

ORDINANCE NO. 2006-04

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEMOORE
AMENDING THE ZONE DISTRICT BOUNDARIES OF PORTIONS OF
APN #'S 023-510-031, 023-510-026, 029, & 030 and 023-510-011
AS PER EXHIBITS A2 AND B2 FOR THE VICTORY VILLAGE PROJECT**

In accordance with the provisions of Lemoore Municipal Code to amend the zone map established by said Ordinance, the City Council of the City of Lemoore does ordain as follows:

SECTION 1: Incorporated territory of the City of Lemoore described as portions of Assessor Parcel Numbers 023-510-031, 023-510-026, 029, and 030 and 023-510-011 located on the north and south sides of the Bush Street alignment, west of the Production Avenue alignment, and generally west of the West Hills College Lemoore site and east of the old abandoned north-south Rossi railroad alignment shall be modified to accommodate zone changes from Exhibit A2 to Exhibit B2 under the City of Lemoore Municipal Code and the uses permitted, together with the regulations and restrictions imposed therein by said code, is hereby amended accordingly (so long as Resolution 2006-23, regarding a Mitigated Negative Declaration and a General Plan Amendment for the Victory Village property and Resolution 2005-28 with its 38 conditions are also approved).

SECTION 2: On the basis of the application and the evidence submitted to the Planning Commission, the following findings specified in Section 9-15E-6E of the Lemoore Municipal Code are made:

- a. That the proposed location of the Planned Unit Development is in accordance with the objective of the Zoning Ordinance.
- b. That the proposed location of the Planned Unit Development and the conditions under which it would be operated or maintained will not be detrimental to the Public Health, Safety and Welfare or materially injurious to properties or improvements in the vicinity.
- c. That the proposed Planned Unit Development will comply with each of the applicable provisions of Title 9 of the Lemoore Municipal Code.
- d. That the standards of population density, site area and dimensions, site coverage, yard spaces, height of structures, distance between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desirable character consistent with the objectives of the zoning regulations and will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.
- e. When the elevations, floor plans, and overall plot plan come back, the different dwellings will compliment each other and will harmonize with existing and proposed land uses in the vicinity.

SECTION 3: The City Council finds, based on all the evidence in the record including without limitation all oral and written testimony presented at the hearing on this matter, that the proposed zone designations and PUD overlay for the above described area, from Exhibit A2 to Exhibit B2, are required to achieve the purpose of the Zoning Ordinance of the City of Lemoore and that such zone designation is consistent with the purpose and application of the zone districts.

SECTION 4: This Ordinance shall take effect thirty (30) days after its adoption and the City Clerk is further directed to cause this ordinance or a summary thereof to be published by one insertion in the Lemoore Advance, a newspaper of general circulation, published in the City of Lemoore, within fifteen (15) days after its adoption.

The foregoing Ordinance was introduced at a Regular Meeting of the City Council of the City of Lemoore held on the 6th day of June, 2006 and was passed and adopted at a Regular Meeting of the City Council held on the _____ day of _____, 2006, by the following vote:

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Thomas E. Buford, Mayor

ATTEST:

Nanci C.O. Lima, City Clerk

SEE INSERT OF ZONING MAP EXHIBITS A2 & B2

CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss.
CITY OF LEMOORE)

I, Nanci C.O. Lima, City Clerk of the City of Lemoore, do hereby certify the foregoing Ordinance was duly introduced at a Regular Meeting of the City Council of the City of Lemoore held on the 6th day of June, 2006, and passed and adopted at a Regular Meeting of the City Council held on the _____ day of _____, 2006.

DATED: _____, 2006

Nanci C.O. Lima, City Clerk

