

**RESOLUTION NO. 2007-11**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF LEMOORE APPROVING NEGATIVE DECLARATION 2006-25 /  
BOUNDARY LINE ADJUSTMENT 2007-02 / SITE PLAN REVIEW NO. 2006-17  
TO CONSTRUCT A WALGREENS PHARMACY**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on May 14, 2007 at 7:00 p.m. on said day, it was moved by Commission member \_\_\_\_\_, seconded by Commission member \_\_\_\_\_ and carried that the following Resolution be adopted:

**WHEREAS**, Hudo Phoenix, LLC has submitted an application Boundary Line Adjustment 2007-02 to adjust the lot lines between Assessor's Parcel No's 021-039-020 and 021-039-021 to create a 1.139 acre lot, described as Parcel 2 and a .315 acre lot for the existing home;

**WHEREAS**, Site Plan Review No. 2006-17 was also submitted to demolish the existing commercial buildings and construct a 2-story 15,449 square foot Walgreens retail pharmacy store; and

**WHEREAS**, staff determined that a Negative Declaration should be adopted under the California Environmental Quality Act; and

**WHEREAS**, the proposed Walgreens site is located on the northwest corner of Lemoore Avenue and Hanford-Armona Road described as Assessor's Parcel No. 021-039-020 as well as on a portion of the current APN# 021-039-021; and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Lemoore does hereby approve a Negative Declaration for the project, approve a Boundary Line Adjustment for the site and approve the attached Site Plan Review No. 2006-17 to expire on May 14, 2008 with the following conditions of approval pertaining thereto:

1. Prior to the issuance of a building permit, the taxes owed on the property shall be paid and a Boundary Line Adjustment shall be recorded. Additionally, dedications shall be made along Lemoore Avenue so that a total of 42' of right-of-way will exist from the centerline, a total of 48' of right-of-way shall exist from the centerline of Hanford-Armona Road along the Walgreens project and 42' along the Gravance property, and that a 10' Public Utility Easement be given behind the right-of-way and a 30' curb radii given in in a format approved by the City Engineer, accepted by the City Council and recorded by deed.
2. Improvements to the northerly portion of Hanford-Armona road will need to include appropriate paveout, curb, and gutter in accordance with requirements of the City Engineer and Public Works Departments and included in improvement drawings. Appropriate striping shall also be provided along Hanford-Armona Road and Lemoore Avenue to allow legal left turn movements. Any existing City improvements on the northwest corner of Hanford/Armona Road and Lemoore Avenue that must be relocated to accommodate the 30' curb radii shall be the responsibility of the developer and shall be built to meet the standard requirements per Public Works. Any improvements made within the City right-of-way will need and encroachment permit.
3. A bike rack to accommodate at least six (6) bicycles shall be incorporated into the site and located in a visible and accessible area. The proposed rack type and location shall be submitted to the Planning Department for approval prior to a building permit being issued.

4. A ten foot (10') wide landscape easement shall be installed along Lemoore Avenue and Hanford-Armona Road adjacent to monolithic sidewalk as per Exhibit A. If trees are planted closer than 5' from the sidewalk, trees from the City's Street Tree list will need to be utilized. A 5' wide landscape buffer shall be incorporated along the northern portion of the site per the requirements in Section 9-7C-7-H 2 of the multi-family portion of the Zoning Ordinance to provide adequate buffering to adjacent residents. Two additional trees shall be incorporated into triangular shaped tree wells as shown on Exhibit A to provide a softening of the long building wall.
5. An 8' wide monolithic sidewalk shall be installed along Lemoore Avenue and Hanford-Armona Road to better transition with the surrounding sites. Additionally, an 11' concrete sidewalk area shall replace the existing 11' asphalt area in front of the Granvance residence.
6. A 7' high decorative masonry wall, matching the Orco Block Orco Tan color material being using on the Walgreens building along the northern and western boundaries of the new parcel lines. The only exceptions will be using the existing carport block wall tied into the new wall and painted to match the new wall, and the front 20' of the wall closest to Hanford-Armona Road which shall be 3' to allow vehicular visibility as shown on the submitted site plan. A locked gate from Walgreens to the residential site will be allowed so long as it is a 7' tall solid metal gate, painted "Orco Tan", not the proposed cedar.
7. All exterior lighting should be placed in such a manner as to not produce excessive lighting or glare to adjacent residentially zoned properties as to constitute a nuisance. The proposed on-site light pole on the northerly property line near the Lemoore Avenue driveway shall not be installed. Building mounted lighting should be integrated with the architectural design of the building and shall be shown in the construction drawings. Two (2) new City Street lights shall be installed adjacent to the project site, one just north of the driveway approach on Lemoore Avenue and one on the eastside of the Hanford-Armona Road drive approach.
8. All public improvements such as sanitary sewer, storm drainage, water, and streets shall be installed in accordance with the City of Lemoore design standards and applicable Master Plans. The storm drain system must be upgraded to handle run off and meet NPDES regulations. Power to the Walgreens building cannot continue to access power poles to the north overhead, and must be under-grounded
9. One (1) fire hydrant shall be installed onsite as shown on the Site plan at the southwest corner of the property west of the Hanford-Armona Road driveway approach in the landscape strip. In addition to the building fire sprinklers, sprinklers will be installed above the exterior trash container area per the City Fire Chief.
10. The applicant shall work with the Lemoore Postmaster to re-incorporate the existing mailbox drop box into the new project site in Landscape Area A.
11. The wall signage is approved as submitted and attached with the exception of the monument sign. The monument sign must be located outside the "30' visual triangle" and the red LED lighting must be approved by the Police Chief in writing.
12. The applicant will be required to submit a construction notification to the District for the project and the developer shall comply with the Fugitive Dust Control Standards of the San Joaquin Valley Unified Air Pollution Control District at all times.

13. In accordance with the findings of City Council Resolutions: 2006-46 adopted on December 5, 2006; 2006-48 and 2006-49 adopted on December 19, 2006; 2007-01 adopted on January 16, 2007; 2007-04 adopted on February 20, 2007 and the Colgan Consulting Corporation Development Impact Fee Study Report, the project will have an impact on the need for new public facilities and improvements in the City. The costs associated with these impacts and the connection between the need for new public facilities and the proposed project are set forth in these five (5) Resolutions listed along with the Colgan Report. As a result, the applicant shall be subject to and shall pay the impact fees as set forth in these five (5) Resolutions.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on May 14, 2007, by the following votes:

**AYES:**

**NOES:**

**ABSTAINING:**

**ABSENT:**

**APPROVED:**

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**Kimberly Moss, Chairman**

**ATTEST:**

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**Holly P. Smyth, Secretary**

**CERTIFICATE**

**STATE OF CALIFORNIA**

**COUNTY OF KINGS )**  
**CITY OF LEMOORE ) ss.**

**I, Holly P. Smyth, Secretary of the City of Lemoore's Planning Commission, do hereby certify the foregoing Resolution of the Planning Commission of the City of Lemoore was duly passed and adopted at a Regular Meeting of the Planning Commission held on May 14, 2007.**

**DATED: \_\_\_\_\_, 2007**

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**Holly P. Smyth, Secretary  
Lemoore Planning Commission**