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**Planning
Department**

210 Fox Street
Lemoore • CA 93245
Phone (559) 924-6700
FAX (559) 924-9003

STAFF REPORT

Item # 4

To: Planning Commission
From: Holly Smyth, Planning Director / Joseph Mendiola, Assistant Planner
Review Date: March 12, 2007
Subject: E.I.A No. 2006-24 / Site Plan Review No. 2006-16 / Sign Application No. 2007-07
Applications by HR LLC, Raymond Doumanian, to construct an Autozone

A. General Information:

1. Owner: HR LLC, Raymond Doumanian
1715 N. Fine Avenue
Fresno, CA 93727
(559) 438-0185
2. Applicant/Engineer: Arthur Nave, AutoZone Inc.
123 S Front Street
Memphis, TN 38103
(901) 495-8726
3. Location: East side of Lemoore Avenue –
North of Cinnamon Drive
4. Property Descriptions: APN # 021-330-011
5. Site Area: 1.01 Acres
6. Existing Use: Vacant Land
7. Proposed Use: Retail auto parts store
8. General Plan Designation: Central Commercial
9. Current Zone Classification: CC

PLANNING COMMISSIONERS

Chairperson – Bob Clement, Vice-Chair – Kimberly Moss,
Lisa Elgin, Sharon Kendall, Angie Leroy, Marshall Norgaard, Mel Ormonde

B. Project Location & Description:

The applicant HR LLC, proposes to construct a 7,381 square foot retail auto parts facility, located on the east side of Lemoore Avenue (18th Avenue) north of Cinnamon Drive on 1.01 acres and described as Assessor Parcel Number 021-330-011, also known as Parcel 1 of P.M. 17-71 at Kings County Records Office (K.C.R.). The ingress and egress to the site will be from Lemoore Avenue via an existing driveway. An environmental evaluation has been completed and is included with this report.

C. Project Review:

The submitted site plan for the proposed AutoZone facility has been reviewed to determine compliance with City of Lemoore's policies, standards, codes and environmental impacts. The following findings have been determined:

1. Compliance with Zoning/General Plan:

The site is designated "Central Commercial" in the Lemoore General Plan and is zoned CC (Central Commercial). It is presently vacant and undeveloped. The surrounding land to the north is zoned Single Family Residential (R-1-7) and is presently vacant. Land to the east, south and west is zoned Central Commercial (CC). "Retail stores and service establishments which supply commodities or provide services primarily to meet the needs of residents of the entire community" (including drive-in restaurants/cafes, liquor stores, etc. as listed in Section 9-9A-2 of the Zoning Ordinance) are a permitted use, and therefore AutoZone's use matches the district.

2. Ingress/Egress, Internal Circulation, and Traffic:

Lemoore Avenue is a designated arterial street with an 84' overall right-of-way per recorded maps. Ingress and egress to the site will be from Lemoore Avenue by means of an existing 34'-9" wide drive approach. Cross access easements to the undeveloped site Parcel 2 to the east and to the Rite Aide parking lot are provided by recorded document of Declaration of Restrictions and Grants of Reciprocal Easements pages 1, 2 & 3 of Parcel Map 17-71, K.C.R.

According to the Institute of Transportation Engineers' 6th Edition Trip Generation book, an automobile parts sales retail store of the size being proposed would generate approximately 456.96 trips per day (an average of 61.91 trips per 1,000 square feet of gross floor area). The peak traffic period is anticipated to be on weekdays between 7:00 a.m. and 9:00 a.m. and should generate 16.31 trips during the peak hour (an average rate of 2.21 cars per hour per 1,000 square feet of gross floor area) and again between the hours of 4:00 p.m. to 6:00 p.m. which should generate 44.14 trips during the peak hour (an average rate of 5.98 cars per hour per 1,000 square feet of gross floor area).

