

Mayor
John Murray
Mayor Pro Tem
John Grego
Council Members
Mary Hornsby
Ed Martin
Willard Rodarmel



**Planning
Department**

210 Fox Street
Lemoore • CA 93245
Phone (559) 924-6700
FAX (559) 924-9003

STAFF REPORT

Item # 6

To: Lemoore City Council
From: Holly Smyth, Planning Director
Date: October 31, 2007
Subject: E.IA. #2006-27 / Zone Change #2007-01 / Site Plan Review #2006-20, Applications by Simpson Housing Solutions, LLC, to construct 66-unit Multi-Family Complex

Discussion:

Simpson Housing Solutions, LLC, proposes to develop a multi-family complex called Oleander Terrace, containing 66 apartments/townhomes on a 4.9 acre site located on the north side of Oleander Avenue, south side of "D" Street, and east side of Smith Avenue. Currently a 2.9 acre portion of the site located on the south side of "D" Street is zoned RM-3 and the 2.00 acre site east of Smith Avenue and north of Oleander Avenue is zoned R-1-7. The applicant has requested to change the zoning of the entire vacant 4.9 acre site to RM-3 to conform with the General Plan designation for both parcels which is High Density Residential.

The proposed project includes 33 three-bedroom townhomes at 1,206 square feet, 33 two bedroom units at 935 square feet and 1 three bedroom manager's unit at 1,309 square feet. On-site amenities include a community recreation center with computer lab, laundry facilities, pool, spa, play area and management office. A total of 132 on-site parking spaces are proposed, of which 5 will be ADA compliant and 68 will be covered. Ingress/egress to the apartment complex will be from drive approaches off of "D" Street and Oleander Avenue

After public testimony and discussion, the Planning Commission passed the attached Resolution #2007-22 recommending that the City Council adopt Mitigated Negative Declaration #2006-27, Zone Change #2007-01 and Site Plan Review #2006-20 with conditions to construct Oleander Terrace, a 66 unit multi-family complex. Pursuant to the Lemoore Municipal Code, a second public hearing has been noticed for the City Council to take further public testimony before making the final decision on the project.

The Planning Commission's staff report, Resolution #2007-22 recommending City Council approval, and draft meeting minutes are attached for Council's review.

Budget Impact:

None.

Recommendation:

Staff recommends that Council open the public hearing, listen to staff's report, take public testimony, have a discussion on the project, and consider approving the attached Resolution #2007-43 adopting Mitigated Negative Declaration #2006-27 and Site Plan Review #2006-20 and consider approving the attached Ordinance #2007-08 changing the Zone Classification from RM-2 (multi-family) and R-1-7 (Single Family) to RM-3 (multi-family) for this site.

