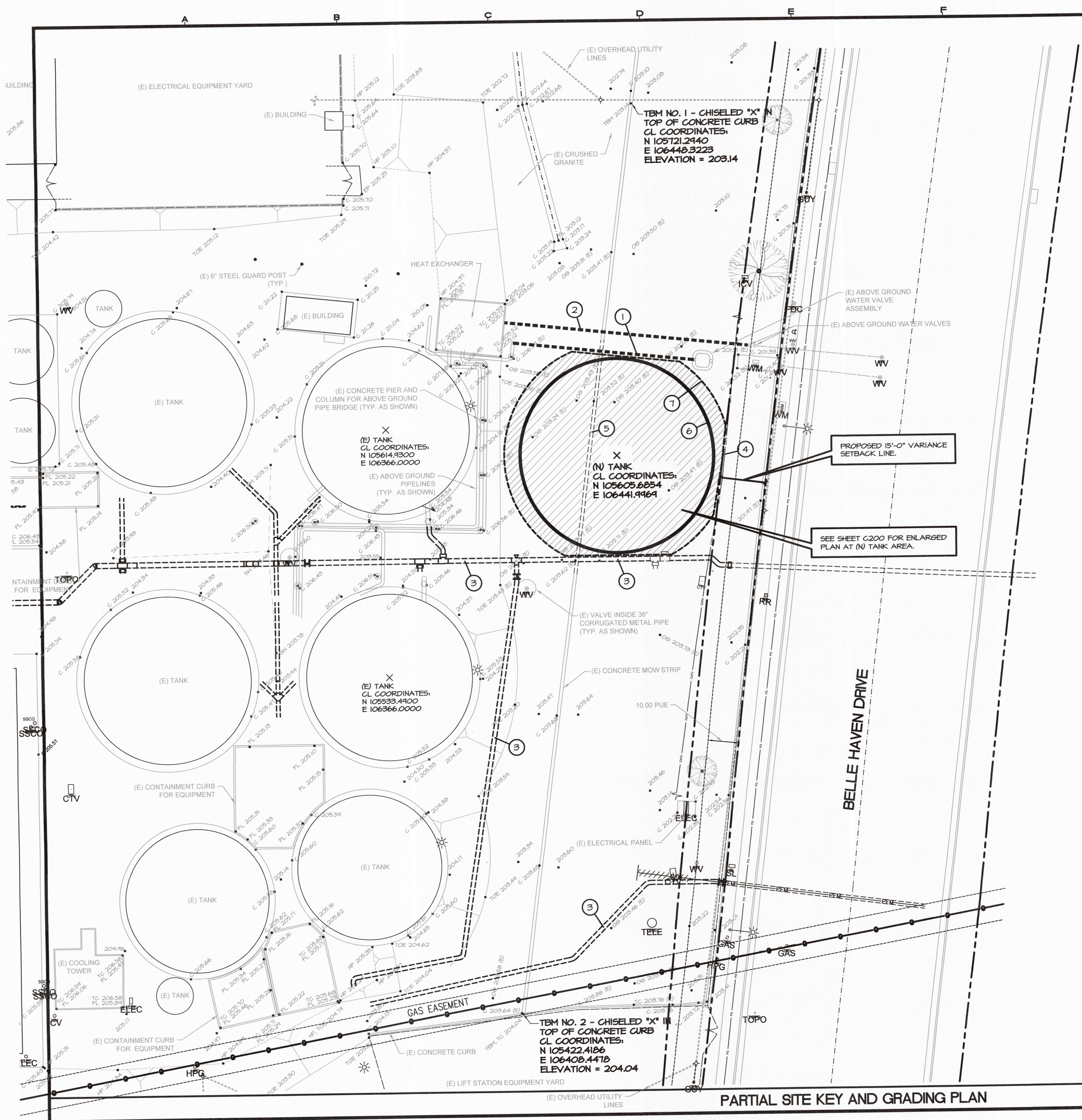
MARK	DATE	DESCRIPTION

DATE: 9/26/17
 DRAWN BY: EC
 PROJECT NO: 17-1344

SHEET TITLE
PROJECT INFO

SHEET **G100**
 SHEET OF

1/16" = 1'-0"



SITE NOTES

- NOT ALL EXISTING ABOVEGROUND OR UNDERGROUND UTILITIES, PIPING, CONDUITS, IMPROVEMENTS OR OTHER ENCUMBRANCES ARE SHOWN ON THIS PLAN, ONLY THOSE FOR WHICH INFORMATION WAS MADE AVAILABLE AT TIME OF SURVEY AND THOSE WHICH WERE READILY VISIBLE AT TIME OF SURVEY. ALSO, EXISTING UTILITIES, PIPING, CONDUITS, IMPROVEMENTS OR OTHER ENCUMBRANCES THAT ARE SHOWN ARE SHOWN IN WHAT IS BELIEVED TO BE THEIR APPROXIMATE LOCATIONS AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ALL UTILITIES, PIPING, CONDUITS, TANKS, IMPROVEMENTS AND SIMILAR ENCUMBRANCES AND TAKE ALL NECESSARY PRECAUTIONS AND PREVENTATIVE MEASURES TO INSURE THAT SUCH EXISTING UTILITIES ARE NOT DAMAGED OR DISRUPTED DURING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY UTILITIES, PIPING, ETC. THAT IS UNCOVERED PRIOR TO OR DURING CONSTRUCTION WHICH MAY INTERFERE WITH OR BE AFFECTED BY THE PROPOSED CONSTRUCTION SO CONDITIONS AND ALTERNATIVES CAN BE REVIEWED PRIOR TO PROCEEDING WITH CONSTRUCTION.
- ALL PROPERTY LINE DIMENSIONS, LOCATIONS, DETAILS, EASEMENTS, ETC. ARE BASED ON AVAILABLE COUNTY ASSESSOR'S MAP INFORMATION AND SHALL BE VERIFIED AND SURVEYED BY A CALIF. LICENSED LAND SURVEYOR.
- FIELD VERIFY EXISTING CONDITIONS. ALL DIMENSIONS SHALL BE FIELD VERIFIED.

