

Minutes of the Regular Meeting of the Lemoore Planning Commission

February 12, 2007

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

Attendance: Chairperson Moss, Commissioners Kendall, Clement, Elgin, Norgaard, LeRoy, Ormonde and Planning Director Smyth

Public Comments and Inquiries: No public comments.

Approval of January 22, 2007 Minutes:

It was moved by Commissioner Clement, and seconded by Commissioner Norgaard to approve the minutes of the January 22, 2007 meeting as submitted.

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

Application by Bob Shockley to revise the conditions of approval of Site Plan Review No.2005-04 to allow the canopy roof design to be modified to better accommodate solar panels.

Smyth stated that this Site Plan was approved over a year ago to construct a one-story building for Chevron at the southwest corner of Bush Street and 19 ½ Avenue. At that time the Commission approved a canopy design to better match the architecture of the building and the applicant was not looking at solar power. Smyth stated that during the construction the applicant decided to incorporate solar panels into the project. She said in order to better accommodate solar panels on top of the canopy, the pitched metal roof structure should not be required to minimize shading inside the structure, thereby improving the amount of energy created. The applicant is requesting that the conditions of approval be modified to allow the maximum number of panels to be accommodated by changing the design of the roof structure to a "standard" Chevron canopy which can hide some of the panel view as shown on the Exhibit D.1 and D.2.

Smyth reviewed the initial approved Condition 17 as per exhibits C.1 and C.2 and Condition #22 regarding screening from the highway or view. She stated that based on the applicant's submittal, staff recommends that Planning Commission approve Resolution No.2007-03 with modifications to Condition No.17 as per Exhibits D.1 and D.2 and Condition #22 and reiterating the remaining conditions of approval.

Bob Shockley of 14819 Skyview Road in Madera, stated that Smyth did a good job on what they requested. He stated that this is a last minute change. He stated that it is going to take quite a while to get the cost back from their initial investment but the rebates will help them offset some of the costs. He stated that they are in agreement with Smyth's review and changes to the conditions. He stated that he is available for questions and that Aaron Clark from Requip can answer questions regarding the solar panels.

Aaron Clark of Requip Power stated that the standard flat canopy can utilize the entire structure and that you would not be able to see it from the road or the ground. Norgaard asked how much power will be made for the gas pumps. Clark stated that it will cover approximately 30% of their electricity need. He stated that the service station requires quite a bit of electricity. Clark stated that 30% is a good start for this type of store. The building itself does not have space available to add solar due to the vents and air conditioning units and they are utilizing the maximum space available out there.

Clark noted that they are still waiting for approval from the State of California and the rebate program has changed to the California Energy Commission to the Public Utilities Commission. He stated that their application has been sitting there for a couple of months and they are waiting for availability and approval. He stated that they should hear about the rebate in about a month and they can't proceed with the installation until they hear from the state about the refund. Clark stated that they would like to have it done within 12 months but it could take a few months longer.

Clement asked about the completion date for operation. Shockley stated that it could be ready without the solar in about 6 months. He stated that Aaron was erroneous when he said they would not do the solar if they did not get the rebate. He said that they will do the solar even if they have to pay out of pocket. They are so confident that they are not going to have problems that they guarantee the solar panels will go up.

Clark stated that they should hear within the next two months about the rebate and at that time get the supplies ordered. The actual official operation will be several months after installation.

Smyth asked if it is not funded is there another funding process. Shockley guaranteed that it will be funded and they will proceed with the panels no matter what.

Norgaard suggested revising the condition from a 12 month time frame to 18 months. Clement echoed Norgaard's sentiment. Elgin stated we want to do what we can to encourage businesses to go solar. Smyth noted that Condition No.17 will be changed from 12 months to 18 months.

It was moved by Commissioner Clement , seconded by Commissioner Elgin to approve Resolution No.2007-03 with the modification from 12 months to 18 months in Condition #17 along with the recommended changes in the staff report for conditions #17 and #22 and reiterating the remaining conditions of approval.

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

Planning Director's Report:

Smyth noted that four of the Council members attended the County's Blueprint Meeting which used clicker technology. She went on to explain the process they had for voting. She stated that there were representatives from all the cities decision makers. Air quality was the top response and it was a very productive meeting.

Smyth stated that the next meeting Commission meeting will be March 12th for the Auto Zone Site Plan Review application to build a new building on Lemoore Avenue north of the Rite Aid store. She stated that the Planning Department administratively approved two new Site Plan applications, one for Nelson Majors for a newer used car lot to be located on the southwest corner of 19th avenue and Iona Avenue and the other was for WIC on "C" Street is expanding their building to provide services 5 days a week instead of the 1 day a week operation they currently have.

Smyth noted that RDA stated that the Kings County Office of Education is moving forward with the purchase of the building next to Jaspers and will be renovating the façade using RDA funding. Additionally, the old Food King store is going to upgrade its façade with RDA funds. Renditions of both projects were shown.

Smyth stated that all reservations are booked for the Planner's Institute so the next meeting we will handing out checks and conference packets. Smyth stated that City Council will have a goal setting meeting on February 27th at 5 p.m. and the general public is invited. She said that there is no news on the General Plan Steering Committee, as Planning is still coordinating additional traffic counts with the County to validate the traffic model.

Smyth gave an update regarding the property on Par and Golf as brought forth by Commissioner Elgin at the last meeting. Smyth stated that the fence is located 5' in back of the property line and then the house's rear yard setback was 5', which allows landscaping along the fence visible to the street but makes the rear yard setback look like it does not comply. Moss stated that once the landscaping takes hold it will help this area to not look like it sticks out like a sore thumb.

Commission's Report and Request for Information:

In response to Norgaard's question regarding school sites, Smyth stated that an ordinance will be presented to the Council on the 20th to help schools in the purchasing of land. The three sites for the high school are on the west side is south of Pederson Street which is the south boundary of the College just off of College Avenue, second is next to the existing high school, and third site is north of town, at the northerly planning boundary which is prime farmland.

Clement asked for number of sales in the existing subdivisions and the number of lots remaining be brought to the next meeting. Smyth stated that she will get the information together and bring it back.

Adjournment: The meeting was adjourned at 7:40 p.m.