

**Minutes of the Special Meeting of the
LEMOORE CITY COUNCIL,
LEMOORE PLANNING COMMISSION,
AND THE LEMOORE GENERAL PLAN STEERING COMMITTEE
April 9, 2007**

ATTENDANCE:

Mayor Murray; Mayor Pro Tem Grego; Council Members, Martin, Rodarmel; Planning Commissioners, Clement, Elgin, Kendall, LeRoy, Moss, Norgaard, Ormonde; General Plan Steering Committee Members, Bennett, Bolt, Dart, Day, Edelson, Garcia, German, Salyer, Steeley, City Manager Brittz; City Attorney Bacigalupi; Finance Director Cota; Police Chief Morrell; Redevelopment Project Manager Holwell; Planning Director Smyth; Assistant Planner Mendiola, Planning Technician Hobbs, Planning Clerk Bridges, City Clerk Lima.

Absent: Council Member Hornsby

PUBLIC COMMENT:

There was no comment.

PRESENTATION – GENERAL PLAN UPDATE:

Mayor Murray introduced Michael Dyett, the City's General Plan Consultant from Dyett and Bhatia.

Mr. Dyett reviewed the process and progress completed for the General Plan Update. Mr. Dyett set the propose of the meeting to review the proposed Land Use Diagram and attempt to define "Small Town Character", he then divided the group attending Council, Planning Commission, General Plan Steering Committee, and citizenry into six groups. The groups were to discuss reactions to the Land Use Diagram, complete a "Small Town Character" questionnaire independently, discuss the answers as a group and record ideas on flipcharts, and report ideas back to the larger group.

The groups shared their ideas regarding the Land Use Diagram and "Small Town Character":

- Reduce mixed use
- Traffic patterns will be a problem
- Southwest corner should be included
- Neighborhoods need to be kept safe
- Develop little league park
- Traffic –
- High school and college close together could cause traffic.
- Noise – is this really a serious problem?? Should be easy to solve
- Ingress and egress to west side
- Emergency services getting in
- Friendly, accessible, safe, unique, physical appearance, cozy
- Traffic, traffic – Lemoore Ave!!!
- Schools need to have traffic planned well and for pedestrian and emergency

- **Parks, bikepaths, small, small areas if the town can't be small (shopping areas, unique areas, small feel within a large town)**
- **Big businesses bring in the big taxes**
if not big business, we need to construct plans and policies that support small businesses
- **We don't want our small businesses to leave**
- **Who would build a business way out where that park is?**
- **Elementary school near sewer plant...**
- **Maintain prime farmland as ag**
- **Plan for adequate parking downtown! Parking with office space**
- **Walk through neighborhoods**
- **Remodeling after "yesteryear"**
- **Maintain old atmosphere**
- **Know your neighborhoods, three or four houses down**
- **Neighborhood shopping**
- **Block parties work**
- **More trees in the city**
- **Design code**
- **Farmers market**
- **People can get together – events, occasions**
- **Murals**
- **Free community events**
- **Prevent stagnation of the city – the city does need to grow!**
- **Take another hard look at 198 and 41 – potential diamond mine**
- **Large commercial development can be beneficial**
- **High school proposed location on west side is not feasible – when the college is built out there will be too much traffic congestion – choose a northern location**
- **Lack of traffic**
- **Safe recreation areas, neighborhoods**
- **Great schools**
- **Planned communities with a lot of greenery, maybe custom gated communities like across from golf course**
- **Houses are better than apartments, but condos, townhouses, will work too**
- **Lack of graffiti**
- **Can the current street system handle all the additional traffic due to growth?**
- **Need examples of business types for each color on map**
- **Entrances to the city should be focused on**

- Large visual variety of neighborhoods, businesses and parks
- Less or no big box stores, no strip malls
- Small independent owned businesses
- Community events
- Walking paths and bike paths
- Centralize the small town development in existing town, let other areas develop differently
- PUDS could hinder small town character – block walls prevent access and getting to know one another
- Busy and wide streets take away from small town character.

ADJOURNMENT:

At 7: 30 p.m. The Joint Special Meeting of the Lemoore City Council, Lemoore Planning Commission, and the Lemoore General Plan Steering Committee adjourned to the Lemoore Planning Commission.

Full digital audio recording is available.

Approved the ___ day of _____, 2007 by City Council.

John F. Murray, Mayor

Approved the ___ day of _____, 2007 by Planning Commission

Attest:

Kimberly Moss, Chairperson

Nanci C. O. Lima, City Clerk

The Planning Commission meeting was called to order at 7:40 p.m by Chairperson Moss.

Attendance: Chairperson Moss, Commissioners Kendall, Ormonde, Norgaard, Clement, LeRoy, Elgin, and Assistant Planner Mendiola; Planning Director Smyth; Attorney Dale Bacigalupi.

Approval of March 12, 2007 Minutes:

Commissioner Elgin noted that the last paragraph regarding the masonry wall should read "Leroy noted that...." rather than "Elgin". Commissioner LeRoy noted that the minutes of March 12, 2007 should reflect the meeting adjourning at 8 p.m. and not 7 p.m.