SITE GRADING LEGEND

0.00 (E)	EXISTING ELEVATIONS (FT)	GR	TOP OF GRATE INLET
0.00 (P)	PROPOSED ELEVATIONS (FT)	GW	GUY WIRE
BFP	BACK-FLOW PREVENTER	ICV	IRRIGATION CONTROL VALVE
C	CONCRETE	INV	INVERT
CJ	CONCRETE JOINT	IRR	IRRIGATION
CL	CENTERLINE	LS	LIFT STATION
C.L.F.	CHAIN LINK FENCE	LT	LIGHT
CO	CLEAN OUT	MB	MAILBOX
CR	CROWN	MH	MANHOLE COVER
DI	DRAIN INLET	NEH	NEH
DG	DECOMPOSED GRANITE	OG	ORIGINAL DIRT GRADE
(E)	EXISTING	P	PAVING
EC	EDGE OF CONCRETE	PH	PHONE
EL	ELECTRICAL	PIV	POST INDICATOR VALVE
EP	EDGE OF PAVEMENT	POC	POINT OF CONNECTION
FD	FLOOR DRAIN	PP	POWER POLE
FF	FINISH FLOOR	SD	STORM DRAIN
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	TBM	TEMPORARY BENCHMARK
FP	FLAG POLE	TC	TOP OF CURB
G	DIRT GRADE	TE	TELEPHONE
GB	GRADE BREAK	TP	TOP OF PAVING
		TW	TOP OF WALL
		W	WATER

→ DIRECTION OF FLOW

BENCHMARKS

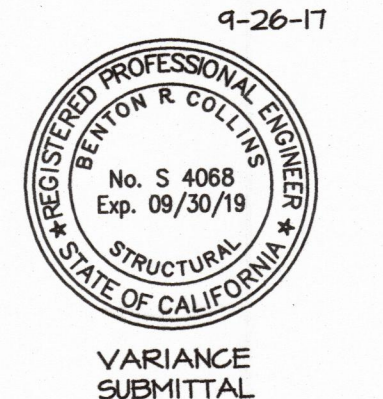
SEE PLAN FOR (E) TEMPORARY BENCHMARKS TBM NO. 1 AND TBM NO. 2 FOR REFERENCE AND CONTROL COORDINATES AND ELEVATIONS. (ALL VALUES ARE IN FEET)

NOTES

- CONTRACTOR SHALL READ, FOLLOW AND INCORPORATE ALL SPECIFICATIONS, RECOMMENDATIONS AND REQUIREMENTS OF THE GEOTECHNICAL ENGINEERING INVESTIGATION REPORT AND SUPPLEMENTS INCLUDING, BUT NOT LIMITED TO, STRIPPING, OVEREXCAVATION, COMPACTION AND RE-COMPACTION, SITE PREPARATION, GRADING, ENGINEERED FILL AND MATERIALS, GEOGRID SYSTEM, ETC. ALL ORGANIC MATERIAL, RUBBLE OR OTHER DELETERIOUS MATERIAL SHALL BE REMOVED. GEOTECHNICAL ENGINEERING INVESTIGATION REPORT FOR THE PROJECT IS: KRAZAN AND ASSOCIATES, INC. 354-348-2200 KRAZAN PROJECT NO. 012-11014 DATED MAY 23, 2011 AND SUPPLEMENTS
- SEE KEYNOTES ADDITIONAL INFO.
- ALL EXISTING DIMENSIONS, ELEVATIONS, AND CONDITIONS SHALL BE FIELD VERIFIED.
- ALL TRAVEL SURFACES SHALL HAVE SLIP RESISTANT FINISHES.

KEYNOTES

- (E) UNDERGROUND WATER LINE TO REMAIN.
- (E) UNDERGROUND FIRE LINE TO REMAIN.
- (E) UNDERGROUND WASTEWATER FORCE MAIN TO REMAIN.
- (E) UNDERGROUND CABLE TV LINE TO REMAIN.
- PORTION OF (E) CONCRETE MOW STRIP TO BE REMOVED.
- (N) TANK AND FOUNDATION DESIGNED BY OTHERS. SEE PLANS AND SPECIFICATIONS BY TANK MFR/DESIGNER FOR ADDITIONAL INFORMATION.
- APPROX. LIMITS OF OVEREXCAVATION AND RECOMPACTION OF (E) SOILS BELOW (N) TANK FOUNDATION. SEE KRAZAN SOILS REPORT NO. 021-11014 AND SUPPLEMENTAL REPORTS FOR ADDITIONAL INFORMATION. SEE SHEET C200 FOR ENLARGED PLAN AND SECTIONS AT (N) TANK AREA.



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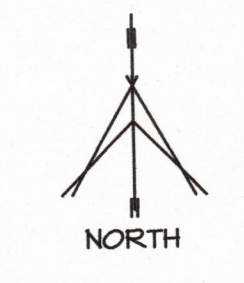
EO TANK ADDITION PROJECT:
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 351 N. BELLE HAVEN DR.
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MARK	DATE	DESCRIPTION

DATE: 9/26/17
 DRAWN BY: BC
 PROJECT NO: 17-1344

SHEET TITLE
PARTIAL SITE KEY AND GRADING PLAN

SHEET **C100**
 OF



1/16" = 1'-0"

PARTIAL SITE KEY AND GRADING PLAN

8K