

Minutes of the Regular Meeting of the Lemoore Planning Commission

July 24, 2006

Smyth noted that Chairperson Clement and Vice-Chairperson Moss would not be attending tonight's meeting and so the Commission would need to appoint an Acting Chairperson.

It was moved by Commissioner Ormonde, seconded by Commissioner LeRoy to appoint Norgaard as Acting Chairman for tonight's meeting.

AYES: Voice Vote
NOES: None.
ABSTAIN: None.
ABSENT: Clement, Moss

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

ATTENDANCE: Acting Chairperson Norgaard, Commissioners Kendall, LeRoy, Elgin, Ormonde and Planning Director Smyth

ABSENT: Commissioners Clement, Moss

PUBLIC COMMENTS AND INQUIRIES:

There were no comments or inquiries.

APPROVAL OF May 22, 2006 MINUTES:

It was moved by Commissioner Kendall, and seconded by Commissioner LeRoy to approve the minutes of the May 22, 2006 meeting as submitted.

AYES: Voice Vote
NOES: None
ABSTAIN: None
ABSENT: Clement, Moss

APPLICATION BY COKER ELLSWORTH FOR EXTENSION OF APPROVED SUBDIVISION MAP NO. 2004-02 FOR CEDAR NEST III TRACT 818 LOCATED EAST OF 19 ½ AVENUE AND SOUTH OF CEDAR LANE:

Smyth stated that this development is located on the east side of 19 ½ Avenue and on the south side of Cedar Lane. She stated that Tract 818 was approved on June 14, 2004 with 19 conditions of approval. Tract 818 subdivides 5.84 acres into 23 single family lots. Smyth stated that owner Coker Ellsworth has applied for a one year extension of his approval. Smyth stated that the applicant submitted this application prior to the expiration and under Section 8-7b-10 of the Municipal Code, thereby granting an automatic 60 day extension until the Planning Commission determination is made.

Smyth stated that staff reviewed the request based on the City's criteria for granting extensions. She reviewed the findings. Smyth stated that there are new circumstances to the map which require amending and adding conditions of approval. She stated that condition #19 needs to be modified based on the adoption of the new impact fee study. She stated that condition #20 should be added to the conditions based on the adopted Public Facility Maintenance (PFM) District just recently adopted. The initial approval did not implement the City requirement for subdivisions located with one mile of industry to record a noise and odor easement and so condition #21 should be added so that the developer shall execute and record noise and odor easements. Condition #22 should be added to reflect Silva 10 parkway style landscape and sidewalk system needs to be coordinated with Cedar Nest III.

Smyth stated that she spoke with the applicant and he is in agreement with the amendment to condition 19 and the addition of conditions 20, 21 and 22.

Smyth noted that the addition of Conditions 20, 21, and 22 and amendment to Condition #19 are included in the inclusive Resolution attached.

It was moved by Commissioner Kendall, and seconded by Commissioner Elgin to pass Resolution No. 2006-02, granting a one year extension for Tract 818 Cedar Nest III which amends Condition #19 and adds Conditions #20, # 21, and #22.

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

BOUNDARY LINE ADJUSTMENT NO.2006-01 APPLICATION BY GARY AND LINDA HAYES TO ADJUST LOTS 28 AND 46 OF TRACT 758 PHASES I AND II RESPECTIVELY LOCATED WITHIN THE FAIRWAY HOMES SUBDIVISION:

Smyth stated that Gary and Linda Hayes own two adjoining parcels located on 966 Golf Avenue and 989 Par Avenue within Tract 758. She pointed to these lots on the map. Smyth stated that the boundary line adjustment is to increase the backyard of Lot 28 by 2,415 square feet and decrease the lot size of Lot 46 by the same amount.

Smyth stated that the Subdivision Map Act limits the City review of a Boundary Line Adjustment proposal to the determination that the parcels, after adjusting their boundaries, will continue to meet City Zoning and Building Code. She reviewed zoning, parcel size/area/coverage, yard requirements and access.

Smyth stated that the Boundary Line Adjustment proposal is Categorically Exempt from California Environmental Quality Act (CEQA) as per Section 15305(a) of the State Guidelines. She stated that this section exempts "minor lot line adjustments not resulting in creation of a new parcel" from environmental assessment requirement. She suggested that Commission make a finding for the record.

In regards to Norgaard's question about the corner lot, Smyth stated that there are houses on the two lots being proposed for boundary line adjustment and a house is proposed on the vacant corner lot facing Golf Avenue once the developer is done with their project.

Smyth stated that staff recommends the Commission make a finding that the Boundary Line Adjustment is "Categorically Exempt" from California Environmental Quality Act (CEQA) as per Section 15305(a) of the State Guidelines.

It was moved by Commissioner Kendall, seconded by Commissioner Elgin to find that Boundary Line Adjustment No.2006-01 is Categorically Exempt from the CEQA.

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

It was moved by Commissioner Elgin, and seconded by Commissioner LeRoy to approve Boundary Line Adjustment No.2006-01 with the four (4) conditions as per staff report.

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

UPDATE ON GENERAL PLAN PROCESSES – SUMMARY OF JUNE 27TH MEETINGS:

Smyth stated that the agenda packet includes the summary of the June 27, 2006 joint meeting on the General Plan update. Smyth asked Commissioners to mark their calendars for the Community Meeting on August 28, 2006 in the Civic Auditorium at 7:00 p.m.. She reviewed those areas that will be discussed at this Community Meeting. She stated that the information is also available on the City's web site. She stated that City Council would like any Commissioner interested in being on the General Plan Steering Committee to submit their names to Smyth. She stated that Commissioner Moss stated that she was interested in being on the committee. Commissioners Ormonde and Kendall also noted that they would be interested.

PLANNING DIRECTORS REPORT:

Smyth noted that the City has set up the civic auditorium with generators because of the heat related outages. She stated that she had received an e-mail from City Manager Britz stating that the civic auditorium may be made available for the elderly or anyone who needs a cool area during heat related outages like what we just experienced. She stated that she would clarify with the City Manager, how long before the facility would be made available, how the information would get out to the community, and how people without automobiles might get to the civic auditorium.

COMMISSION'S REPORT AND REQUEST FOR INFORMATION:

Commissioner Ormonde asked for clarification of the ethics training that was sent by the City Clerk via an e-mail. Smyth had not seen the notice yet so she stated that she will get in touch with City Hall and ask about the dates, process and reimbursement.

ADJOURNMENT: The meeting was adjourned at 7:45 p.m.