

Mayor
Tom Buford
Mayor Pro Tem
John Murray
Councilmember
John Grego
Ed Martin
John Flourde



City of
LEMOORE
CALIFORNIA

**Community Development
Department**

210 Fox Street
Lemoore CA 93245
Phone ☎ (559) 924-6740
FAX ☎ (559) 924-6743

STAFF REPORT

Item # 5

TO: City Council
FROM: Holly Smyth, Chief Planner
DATE: January 11, 2006
SUBJECT: Public Hearing for Tract 791 - East Village to review the revised floor plans, elevations and overall plot plans by Del Valle Homes

Del Valle Capitol Corporation has re-submitted their elevations, floor plans, and overall plot plan for Tract 791 East Village located at the northeast corner of Smith and East D Street in Lemoore to incorporate comments of the Commission from the November meeting. Homes will incorporate six pre-plotted color schemes, which are shown on the overall footprint plan, and the following characteristics describe the floor plans:

- ? Unit A -1,698 sq. ft. 1-story, 4 bedroom/2 bath with 1-car garage and 4 elevations
- ? Unit B -2,456 sq. ft. 2-story, 4-6 bedroom/3 bath with 2-car tandem garage and 3 elevations
- ? Unit C -1,344 sq. ft. 1-story, 3 bedroom/2 bath with 1-car garage and 3 elevations

Planning Commission recommended making the following modifications be made:

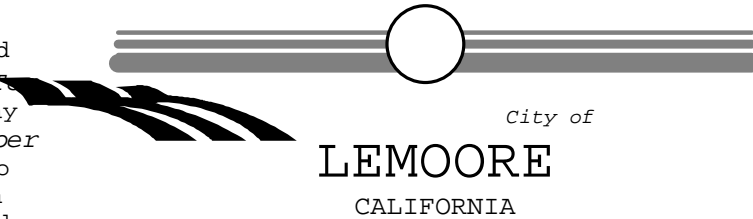
1. All Unit A and C rear elevations need to incorporate a partial or full glass rear door to allow light to travel down the long interior hallway corridor.
2. All Unit B rear elevations need to be modified to match the proposed revised floor plan which should include a bathroom window, sliding glass doors into the master bedroom, and door into the new tandem garage.
3. All Unit B left elevations need to be modified to match the proposed revised floor plan to show a window instead of a door on the first floor.

The proposed colorized Landscaping Plan / Overall Site Plan includes 38 Plan A's, 25 Plan B's, and 18 Plan C's. In several locations there were more than four of the same floor plan within a six-pack of lots facing one another. Additionally, Planning Commission recommended that in order to insure that no more than three dwelling units of the same floor plan are located on facing or adjoining lots (which is specified in the Planned Unit Development Guidelines short list) 7 of the pre-plotted floor plans needed to be modified as follows (based on the lot numbers assigned by staff included on the redlines plan in your packet):

4. Lot 16 needs be changed from a Plan A elevation 3 to Plan C elevation 2
5. Lot 21 needs be changed from a Plan A elevation 4 to Plan C elevation 1
6. Lot 24 needs be changed from a Plan A elevation 2 to Plan B elevation 2
7. Lot 40 needs be changed from a Plan A elevation 1 to Plan B elevation 1
8. Lot 56 needs be changed from a Plan A elevation 2 to Plan C elevation 1
9. Lots 58 and 63 changed from Plan B plans to Plan C models

A public hearing has been scheduled after staff's briefing to take comments and Planning Commission recommended that the City Council approve the submitted floor plans, elevations, and overall foot print plan with the modifications/recommendation listed in items 1 through 9 above.

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STAFF REPORT

Item # 4

TO: Planning Commission
FROM: Holly Smyth, Chief Planner
DATE: December 12, 2005
SUBJECT: Continuation of public hearing for Tract 791 - East Village to review the revised floor plans, elevations and overall plot plans by Del Valle Homes

Del Valle Capitol Corporation has re-submitted their elevations, floor plans, and overall plot plan for Tract 791 East Village located at the northeast corner of Smith and East D Street in Lemoore to incorporate comments of the Commission from the November meeting. Homes will incorporate six pre-plotted color schemes, which are shown on the overall footprint plan, and the following characteristics describe the floor plans:

- ? Unit A -1,698 sq. ft. 1-story, 4 bedroom/2 bath with 1-car garage and 4 elevations
- ? Unit B -2,456 sq. ft. 2-story, 4-6 bedroom/3 bath with 2-car tandem garage and 3 elevations
- ? Unit C -1,344 sq. ft. 1-story, 3 bedroom/2 bath with 1-car garage and 3 elevations

In reviewing the elevations, staff recommends the following modifications be made:

10. All Unit A and C rear elevations need to incorporate a partial or full glass rear door to allow light to travel down the long interior hallway corridor.
11. All Unit B rear elevations need to be modified to match the proposed revised floor plan which should include a bathroom window, sliding glass doors into the master bedroom, and door into the new tandem garage.
12. All Unit B left elevations need to be modified to match the proposed revised floor plan to show a window instead of a door on the first floor.