It was moved by Commissioner Norgaard, and seconded by Commissioner Clement to approve the minutes of the March 12, 2007 meeting with the change to the last paragraph to read that "LeRoy noted that." And the meeting adjourned at 8 p.m.

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

Conditional Use Permit/Site Plan Review application by First Baptist Church to place two (2) 24' x 40' portable structures on the existing first Baptist Church site located at 1050 West Bush Street:

Commissioner Norgaard noted that he would excuse himself from this item because of conflict of interest. Smyth noted that Commissioner Norgaard is excusing himself because he is a Deacon at this Church.

Assistant Planner Mendiola briefly summarized the project. He stated that the First Baptist Church which is located 1050 West Bush is requesting the placement of two 24' x 40' portable classroom that will be used for classrooms. They are proposed to be located at the southwest corner of the site. Mendiola went on to describe the Site Plan for the project. Steve Reynolds stated that no restroom will be in the building. He stated that Exhibit A is incorrect.

Mendiola reviewed the conditional use criteria as per Section 9-15B-2E of the Lemoore Municipal Code. Planning Director Smyth showed on the overhead the location of the two portables. She stated that staff is requiring two windows and the buildings should be ADA compliant. The portable buildings will need to be placed on permanent foundations and meet local, state and federal standards.

The public hearing opened at 7:50 p.m.

Steve Reynolds of 172 Grace Court stated that he is the Civil Engineer for the project and that they are in agreement with the staff report and conditions. He asked Commission for questions.

Salli Day of Bush Street stated that she lives across the street from the church and stated they are the best neighbors she could have.

There was no opposition to the application. The public hearing closed at 8:00 p. m.

It was moved by Commissioner Clement, seconded by Commissioner Kendall to approve Resolution No.2007-06 granting the Categorical Exemption determination and approving Conditional Use Permit No.2007-01 and Site Plan Review No.2007-01 to expire on April 9, 2008.

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

Application by Octavio and Rhonda Hurtado for extension to the approval of Tentative Subdivision Map N.2004-08 Tract 827 located between 19th Avenue and Vine Street:

Assistant Planner Mendiola stated that this development is located between 19th Avenue and Vine Street at the intersection of Cherry Lane and Tammy Lane. He stated that this subdivision proposes to subdivide 5.25 acres into 20 single family lots. Mendiola stated that this project was approved with conditions on February 14, 2005. The new owners applied for a two year extension of the map on February 13, 2007. Under the City's Municipal Code section 8-7B-10 the applicant's approval is automatically extended for 60 days or until the extension is approved, conditionally approved or denied whichever occurs first. Mendiola reviewed the city criteria for granting extension approvals and reviewed the findings.

Mendiola stated that under criteria F there are some new circumstances have occurred and the conditions require amending. He stated that City Council on February 20th 2007 adopted new impact fees, therefore Condition #15 was modified to reflect these changes. Mendiola stated that Council also adopted Ordinance No.2006-01 pertaining to a Public Facility Maintenance District (PFM). Therefore, Condition #17 was added to reflect the inclusion of the PFMD. Condition No.18 was added to the conditions based on City Engineer's analysis of the storm drainage needs in the area due to the future interchange capacity for 19th Avenue at State Highway 198 which will remove some of our existing drainage capacity at the 19th Avenue Park. Mendiola noted that Planning Director Smyth would review this portion of the item as she was involved in the discussion of the drainage needs for this area.

Smyth stated that the City Engineer determined that the City will need to acquire two additional acres of land to adequately handle storm drainage once the interchange is built. She stated that staff has started to view various options which she showed on the overhead. Smyth stated that this is why we would like to add Condition #18 to allow the maximum flexibility to the applicant and the City in regards to the final map so that the street and ponding park design can be appropriately completed.

Smyth noted that discussing Condition #17 with Attorney Dale Bacigalupi, he suggested to add "as applicable" to the last line of Condition #17. She also noted that some changes to Condition 18 as per the handout.

Octavio Hurtado, new owner of Tract 827, stated that he was made aware of the proposed changes just recently by the City Manager and Planning Director and he will work with the City to come up with a plan that will work. He stated that this information was hard to swallow but he understands why changes need to be made.

It was moved by Commissioner Clement, seconded by Commissioner Ormonde to approve Resolution No.2007-05 approving with amendment to Condition #15 and additions of Conditions #17 and 18 and reiterating the original conditions of approval for two year extension of tract 827 making the expiration date February 14, 2009.

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

Planning Director's Report:

Smyth stated that the receipts from the conference should be submitted so that we can get the expense sheets completed. She stated that there will be a hard hat tour of the senior/children day care center on the 10th at 3 p.m. and all are invited for the tour. Smyth noted that the next Planning Commission April 23rd meeting is cancelled so the next regular meeting is May 14, 2007. She stated that the PUD review for Heritage Acres, the site plan for the Walgreens project and a parcel map for property within the Lemoore Industrial Park are scheduled for the May meeting.

Commission's Report and Request for Information:

There was none.

Adjournment: The meeting was adjourned at 8:30 p.m.