

**Minutes of the Regular Meeting of
the Lemoore Planning Commission
October 9, 2006**

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

ATTENDANCE: Chairperson Clement, Commissioners Moss, Kendall, Elgin, Norgaard, LeRoy, Ormonde; Planning Director Smyth.

ABSENT: None

PUBLIC COMMENTS AND INQUIRIES: John Plourde noted that at the last meeting there was some question about shopping carts. He stated that the City regulations state that there is a \$50.00 fine after the 3rd offense.

APPROVAL OF September 25, 2006 MINUTES:

It was moved by Commissioner Moss, and seconded by Commissioner Norgaard to approve the minutes of the September 25, 2006 meeting as submitted.

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

TENTATIVE PARCEL MAP NO.2006-02 APPLICATION BY VILLAGE INVESTMENT PARTNERS TO DIVIDE 16.44 ACRES LOCATED ON THE SOUTHWEST CORNER OF 19TH AVENUE AND BUSH STREET, INTO FOUR (4) PARCELS AND A REMAINDER:

Smyth stated that the project consists of approximately 16.44 acres located at the southwest corner of Bush Street and 19th Avenue, north of the Flatley Homes phases 1, 2, & 3. The applicant proposes to divide the parcel into Parcel 1 consisting of 2.10 acres, Parcel 2 consisting of 1.00 acre, Parcel 3 consisting of 3.37 acres, and Parcel 4 consisting of 1.90 acres with a 6.37 acre remainder parcel plus Acacia Drive street dedication area. The applicant identified the subject site as vacant land with some grape vines and it is anticipated that the parcels east of the Acacia Drive alignment will become future commercial development.

Smyth stated that the Tentative Parcel Map application is reviewed to determine its compliance with the State Map Act, Lemoore Subdivision and Zoning Ordinances, as well as City Policies and Standards. Smyth reviewed the findings in the staff report.

Smyth stated that the division of land into four or fewer parcels is categorically exempt from California Environmental Quality Act per Section 15315 of the State Guidelines so long as all the parcels have existing access. She recommended that the Commission make a finding that the subject proposal is categorically exempt from the California Environmental Quality Act pursuant to Section 15315 of the State Guidelines and thereafter approve Resolution 2006-09, approving Tentative Parcel Map No. 2006-02 with conditions.

It was moved by Commissioner Norgaard, seconded by Commissioner Moss to find Parcel Map No.2006-02 Categorical Exempt from Section 15315 of the California Environmental State Guidelines.

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

It moved by Commissioner Moss, seconded by Commissioner Norgaard to adopt Resolution No.2006-09 approving Tentative Parcel Map No.2006-02.

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

MANDATORY AB 1234 ETHICS TRAINING – DALE BACIGALUPI:

City Attorney Dale Bacigalupi handed out the information needed to go over the AB 1234 Ethics Training required for all Planning Commission members. Mr. Bacigalupi then gave a two-hour training on ethics. All those in attendance received a certificate certifying the completion of this training session.

PLANNING DIRECTOR'S REPORT:

Smyth reviewed upcoming meeting dates of interest including the next City Council where Caleb Brock would be leading the discussion on Inclusionary Housing on October 17, 2006 at 7:30 in Council Chambers, October 30, 2006 for the next General Plan Steering Committee meeting in City Council Chambers, November 13, 2006 at 6:00 p.m. for Planning Commission at the Depot, and November 13, 2006 for the General Plan Community Meeting at 7:00 p.m. at the Depot.

Ms. Smyth then handed out the General Plan Map Atlas and General Plan community mail survey report to Commissioner's for their reference and gave a brief update of the General Plan update process.

Anticipated future items include Sugar Plum and East Village elevations, and a conditional use permit for a above ground diesel fuel tank at the existing cardlock facility at West "D" Street and Bush Street.

COMMISSION'S REPORT AND REQUEST FOR INFORMATION:

None.

ADJOURNMENT: The meeting was adjourned at 9:30 p.m.