

RESOLUTION NO. 2008-03

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE APPROVING
MITIGATED NEGATIVE DECLARATION 2007-21 AND SITE PLAN REVIEW NO. 2007-09 TO
CONSTRUCT AN 83 ROOM THREE STORY CANDLEWOOD SUITES HOTEL
BY LEMOORE EQUITY PARTNERS**

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, Lemoore Equity Partners, have submitted an application for Site Plan Review to construct an 83 room three (3) story Candlewood Suite Hotel on a 3.49 acre site; and

WHEREAS, the project contains 83 rooms with kitchenettes, spa, swimming pool, fitness center, laundry facility, and small convenience store; and

WHEREAS, the proposed Candlewood Suites Hotel is located at the northwest corner intersection of East D Street and Daphne Street, more specifically known as Assessor's Parcel Numbers 023-020-037: and

WHEREAS, the zoning on the parcel is Commercial Highway (CH) and Professional Offices (PO), and the General Plan designation is Highway Commercial and Professional Offices; and

WHEREAS, staff conducted an environmental assessment and determined that a Mitigated Negative Declaration should be filed under the California Environmental Quality Act (CEQA); and

WHEREAS, a public hearing was noticed in the Lemoore Advance January 31, 2008, and notices were sent to the property owners within 300' of the subject sight January 23, 2008 (more than 10 days in advance of the meeting), and 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 approves the Mitigated Negative Declaration No. 2007-21 pursuant to CEQA and Site Plan Review No. 2007-09 to construct an 83 room Candlewood Suites Hotel with expiration date of February 11, 2009. Approval to include the following conditions:

1. The project shall be developed as per approved plans, and any deviation from the approved plans will require re-submittal, payment of appropriate fees, and a new approval by the Planning Department, unless covered in the conditions below.
2. Phases II and III are not a part of this application and will require a separate Site Plan approval review.
3. Prior to the issuance of a building permit, all dedications shall be submitted in a format approved by the City Engineer, accepted by the City Council and recorded by deed. Such dedications shall allow for a total of 40' of right-of-way from the centerline of Daphne Street and any turn pockets as required to minimize traffic conflicts as per the requirements of the City Engineer.
4. Handy-cap ramps shall be installed at curb return at the northwest corner of East D Street and Daphne Street, at the entrance to the building, and any other ramp required per the American Disability Act, shall be approved by the City Engineer.

5. Any existing City improvements on the northwest corner of East D Street and Daphne Street that must be relocated to accommodate a 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 require an encroachment permit.
6. The lines for Phase I, II and III shall be moved in order to incorporate the construction of both the ingress and the egress within each respective phase.
7. A bike rack shall accommodate at least six (6) bicycles and shall be incorporated into the site and located within 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.
8. No less than at least ten percent (10%) of the parcel shall be landscaped. Landscaping shall be incorporated into the parking lot area.
9. A ten foot (10') wide landscape easement and a five (5') wide parkway shall be installed along both Daphne Street and East D Street. These shall incorporate city approved street trees at an average spacing of 20' on center within the landscape easement and at an average of 40' on center within the parkway.
10. Additional trees shall be incorporated into the parking lot and along the north, west and south property line landscaped buffers.
11. A 7' high decorative masonry wall shall be installed between the residential and commercial zoned parcel and again between the professional office and the commercial zoned parcels.
12. A 7' wide landscape buffer strip shall be installed along the west and northerly portions of the site and shall be planted with City approved trees at an average of 20' on center.
13. In order to comply with the 2030 General Plan policy for Mixed Use designations the overall design of the project shall provide a pedestrian friendly environment as delineated on the approved redlined plans (Exhibit A) and the submitted staff report.
14. Building mounted lighting shall be integrated with the architectural design of the building and shall be shown in the construction drawings. All other exterior lighting shall satisfy Building Department standards.
15. Additional changes shall be incorporated to the exterior elevations as delineated per Exhibit B
16. A six foot (6') wide sidewalk shall be installed both along Daphne Street and East D Street.
17. Street lights shall be installed adjacent to the project site and in accordance with City standards.
18. Above ground poles shall be under-grounded by the applicant as required by the Public Works Department.
19. 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
20. Three (3) fire hydrants shall be installed during this Phase I of the project and shall be at a distance no greater than 300' from the next nearest fire hydrant. The Fire Department

Connection (FDC) shall be installed at the northwest corner of the building (hotel), as per the Fire Chief.

21. The refuse trash enclosure shall be built per City standards and shall be made available throughout every phase of the construction; therefore the proposed Phase I line shall be moved to incorporate the trash enclosure during the first construction phase. The trash enclosure shall be designed to include both a trash bin and a recycling bin of sufficient size to accommodate the hotel and both retail business, otherwise a second trash enclosure shall be provided, as per Public Works Standards.
22. A sign application shall be submitted for review and approval to determine conformity with the sign ordinances and shall substantially conform to the proposed submitted color elevations. One free standing sign shall be allowed for the "site" and shall not interfere with traffic visibility at the intersection. The total cumulative sign area shall not exceed 400 square feet per frontage.
23. A 10' PUE offer of dedication along Daphne Street and D Street, shall be made, called out on the final drawings and recorded with Kings County.
24. The 28' ROW dedication, along the westerly property line shall be made to the City and recorded with the Kings County Clerk/Recorder with an 'Acknowledgement' versus an 'Acceptance'. This ROW shall be owned, maintained and the responsibility of the applicant/owner until such time as the City 'Accept' the dedication.
25. Due to the concurrent submittal of a Special Zoning Exception application, the applicant shall agree to allow the property to be re-zoned to reflect the new General Plan's designation, upon approval of the proposed General Plan by the City Council.
26. *The developer shall comply with the Fugitive Dust Control Standards of the San Joaquin Valley Unified Air Pollution Control District at all times.*
27. *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.*
28. *In accordance with the finding of the City Council in Resolution 2000-21 and the Quad-Knopf study dated June, 2000, the project will have an impact on the need for new public facilities and improvements in the City. The costs associated with that impact and the connection between the need for new public facilities and the proposed project are set forth in Resolution 2000-21 and the Quad-Knopf study. As a result, the applicant shall be subject to and shall pay these impact fees set forth in Resolution 2000-21.*

