

**Minutes of the Regular Meeting of the
Lemoore Planning Commission
July 13, 2009**

Chairperson Kendall called the meeting to order at 7:00 p.m.

Attendance: Elgin, Kendall, Norgaard, Marvin, Meade, Clement and Planning Director Smyth.

Absent: Ormonde

Public Comments and Inquiries: No Public Comments

Approval of Minutes of Meeting of June 8, 2009.

It was moved by Commissioner Meade, seconded by Commissioner Marvin, to approve the minutes of June 8, 2009 as submitted.

AYES: Meade, Marvin, Norgaard, Clement

NOES: None

ABSTAIN: Elgin and Kendall

ABSENT: Ormonde

E.I.A. 2009-12/ Zone Change 2009-02/ Site Plan Review 2009-05/Tentative Parcel Map 2009-02 applications by Pacific West Communities to construct 80 units of affordable multi-family senior rental units on approximately 5.36 net acres located on the southeast corner of Cinnamon Drive and Fox Street. A zone change is being sought concurrently on this and adjacent 1.89 acre parcel from R-1-7 to RM-2.5 for Phase I and RM-3 for Phase II to be in conformity with the 2030 General Plan.

Planning Director Smyth reviewed the staff report and overhead slides. She stated that the property is located on the southeast corner of Cinnamon Drive and Fox Street and that the applicant proposes to change the R-1-7 zoning of two parcels to RM-2.5 zoning for approximately 5.36 acres and RM-3 zoning for approximately 1.89 acres to conform with the 2030 General Plan. Director Smyth stated that the Tentative Parcel Map was being submitted concurrently so that the appropriate right-of-way and easement dedications may be given with the map.

Director Smyth stated that she had placed on the dais material samples with two different color schemes and roof samples that were submitted for staff to review. She stated that all the units will be served by solar power and they are looking to use solar power on the carports and on the building themselves.

Director Smyth reviewed the redlined Site Plan and Landscaping Plan.

Chairperson Kendall opened the public hearing at 7:25 p.m. and asked for testimony in favor of the project to step up to the podium.

Shellan Miller, project manager of Pacific West Communities, stated that Pacific West is the same company working on Montgomery Crossing apartment complex. Ms. Miller reviewed power point presentation of the Fox Street Villas project which included examples other projects that Pacific West Communities has built.

Chairperson Kendall asked for testimony against the project. There was none.

Commissioner Meade asked what plans did they have for the maintenance and cleaning of the solar panel units so that they will work at the peak performance as the valley is extremely dusty. Ms. Miller stated that they are aware that the panels will need to be maintained and they are having the company designing the panels to include a management plan for upkeep. She stated that they may have to hire the same way that they hire for upkeep once a year on windows, carpets, etc.

Commissioner Clement noted that the roof lines on the renderings on the Police Department side look as if there are 3 different lines. Director Smyth stated that there is only one roofline on Fox Street. She stated that condition #4 does talk about having a lighter roof color.

Commissioner Clement asked if signalization will be enhanced at Fox and Cinnamon with this addition. Director Smyth stated that enhanced railroad crossings will depend on discussions with the public utilities commission.

Commissioner Meade asked about the status of the pie shaped piece of property at the end of Heinlen Street. He stated that putting in a project and leaving that property by itself would be a huge mistake that the City would regret. He stated that otherwise it would become an eyesore, huge maintenance problem and graffiti problem. He stated that there was mention of lights, ingress, egress, roundabouts at Fox Street and Cinnamon Drive and no one has mentioned that tonight. He asked how this played in to the project.

Planning Director Smyth replied that she would have City Manager Britz reply to that question. She stated that it is mentioned in the General Plan, but Council has not yet had an in-depth discussion. The way that it is written in the General Plan, it has 8 to 10 intersections that are listed to be considered for roundabouts and this is one of them.

Commissioner Marvin stated that he thought the project that was approved on 19th ½ Avenue and Bush Street was for senior housing. Director Smyth stated that the project he was talking about that Planning Commission last approved was on Acacia Avenue and that project is family housing not senior housing.

Commissioner Meade stated that two other projects that were to go in that same location, never came through. He asked what the difference in the projects were and can they use stimulus money. Director Smyth stated that the last approval was in 1999, nothing moved forward on it and it expired. Since then the High School purchased and disposed of the property and they offered it up first to public entities. Kings County Housing executed that right, purchased the property and teamed up with the development company and that is different than the past. She stated that the company already has one complex that is already successful in our community and funding will drive the project. Smyth stated the stimulus money has already been ear-marked for shovel ready projects that have Federal NEPA clearance which is similar to our CEQA environmental review.

Commissioner Elgin asked if the small parcel, could in the future, be opened for additional parking. Director Smyth stated that she would not recommend it because of how hard it would be to get in and out.