3. Parking:

Thirty-seven (37) parking stalls are proposed for the project. This is adequate under Section 9-12-3-1D of the Zoning Ordinance for Commercial and Industrial Uses where one off-street parking space is required for every 200 square feet of retail floor area used by customers. The retail floor area to be used by customers is 4,600 square feet, therefore only 23 parking spaces are required for the proposed facility with its proposed use.

Under the American Disability Act (ADA) a minimum of two ADA parking spaces are required when providing 26 to 50 parking spaces total, therefore the project is proposing two (2) ADA parking spaces. The City Engineer requests that the four inch parking and diagonal stripes be painted white rather than the orange color presently proposed in the site plan.

Onsite traffic arrows will also need to be placed to correctly reflect traffic flows as required by the Building Department.

4. Landscape and Open Space:

The City General Plan requires a minimum of 10% of a central commercial zoned site to be landscaped. The proposed site plan identifies 15,111 square feet of landscaping which is approximately 34% of the site area. However a portion of the proposed landscaped area is proposed to be used as a temporary detention pond for storm water run-off.

Formal landscape and irrigation plans will need to be submitted to the Planning Department concurrently with the construction plans for review and approval prior to building permits being issued. This is to insure that adequate landscaping and irrigation is being provided. Landscape plans will need to include the seven foot (7') decorative block wall (masonry), unless the church, which owns the property to the north, waives such wall requirements, then a solid hedge to be at least five feet (5') in height and be in place within two years, can be used in its place. A list of the proposed trees, shrubs, grasses and groundcover type along with their respective common and scientific names shall be included in the plans. The trees along the parkway and landscape easements are required to be from the approved City Tree List.

5. Fences / Setbacks / Coverage:

Section 9-9-6 of the Zoning Ordinance requires that an ornamental solid wall or fence of at least 7' in height shall be installed on parcels abutting a residential zone district. In similarly situated areas of town, a block wall has been required with a landscape planter along one entire side to provide adequate buffering. However, the Fire Department has requested that landscaping be used instead of a block wall to minimize graffiti impact, since we know that the church intends on building their new site to the north versus residential units. The east and south sides of the property abut Central Commercial zoned property, therefore a block wall should not be required if a waiver provide by the church.

The Zoning Ordinance requires a 10' front yard, 10' side yard and a 10' backyard setback for central commercially zoned areas adjacent to UR, R, RM or PO districts. On those portions of the property that do not abut the above listed districts, no limitations exist for front, side or rear yard setbacks within the CC district, however, all buildings adjacent to collector or arterial streets are required to have a ten foot (10') landscaped easement area, thereby affecting the setbacks on the west side of the property. The proposed site plan meets all setback requirements.

The General Plan allows a maximum floor area ratio of 80% coverage for commercial properties. The floor area ratio provisions are suggested to be used in combination with lot size, lot coverage, landscaping, and building space requirements in order to ensure adequate open space and a desirable environment. The floor area ratio for this site is within the perimeters of the General Plan.

6. Onsite Lighting:

The proposed site plan identifies five (5) light poles in the parking lot adjacent to landscaping around the perimeter to light the parking areas. The exterior of the building has lighting above the employee doorways openings. Building mounted lighting should be integrated with the architectural design of the building. Exterior lighting should meet the requirements of the Building Department.

7. Public Utilities / Refuse / Fire Protection:

City water lines are available at the street (Lemoore Avenue) and will need to be brought to the site. Sewer line is available at Cinnamon Drive south of Rite Aide.

The storm drain line in Lemoore Avenue is at capacity and cannot be utilized for storm water. Therefore, Public Works requires a temporary on site storm retention drainage basin be constructed to prevent on-site or off-site flooding and adequate landscaping be provided until future lines can be constructed to tie into Heritage Park as other development occurs. Therefore, a storm drainage easement needs to be offered along the east side of the property 10' wide from the temporary basin to the north eastern corner of the property and a stub line from the north east corner of property to future storm drain line shall be constructed.

