

**Minutes of the Regular Meeting of the  
Lemoore Planning Commission**

**March 13, 2006**

**Co-Chairperson Silviera called the meeting to order at 7:00 p.m.**

**ATTENDANCE:** Co-Chairperson: Silviera, Commissioners: Norgaard, Elgin, Ormonde, Chief Planner: Smyth, City Attorney Bacigalupi.

**ABSENT:** Clement, LeRoy.

**PUBLIC COMMENTS AND INQUIRIES:**

Ted Sclosser, 325 Champion Street speaking in regards to Rick Silva's apartments on Champion. Sclosser questioned why the residence of 300 feet were not notified of the fact that the Rick Silva project had withdrawn their application for a Tentative Subdivision Map and to just proceed with the previously approved Site Plan.

Smyth responded to Sclosser's entire question as to why the residence were not notified of the change because application withdrawals do not require notification be given. Smyth also responded to his question regarding who received the original notices which are available for viewing at the Planning Department in the office file and look for the actual letters in the files.

Bruce German, 241 Champion Street questioned the procedure to change the existing zoning of RM-2.5. German wanted to know a solution to eliminate apartments being built in the area of Toomey and Larish.

In response to German's question, Smyth replied that they have such an item scheduled for the next Council Meeting study session regarding zoning and the vacant properties in that area.

**APPROVAL OF FEBRUARY 13, 2006 MINUTES:**

It was moved by Commissioner Norgaard, and seconded by Commissioner Ormonde to approve the minutes of the February 13, 2006 meeting as submitted.

**AYES:** Norgaard, Silviera, Elgin, Ormonde  
**NOES:** None  
**ABSTAIN:** Kendall  
**ABSENT:** Clement, LeRoy

**REVISION TO SITE PLAN REVIEW NO. 2004-13 RITE AID BRICK COLOR:**

Smyth reviewed the Rite Aid project as it was approved in February of last year. Smyth briefly passed out the color of brick that was used for the building which matches the construction drawings color but does not match the color elevation that was approved and shared with the public. Smyth stated that the color select of the dark Rite Aid brick compliments the color scheme used in the Cinnamon Square across the street and should be approved.

Mark Noack, 8145 N. Yorktown Drive, of Fresno is a regional construction manager employed by the Rite Aid Corporation. Noack is attending the meeting to clarify the brick color on the Rite Aid building at Cinnamon and Lemoore Avenue. He stated that the ink that was generated on the printing of the brick was inaccurate. He believes that the brick on the Rite Aid building and the Cinnamon Square is fairly close, and is asking that the Commission consider approving the color that exists on the building today.

It was moved by Commissioner Norgaard and seconded by Commissioner Elgin to approve the maroon brick on the existing Rite Aid building.

AYES: Norgaard, Silviera, Elgin, Ormonde, Kendall  
NOES: None  
ABSENT: Clement, LeRoy  
ABSTAIN: None

**TENTATIVE PARCEL MAP NO. 2006-01 SUBMITTED BY GOLDEN GATE PETROLEUM TO CREATE THREE (3) PARCELS FROM 2.47 ACRE SITE ON THE NORTH EAST CORNER OF 19 ½ AVENUE AND BUSH STREET:**

Smyth went over some photos of the site, described the conditions of the site, and reviewed driveway accesses, the individual parcels, public utility easements, and right of way issues. The only change that staff has to the staff report would be modifying condition number one (1) to read "Dedicate an additional 12' of right-of-way along 19½ Avenue to accommodate 42' of right-of-way and provide approximately 3' of additional right-of-way along Bush Street as confirmed by the City Engineer to accommodate 96' of right of way (43' from the Bush Street center line)...". The other conditions two through five would remain the same and include identifying new easements, correctly identifying infrastructure, repairing existing hazardous sidewalks and paying taxes.

Jim Hanson, of Zumwalt and Hanson readily accepted the conditions and was available to answer any questions.

It was moved by Commissioner Norgaard and seconded by Commissioner Kendall to make a finding that the proposal is categorically exempt from the California Environmental Quality Act pursuant to section 1-5-3-1-5 of the State guidelines.

AYES: Norgaard, Kendall, Ormonde, Elgin, Silviera  
NOES: None  
ABSTAIN: None  
ABSENT: Clement, LeRoy

It was moved by Commissioner Norgaard, seconded by Commissioner Ormonde to approve Tentative Parcel Map No. 2006-01 with the five conditions and change to Condition No.1.