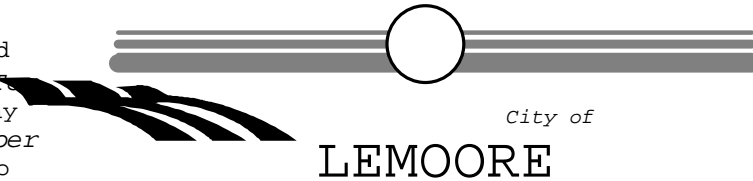
The proposed colorized Landscaping Plan / Overall Site Plan includes 38 Plan A's, 25 Plan B's, and 18 Plan C's. In several locations there were more than four of the same floor plan within a six-pack of lots facing one another. To insure that no more than three dwelling units of the same floor plan are located on facing or adjoining lots (which is specified in the Planned Unit Development Guidelines short list) five of the pre-plotted floor plans must be modified as per staff's redlines included in your packet. Lots were not labeled, so staff labeled them on the redlined drawing and the following modifications need to be made to the plotting:

13. Lot 16 needs be changed from a Plan A elevation 3 to Plan C elevation 2
14. Lot 21 needs be changed from a Plan A elevation 4 to Plan C elevation 1
15. Lot 24 needs be changed from a Plan A elevation 2 to Plan C elevation 2
16. Lot 40 needs be changed from a Plan A elevation 1 to Plan C elevation 2
17. Lot 56 needs be changed from a Plan A elevation 2 to Plan C elevation 1

The above changes would provide 33 Plans A's, 25 two-story Plan B's and 23 Plan C's.

Staff recommends that the Commission complete the public hearing, take comments, and recommend that the City Council approve the submitted floor plans, elevations, and overall foot print plan with the modifications recommended by staff in items 1 through 8 above.

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STAFF REPORT

Item # _____

TO: Planning Commission
FROM: Holly Smyth, Chief Planner
DATE: November 8, 2005
**SUBJECT: Change previous approval of Floorplans/ Elevations / Overall Footprint Plans for Tract No.791
- East Village by Del Valle Homes**

Del Valle Capitol Corporation has submitted two new elevations, floor plans, and overall plot plan for Tract 791 East Village located at the northeast corner of Smith and East D Street in Lemoore to replace the previously conditionally approved plans. Two (2) floor plans are proposed (one two story and one single story) with 3 elevations each ranging from 1,699 – 2,653 square feet in size. Three color schemes are proposed for the homes and are included in the overall plot plan.

Tract 791 – East Village/ Subdivision Map No. 2003-01 / PUD 2003-01 / CUP 2003-01 was conditionally approved by City Council Resolution No. 2003-12 on April 1, 2003, to subdivide and develop 21.96 acres into 73 single family homes and earlier this year received a one-year map extension approval with modifications to the originally conditions by City Council Resolution No. 2005-21 on May 17, 2005. The original conditions of approval required the developer to submit side elevations for the single family, duplex, and apartment units as well as a few front elevations of the single family units with garages for review and approval of the Community Development Department.

The May 17, 2005 City Council Resolution No.2005-21 amended certain conditions in Resolution 2003-12, including condition 18 to read “that the developer submit ...color sets of elevations and floor plans for the single family units, not to include carports and elevations....for review of the Community Development Department and the Commission prior to Final Map recordation.” Additionally, the number of single family and duplex homes was modified two eliminate the duplexes and build 87 single family homes instead and modify the multi-family component.

Mr. Elrod of Del Valle stated that the reason for the revision to the plans is to produce a more rich mixture of 2 story houses for a more aesthetically pleasing and more diverse feel than single story homes alone. Additionally, the revised plans will provide additional living space, as the original two floor plans that were conditionally approved were 1,164 and 1,188 square feet. The applicant has noted that they have done many studies with the one and two story houses and feel that a mixture of 32 (40%) 2-story and 48 (60%) one story was the best fit.

Staff is continuing to work with the developer to modify the submitted plans, include a third plan (possibly the originally submitted 1,186 square foot plan with enclosed garage), reduce the number of two-story plans to 18, add more color selections, and modify the overall footprint plan. Therefore, staff requests that the Commission open the public hearing, take comments, and continue the hearing to the December 12, 2005 Planning Commission meeting.