Due to the storm water runoff that will be created from the site, the National Pollutant Discharge Elimination System (NPDES) standards will need to be applied to reduce pollutants.

Both the improvement plans and the grading plans will need to be submitted for review and approval to the Public Works Department and to the City Engineer. City Engineer requires the site to be drained to the retention basin and to provide outfall structure as well as a stub out to the northeast corner of the property for future storm drain line.

The proposed refuse enclosure is shown adjacent to the southeastern corner of the building. The enclosure will need to be designed as per City standards and will need to accommodate both a refuse bin and a recycling bin. Additionally, due to the site layout and other existing trash enclosure locations, as discussed during Preliminary Site Plan Review, a 20' wide paved area shall be provided from the eastern side of the Auto Zone parking area to the north easterly portion of the Rite Aid site so that refuse trucks do not have difficulties maneuvering the area.

No additional fire hydrants are requested by the Fire Department. However, a sprinkler system is required for buildings greater than 5,000 square feet in area and a set of plans will need to be submitted with construction plans for review by the Building and Fire Departments. The proposed fire department connection (FDC) at the southeast corner of the building is not acceptable as per the Fire Chief, as prevailing winds are from the northwest and firefighters will be in the path of the smoke as they try to connect. A preferred location would be at the northwest corner of the building

8. Signs:

The Central Commercial portion of the Sign Ordinance states that the cumulative sign area of all signs for an individual business shall be based on the primary and secondary street frontage of the building and such cumulative sign area shall not exceed two-hundred (200) square feet and no individual sign shall exceed one-hundred (100) square feet. The project has only a primary street frontage of 115' as defined by the Sign Ordinance. Based on the frontage and sign allowances, a maximum of 185 square feet of signage is allowed on site.

The project proposes two wall signs which are 114 and 110 square feet in size. Additionally, a freestanding pylon sign is proposed being 18' tall and almost 17' feet across, containing about 74 square feet of signage on one side. As calculated by staff, approximately 298 square feet of signage is being requested which exceeds the total allowed by 113 square feet. Therefore, the total proposed cumulative signage package will need to be reduced to be less than 185 square feet. Due to the site location, staff

preference would be to only allow the wall signs. However, should the applicant want a freestanding sign, such sign should only be a monument type sign, rather than the proposed pole sign, similar to the size of Rite Aid's and setback far enough to not adversely affect traffic. A revised sign application package will need to be resubmitted for approval by the Planning Department to meet these requirements prior to the building permit being pulled or signs installed.

9. Dust Control:

Soil disruption during construction causes significant fugitive dust, contributing to the current air quality problem in the region. The developer will need to comply with the San Joaquin Valley Air Pollution Control District Standards as well as with the City of Lemoore's dust control requirements.

D. Public Input:

A notice of intent to adopt a negative declaration was published in the Lemoore Advance on February 15, 2007. No comments have been received. Notices to adjacent property owners were not required for this project as it is a permitted use.

E. Comments from Other Agencies/Department:

Referrals were made to various agencies and City Departments who may be impacted by the project. Comments were received from the Southern California Gas Company, City Engineer, Public Works Director and the Lemoore Fire Chief and have been considered in the preparation of this report and recommendations. A preliminary site plan review was held on November 28, 2006.

F. Environmental Impact Assessment:

A preliminary Environmental Impact Assessment of the project has been conducted by staff in accordance with the California Environmental Quality Act (CEQA) and staff has determined the proposed project to be a Mitigated Negative Declaration as shown on the attached Environmental Checklist Form.

G. Recommendation:

- The Planning Commission should adopt a Mitigated Negative Declaration for the project pursuant to California Environmental Quality Act by adopting the attached Resolution 2007-04.
- The Planning Commission should adopt the attached Resolution 2007-04 approving Site Plan Review No. 2006-16 to build an AutoZone store with the included conditions which are necessary to protect the public health, safety and general welfare. Such approval shall be valid for one (1) year and will expire on March 12, 2008.