AYES: Norgaard, Kendall, Ormonde, Elgin, Silviera  
NOES: None  
ABSTAIN: None  
ABSENT: Clement, LeRoy

**REVIEW OF PLANNED UNIT DEVELOPMENT CONCEPT PLAN FOR 91.31 ACRES ALONG BUSH STREET, WEST OF THE SEMAS STREET ALIGNMENT FOR VICTORY VILLAGE:**

Smyth informed Commission that today's proposal item was not requesting a decision this evening, because the environmental review from the Westside's traffic impact analysis was still missing and would not be available until a later time. Smyth went over the zoning in the area and pointed out where the traffic accesses were located and the layout of the subdivision's phase I and II on a colored aerial photo map that was handed out. The Subdivision also has submitted an approximately 20 acre parcel that is currently zoned RM-3 to change the zoning to 4 acres of Central Commercial to replace some of the commercial lost on the northside of Bush near the north-south railroad alignment. You will also notice, there will be a pocket park within the northerly Village One as well as Village Two to insure children will not have to cross any major arterial streets however. The park space with bike path space adds up to a little bit less than the required 5 acres per 1,000 but the developer is fine with adding a little bit more park space to the south of the proposed Village 2. When Staff looked over the residential plan, excluding the 20

acre piece that was mentioned, the underlying zoning could yield about 320 to about 596 housing units. The proposal only accounts for 279 units, so that it is less density than the lowest that would normally be allowed. Staff is bringing this item before the Commission because the developer and the school wanted some input from the Commission about the project proposal. This item does not have an action vote or motion related to it. It is anticipated that this item will be fully brought before the Commission as a public hearing in the month of May.

Commissioner Elgin was concerned about the loss of so much multi-family housing which might serve the students at the College.

Steve Brandt, 1840 South Central in Visalia, of Centex Homes introduced himself and mentioned that John Dutton, the developer's engineer from Provost and Prichard, and Tim Palmquist, representing Rick Tarbell, were present in the audience. Brandt expressed his request for any issues or any thoughts. He stated their development avoids cul-de-sacs, has nice gentle curving streets for a traditional feel, and makes lots front onto their parks to enhance the safety. Brandt went over draft elevation sketches of the proposed house plans and stated that they propose seven (7) house plans with multiple elevations. Each plan has two different looks and elevations, Spanish style, and Traditional style with a total of fourteen (14) different looks. Three (3) of the plans have the ability to extend the current patio off to the side. Four (4) of the plans are single story and three (3) of the plans are two story.

Commissioner Elgin was also concerned that so few plans were being offered for such a large subdivision of 250 plus lots.

Frank Gornick, 656 Cambria of Lemoore, requested that the letter he wrote to the Mayor be included in the packet. He believes that the Subdivision will be an attractive area for people to live in. He thanks everyone for keeping the College in mind. He was not concerned with the loss of some multi-family areas as proposed by the Victory Village project so as not to surround the campus with high density apartments which cause problems for campuses such as Fresno State. He also explained that no one who attends the College would live on campus. Gornick expressed his concern of one of the problems at the Bush intersection off of 41 is when the large trucks go to Leprino. Gornick suggested that the Commission ask Council to restrict trucks from that area and enter from Hanford-Armona Road and reduce the congestion of the College traffic at peak times.

Ron Meade, 1320 Cherry Lane of Lemoore, spoke of the original plan for the school district site which had a separate/private road access, then he received a call from Holly regarding this project. He expressed his feelings for wanting to have an elementary school for the children who will live in that area so that they could have a school in walking distance. The formation of schools is a big part of what the community does, so Mead believes that it is a joint opportunity between the developer, the College, the City, and the school district will help the schools, especially with the agreement for the developer to build a road on the Westside of the West Hills College site that would provide better access to the new charter school that is anticipated to open this fall. It is important that the project receive Planning Commission approval by May 21<sup>st</sup>.

Tim Palmquist of Tarbell Investment Equities is speaking for Rick Tarbell who is out of the country in India. Palmquist indicated that right now they are proposing about four (4) acres of commercial across for the College and would be glad to reduce the acreage to two (2) acres because they do not see the retail being able to support such a large site with the Walmart proposal down the street. The purpose of this item appearing on the agenda tonight was to receive input and flush out any major issues other than traffic so they can adequately make adjustments if needed.

Other Commissioners seemed to agree with Mr. Gornick in regards to removing the multi-family zoned areas from Village I of the project and felt most of the project looked good at first glance.

**CHIEF PLANNERS REPORT:**

Smyth stated that the number of building permits pulled for residential housing is 151 from July 1, 2005. Much of this increase is thought to be related to many of the eight (8) Planned Unit Developments that we have approved over the last two years finally recording their maps and pulling permits to avoid increased fees.

There will be a study session item at the March 21<sup>st</sup> City Council Meeting on the Champion/Larish area, going over the vacant lots, and the zoning in that area.

Smyth briefly went over the Planners Institute information and announced the cancellation of the March 27, 2006 Planning Commission meeting as staff would just be returning from the conference and there are no items ready for the agenda.

Smyth stated that the new Lighting and Landscape Maintenance District was adopted by the City Council and will basically effect all new single family subdivisions and include street maintainance.

**COMMISSION'S REPORT AND REQUEST FOR INFORMATION:**

There were none.

**ADJOURNMENT:      The meeting adjourned at 9:15p.m.**