

**RESOLUTION NO. 2008-20**

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF LEMOORE APPROVING TENTATIVE PARCEL MAP MERGER  
APPLICATION #2008-06 / CATEGORICAL EXEMPTION #2008-21 FOR JAY PATEL  
TO MERGE 1.41 ACRES AND 0.81 ACRES**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on December 8, 2008 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**, Jim Hansen of Zumwalt-Hansen Inc., on behalf of Jay Patel of Best Western Inn & Suites has submitted an application for Tentative Parcel Map #2008-06 to merge a 1.41 acre and 0.81 acre adjacent parcels; and

**WHEREAS**, the proposed site is located on the corner of East Bush and East "D" Streets and described as Assessor's Parcel #023-020-040 and 023-020-070 and located at 820 East Bush Street; and

**WHEREAS**, the staff has determined that the project should be Categorically Exempt under section 15305 of the California Environmental Quality Act (CEQA); and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Lemoore does hereby find the project to be Categorically Exempt under CEQA and approves Tentative Parcel Map Merger #2008-06 to which conditions shall be met and Final Map recorded on or before December 8, 2010 with the following conditions of approval pertaining thereto:

1. The Final Map shall include all items required by Section 8-7C-13 and 8-7C-14 of the Lemoore Municipal Code. Additionally, all items listed in the Preliminary Title Report and the Redlined Tentative Parcel Map shall be addressed or resolved on the Final Map.
2. The real property taxes to be affected by the parcel map, shall be paid prior to the recordation of documents with Kings County Recorder.
3. Pedestrian connectivity must be re-established on the south side of property between the first and second construction phases as originally approved by putting some sort of glass key-entry doorway in place with panic hardware on the hotel side of the entry or similar and a pedestrian easement in the breezeway shall be recorded.
4. A pedestrian/landscape easement shall be given in favor of the City around the hotel perimeter as generally depicted on the redlined tentative parcel map highlighted in yellow. Additionally, bark or other acceptable landscaping must be installed and maintained to meet the original approval
5. A storm line easement shall be given in favor of the City through the northern portion of the property at the intersection of East Bush and East "D" Streets \_\_\_\_\_' in width where the utility is located as generally depicted on redlined tentative parcel map, highlighted in blue.
6. A 10' Public Utility Easement (PUE) will need to be provided around portions of the property adjacent to public streets so there are no gaps, as generally depicted on redlined tentative parcel map highlighted in purple.

7. The existing 15 foot access easement at the southerly lot line of Lot 5, as shown on County Tract 786, is not in the preliminary report, and proof must be submitted that the easement has been properly vacated or it shall need to be properly vacated with the recording of the Final Map.
8. A bus shelter easement shall be given within the Public Utility Easement (PUE) / landscaped area along East "D" Street for possible future bus stop location.
9. An additional 2' of right of way needs to be dedicated across Assessor Parcel Number 023-020-040 along the street frontages for a total right of way of 42 feet along both East "D" and East Bush Streets as generally depicted on redlined tentative parcel map, highlighted in red.
10. The Final Map needs to reference "Lot 6 of County Tract 786 (LSP 19-60)" per the City Engineer, as shown on the redlined map.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on December 8, 2008, by the following votes:

**AYES:**

**NOES:**

**ABSTAINING:**

**ABSENT:**

**APPROVED:**

---

**Sharon Kendall, Chairman**

**ATTEST:**

---

**Holly P. Smyth, Secretary**

Insert Redlined Tentative Parcel Map

**CERTIFICATE**

**STATE OF CALIFORNIA**

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

**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 December 8, 2008**

**DATED: \_\_\_\_\_, 2008**

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