

**RESOLUTION NO. 2008-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE  
APPROVING CATEGORICAL EXEMPTION #2007-19,  
VARIANCE #2008-01, AND SITE PLAN REVIEW #2007-12  
TO CONSTRUCT A MULTI-FAMILY DUPLEX BY MATHEW STOLL**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on February 11, 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**, Mathew Stoll, has submitted an application for Site Plan Review to construct a multi-family duplex on a 8,150 square-foot site; and

**WHEREAS**, the applicant has submitted an application for Variance from Section 9-7C-7.E.2 and Section 9-7C-7.H.3 of the Lemoore Municipal Code to allow a 5' side yard setbacks and to allow a 20' wide driveway for their duplex project which will allow for improve design; and

**WHEREAS**, the duplex contains 2 three-bedroom units of 1,320 square feet each, detached garages for 2-cars of 400 square feet each for a total of 4-cars and 800 square feet.; and

**WHEREAS**, the proposed duplex is located on the north-side of West D Street, west of Martin Street, more specifically known as Assessor's Parcel Numbers 020-064-005 with the address of 626 West D Street: and

**WHEREAS**, the zoning on the parcel is Medium Density (RM-2.5) and the General Plan designation is Medium Density (Multi-family); and

**WHEREAS**, staff conducted an environmental assessment and determined that the proposed project is Categorical Exempt under the California Environmental Quality Act (CEQA); and

**WHEREAS**, the Lemoore Planning Commission held a duly noticed public hearing at their February 11, 2008; and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Lemoore does hereby:

- I. Find that as per the Variance Section 9-15F-3-F1 of the Lemoore Municipal Code that a) the strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship, inconsistent with the objective of this Title, b) there are special circumstances or conditions applicable to the property involved such that strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district, and c) the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.
- II. Approve Categorical Exemption No. 2007-19 pursuant to CEQA.
- III. Approve Site Plan Review No. 2007-12 to construct multi-family duplex unit with expiration date of February 11, 2009 subject to the following conditions:

1. The submitted site plan is approved as shown on the redlined sheet 1 with the following conditions. Modifications to such shall require re-submittal of new plans along with the required fees to the Planning Department for re-approval.
2. No parking signage shall be required for the parking area to ensure adequate room to enter and exit the garages.
3. All existing and proposed tie-ins to utility shall be identified on construction drawings and engineering plans prepared by a Registered Civil Engineer as coordinated with the Public Works Department. Storm water runoff shall be diverted away from any adjacent property. Water runoff for the site shall be identified on the construction drawings and shall be reviewed and approved by the City Engineer.

Trash receptacles shall be stored out-of-sight and behind a fenced area, and shall only be exposed on trash pickup days for no longer than 24 hours. Such trash areas shall be located as shown on the redlined site plan.

Air conditioning units shall not be located on roofs but ground mounted in general area shown on redlined site plan

A new fire hydrant shall be installed at the front of the lot adjacent to D Street.

A street light will be required to be installed at the south-west corner of the property to match the Historic downtown black street lights. Exterior lights shall be added to the buildings as generally shown on the redlined drawings to add safety and architectural detailing to match the building and not glare onto adjacent properties.

4. The project needs to provide adequate sidewalks along the project by replacing any damaged sidewalk in a monolithic pattern to match adjacent lots and meeting ADA standards at the drive approach as determined by the Building Department to ensure safe travel.

Two street trees shall be provided at the front of the lot as shown on the redlined site plan. All landscaping shall be provided with drip irrigation to insure good health and proper growth and shall be maintained at all times.

5. New six foot (6') cedar fencing should only be installed as generally shown on the redlined site plan or to replace a severely damaged fence and not create two fences or solid surfaces next to one another.
6. Additional exterior details shall be added to the structures to provide both a better residential atmosphere design to the neighborhood, as reflected on the approved redlined drawings.

A two-toned color scheme will need to be submitted for approval and will should be of a neutral tone to blend with the adjacent neighborhood and from the Downtown Historic color palette. The roof color should also blend with the existing neighborhood. Any utilities should be screened from public view and utility doors or objects should also be painted to match adjacent objects

7. Signage was not submitted for the project and will require a separate application and administrative approval process before any installation will be allowed.
8. *The developer shall comply with the Fugitive Dust Control Standards of the San Joaquin Valley Unified Air Pollution Control District and the City's Dust Control Ordinance at all times.*

9. *Upon completion of any infrastructure improvements and their acceptance by the City, the developer's engineer shall prepare drawings of as built improvements and shall submit to the City one reproducible and three blue line copies for the City's records in addition to a digital copy.*
  
10. *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.*

This approval shall expire February 11, 2009 and all required permits and approvals shall be obtained within this period.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on February 11, 2008 by the following votes:

**AYES:**  
**NOES:**  
**ABSTAIN:**  
**ABSENT:**

**APPROVED:**

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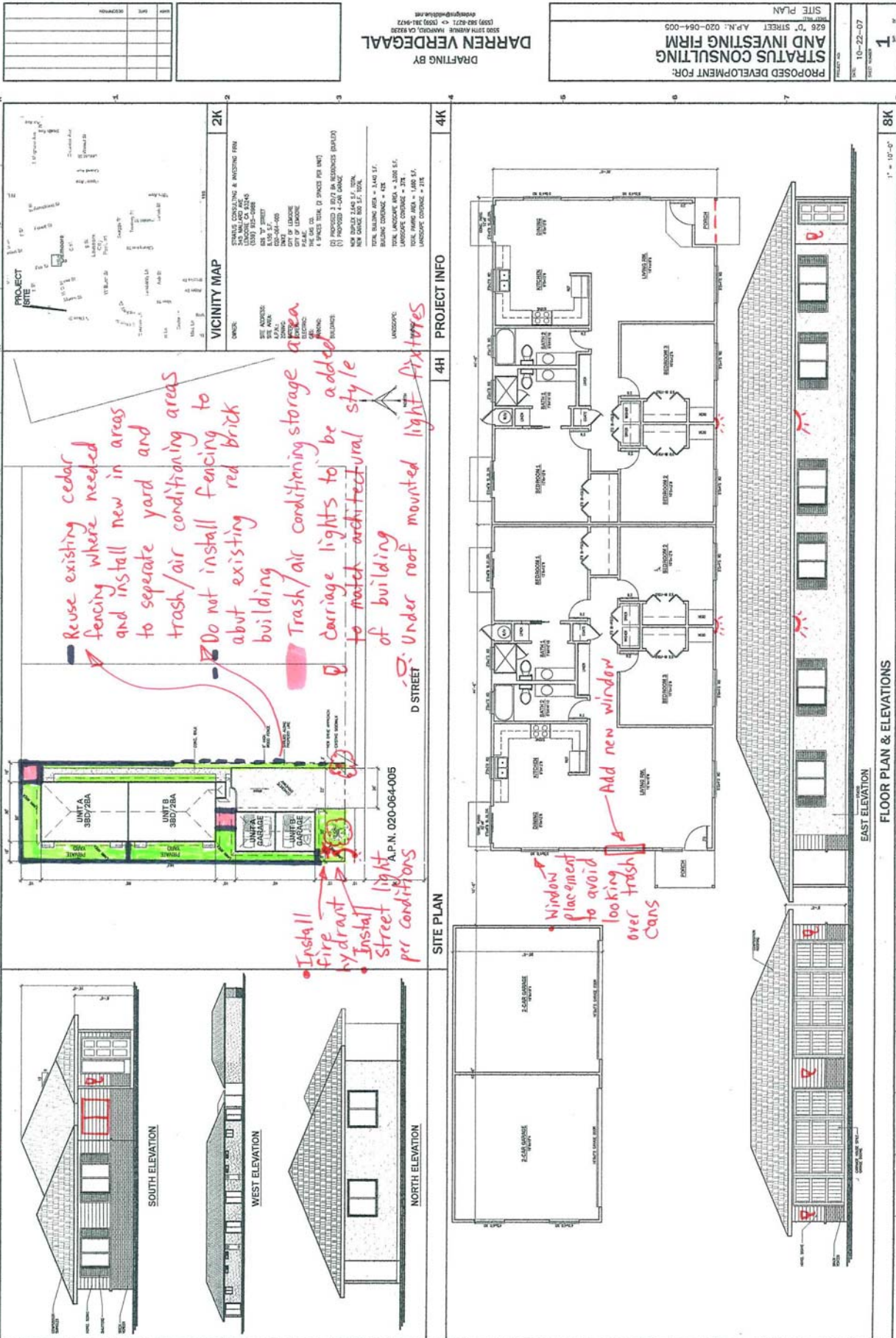
**Kim Moss, Chairperson**

**ATTEST:**

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**Holly P. Smyth, Secretary**

Redlined Drawings



DATE	DESCRIPTION

**VICINITY MAP**

STRATUS CONSULTING & INVESTING FIRM  
 626 "D" STREET  
 LAUREL CA 93345  
 (562) 942-0271 • (562) 942-0272  
 STRATUSCONSULTING.COM

PROJECT: 10-22-07  
 SHEET NUMBER: 1

**DRAFTING BY**  
**DARREN VERDEGAL**

PROPOSED DEVELOPMENT FOR:  
**STRATUS CONSULTING AND INVESTING FIRM**  
 A.P.N.: 020-064-005  
 626 "D" STREET  
 LAUREL, CA 93345

**PROJECT INFO**

UNDER: STRATUS CONSULTING & INVESTING FIRM  
 626 "D" STREET  
 LAUREL CA 93345  
 (562) 942-0271  
 (562) 942-0272  
 STRATUSCONSULTING.COM

OWNER: STRATUS CONSULTING & INVESTING FIRM  
 626 "D" STREET  
 LAUREL CA 93345  
 (562) 942-0271  
 (562) 942-0272  
 STRATUSCONSULTING.COM

DESIGNER: STRATUS CONSULTING & INVESTING FIRM  
 626 "D" STREET  
 LAUREL CA 93345  
 (562) 942-0271  
 (562) 942-0272  
 STRATUSCONSULTING.COM

DATE: 10-22-07  
 SHEET NUMBER: 1

**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 February 11, 2008.

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

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