Commissioner Norgaard questioned if they did not get enough seniors to rent the units, could you rent to non-seniors. Ms Miller stated that they could not. She stated that they do have a market survey that basically says they will not sit empty. Randy McNary of Kings County Housing Authority stated that they manage the Antlers Hotel and the Corcoran Station in Corcoran which are senior projects and they stay full all the time. Chairperson Kendall asked what qualified someone as a senior. Mr. McNary stated 55 and older, but it also depends on the program.

Director Smyth asked if Pacific West would be managing this project or would the Housing Authority? Ms. Miller stated that the Housing Authority would or they would contract it out.

Smyth stated that during tonight's discussion, staff has recommended to change Condition #6 to replace with Exhibit D that was discussed earlier allowing the use of "Sustainable Building Methods, add to Condition #10 why we are considering the six foot vinyl fence and then one change to Exhibit C with the 15 foot average landscape easement.

City Manager Britz stated that the redevelopment is in talks with the property owner of the triangular piece of property but they are not in escrow and no deal has been reached. He stated that he does not want the Commission to believe that a deal is eminent. He stated that the issue of the traffic decision, the layout is such that it can accommodate either a roundabout or signal. He stated that neither will be necessary in three months or maybe in a long time. He stated that the peak traffic is morning traffic, kids going to school, it will not have a big impact and he would like to know what we are going to do. He stated that basically the layout would allow either improvement and we'll work with the developer to make sure that there are fewer changes in the long term. He stated that changing your mind is an expensive decision so he would like to get it right the first time.

Meade stated that he concurs with Britz that the City should make the decision to go with the roundabout or the signal upfront. Marvin stated that when Follett is connected people will go down Follett and that would decrease the impact on Fox Street intersection.

The public hearing was closed at 8:20 p.m.

It was moved by Commissioner Clement, seconded by Commissioner Norgaard to recommend to the City Council to approve Ordinance #2009-09 for Zone Change #2009-02 and approve Resolution #2009-05 which approves a Mitigated Negative Declaration, Site Plan Review, and Tentative Parcel Map, with changes to Condition #6, Condition #10 and Change to Exhibit C as discussed.

AYES: Clement, Marvin, Meade, Norgaard, Elgin, Kendall
NOES: None
ABSTAIN: None
ABSENT: Ormonde

General Plan Conformity Determination regarding the 2009/10 Redevelopment Agency Budget

Director Smyth reviewed the 2030 Lemoore General Plan policies related to RDA budget line items. She stated that what we are looking at as an action is that the budget is generally in conformity with the General Plan and Housing Element so long as each item follows bolded General Plan determinations listed in the first column of the table, attached to the report, are carried out.

Norgaard asked how does the state fiscal responsibility impact the RDA funds. City Manager Britz stated that the plan is to take a million dollars this year and half million next year. However it does not impact low-moderate housing fund. Britz stated that this is the proposal and state does not have a budget. Britz explained the City's project area and how funds are distributed.

It was moved by Commissioner Norgaard, seconded by Commissioner Clement to approve Resolution 2009-06 determining that the capital expenditures proposed in the RDA 2009/10 budget are in conformity with the 2030 General Plan and Housing Element so long as each item follows bolded General Plan determinations listed in the first column of the table.

AYES: Clement, Meade, Norgaard, Elgin, Kendall
NOES: Marvin
ABSTAIN: None
ABSENT: Ormonde

PLANNING DIRECTOR'S REPORT:

Director Smyth reviewed the Activity report. She stated that Montgomery Crossing is having their open house on August 5th, 2009 and to please pencil in the date with time to come soon. Commissioner Norgaard asked how long ago it had been since they started. Director Smyth stated that they have been building for almost a year and a half. Mr. Norgaard asked if it was strictly state money not Federal. Director Smyth stated that is was strictly State and Redevelopment Agency funds and then a monthly mortgage payment for the remainder. Commissioner Clement stated that he had been approached with a question on how the project could be approved with a PG & E box right at the entrance. He stated that he didn't have an answer. Planning Director stated that PG & E tells people exactly where to put them. Director Smyth stated that other changes to 19th Avenue in the near future will include the interchange project and a Rule 20A project, similar to Lemoore Avenue for under grounding of power poles, yet to be completed. Chairperson Kendall asked if the road would be repaired there. Director Smyth replied that it would be repaired once the power pole was removed from the center of the street, they were just waiting for PG & E. Additionally, barricades will be installed at the end of Tammy Lane

Planning Director Smyth stated a confirmed date of August 24th for joint Housing Element study session with City Council. She stated that it was a normal Planning Commission day but the time would be at 7:30 p.m. instead of 7:00 p.m.

COMMISSION'S REPORT AND REQUEST FOR INFORMATION:

Commissioner Clement asked about the status of Wal-Mart and Fresh and Easy. Director Smyth stated that Fresh and Easy was waiting on their transfer station to be built up North, Stockton or Modesto and in regards to Wal-Mart, she stated that we should have received a revised traffic study about 2 weeks ago.

ADJOURNMENT: The meeting adjourned at 8:45 p.m.