

RESOLUTION NO. 2007-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE  
RECOMMENDING THE MODIFICATION OF CONDITION #34 TO CITY COUNCIL  
RESOLUTION 2004-47 FOR THE TERRENCE B. FLATLEY  
PLANNED UNIT DEVELOPMENT NO.2004-01 / CONDITIONAL USE PERMIT NO.2004-04 / VESTING  
TENTATIVE SUBDIVISION MAP NO.2004-03 FOR COUNTY TRACT 817

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on Wednesday, November 14th 2007, at 7:00 p.m. on said day, it was moved by Commissioner Norgaard, seconded by Commissioner Kendall and carried that the following Resolution be adopted:

**WHEREAS**, Terrence Flatley has an approved Planned Unit Development / Conditional Use Permit / and Vesting Tentative Subdivision Map for Tract 817, to subdivide and develop 31.13 acres into 112 single family lots and a tot lot southwest of the 19<sup>th</sup> Avenue and Bush Street intersection; and

**WHEREAS**, phases I and II of the subdivision have been recorded, houses have been constructed therein, and the developer has requested that the original condition #34 be modified to allow Plan 3 on some corner lots; and

**WHEREAS**, the Lemoore Planning Commission held a duly noticed public hearing on November 14, 2007, and sent required notices as set forth in Section 9-15B-2C of the said code have been complied with; and

**WHEREAS**, staff has reviewed the request, CEQA is not triggered, and made appropriate changes to condition #34 so that the request would meet the intent of the Planned Unit Development to allow Plan 3 on some corner lots.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Lemoore approves this resolution which modifies Condition #34 of City Council Resolution 2004-47 once affirmed by the City Council at their December 4, 2007 meeting. Condition #34 shall read as follows:

34. Corner lots shall only allow floor plans 2 and 4, and the revised drawing shall be submitted and approved by the Community Development Planning Department. Plan 3 can also be allowed on corner lots so long as the side elevation facing the street adds architectural detailing around the windows to mimic the front elevation (i.e. pop-out and shutters) and the wainscoating on the front portion of the building shall wrap around down the side elevation walls until it intersects with the backyard fence.

All other conditions of approval shall remain as approved in City Council Resolution 2004-47.

Passed and adopted at a Meeting of the Planning Commission of the City of Lemoore held on the Wednesday November 14, 2007, by the following vote:

**AYES:** Norgaard, Kendall, Ormonde, Elgin, Moss

**NOES:** None

**ABSTAINING:** Clement


**ABSENT:** LeRoy

APPROVED:



Kim Moss, Chairperson

ATTEST:

  
Holly P. Smyth, Secretary

**\*This resolution is subject to review by the City Council pursuant to Lemoore Municipal code Section 9-15-B-2G. The City council may affirm, reverse, or modify this resolution.\***

CERTIFICATE

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

I, HOLLY P. SMYTH Secretary of the Lemoore Planning Commission, do hereby certify the foregoing Resolution of the Planning Commission of the City of Lemoore was duly passed and adopted at their meeting held Wednesday, November 14, 2007.

DATED: 11/15, 2007

  
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Holly P. Smyth, Secretary