

**Minutes of the Regular Meeting of the
Lemoore Planning Commission
July 28, 2008**

Vice-Chairperson Kendall called the meeting to order at 7:00 p.m.

Attendance: Commissioners Ormonde, LeRoy, Elgin, Norgaard, Kendall, Planning Director Smyth and City Attorney Bacigalupi.

Absent: Commissioners Clement, Moss

Public Comments and Inquiries: There was none.

Approval of Minutes of Meeting of June 9, 2008:

It was moved by Commissioner Norgaard, seconded by Commissioner LeRoy to approve the minutes of June 9, 2008 as submitted.

AYES: Voice Vote

NOES: None

ABSTAIN: Kendall, Ormonde

ABSENT: Clement, Moss

Sign Ordinance – Amending the Zoning related predominantly to Highway Oriented and Directional Kiosk Signage and other minor provisions

Smyth stated that back in January when Planning Commission and City Council discussed a new highway oriented sign section being added to the Zoning Ordinance, staff noticed that additions and modifications to the City's signage policies was needed because of unclear portions of policies, and the adoption of the 2030 General Plan. She stated that staff's goal is to implement the direction provided by the Planning Commission and City Council back in January in the creation of a new highway oriented sign ordinance, add provisions that stemmed from the adoption of the new General Plan and address some of the recent concerns of the development community and staff had while maintaining the overall purpose listed in the sign ordinance and General Plan.

Smyth stated that the main purpose of the existing sign ordinance is to protect the aesthetic integrity of the community and minimize the possible adverse effects of unsightly, inharmonious and hazardous signs while enhancing the City's ability to attract sources of economic development and growth. She stated that the related City goals include preserving Lemoore's small town character and ensure that new commercial development enhances Lemoore's quality of life. Smyth noted that the new 2030 General Plan policy CD-I-18 states that the City will "Update standards in the Sign Ordinance to regulate all commercial signs, logos, banners, and other forms of commercial signage in Lemoore, including separate standards for highway-oriented signs and a prohibition of billboards.

Smyth reviewed the staff report and draft Ordinance that would replace Chapter 14 of the Zoning Ordinance for signs, pointing out to the Commissioners those sections that were added and those sections deleted/changed. She reviewed the highway sign and the kiosk sign portions and gave examples.

The public hearing was opened at 7:30 p.m.

Commissioner Norgaard commented on the tall signage on Highway 41.

Commissioner Elgin asked if the Downtown group was happy with the changes. Michelle McGee from the Chamber nodded yes.

Elgin suggested not charging for an appeal of the section referring to 'modification of sign provisions'. Smyth suggested if this is the wish of the Planning Commission then a possible change would include "not charge any appeal fees or hold any additional public hearings" related to appealing the Planning

Director's decision to modify or not modify the application of the written sign regulations discussed in Section 9-14-5-5-C.

Kendall asked if there was anyone in opposition, no reply and she closed the public hearing at 7:55 p.m.

It was moved by Commissioner Norgaard, second by Commissioner Ormonde to recommend to the City Council to approval Ordinance #2008-06 with the addition regarding no fee for sign appeal.

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

Residential Zoning Ordinance – Amending the Zoning regarding Carports, Accessory Structure and other minor provisions

Kendall opened the public hearing at 8:00 p.m.

Smyth stated that she would ask that the public hearing for this item be continued to the August 25, 2008.

It was moved by Commissioner Norgaard, seconded by Commission Ormonde to continue the public hearing to the August 25, 2008 Planning Commission Meeting.

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

Application by Don Slattery of Pacific West Communities, Inc., extending Density Bonus #2007-01/ Site Plan Review #2007-04 located on the east side of 19th Avenue, north of 19th Avenue Park (Vierra Field) and north of the future Tammy Lane alignment.

Smyth reviewed the staff report. She stated that the original Density Bonus and Site Plan were approved by City Council Resolution 2007-26 on July 3, 2007. She stated that on June 16, 2008 an application for a one (1) year extension was received for this project. Smyth noted that a copy of an email from Pacific West Communities is attached to the report stating that they did concur with the modifications that were made to the conditions of approval.

Commissioner Ormonde asked if the tot lot area will still have a shade tree. Smyth stated that there is a tree required in the tot lot area in the original conditions.

It was moved by Commissioner Nogaard, second by Commissioner LeRoy to approve Resolution #2008-16 pertaining to a one year extension to Density Bonus #2007-01/Site Plan Review #2007-04 for Montgomery Crossing Apartments with the modifications as stated and reiterating all original conditions of approval.

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

Planning Director's Report:

Smyth stated that the Lemoore Advanced had a really nice article regarding the Antlers Hotel award the City is receiving for the California Historic Preservation Foundation. She stated that even though the hotel project has been completed for a few years the project Architect submitted paperwork for a Historic Preservation Award for this project and for a project in Fresno. She stated that the Architect thought that Fresno had a better chance at receiving the award but Lemoore won and the award which would be

presented to the City at their conference in Long Beach in October.

Smyth stated that unless something comes up there will be no meeting on August the 11th and so the next regular meeting is scheduled for August 25th which may include the 2008/09 & 2009/10 Capital Improvement Program Budget. Also Mr. Bacigalupi is working on the Noise Ordinance and we will be seeing that in one of our upcoming meetings.

Smyth introduced Nathan Bouvet, Associate Planner for the City.

Commission's Report and Request for Information:

There was none.

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