

RESOLUTION NO. 2008-04

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF LEMOORE APPROVING ENVIRONMENTAL IMPACT ASSESSMENT NO. 2007-12
AND SITE PLAN REVIEW NO. 2007-06 FOR HOLIDAY INN EXPRESS AND RETAIL
BUILDINGS SUBMITTED BY BHOOPENDRA MOWJI**

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, Bhoopendra Mowji, has submitted an application for Site Plan Review No. 2007-06 to construct a 27,606 square foot, 60 guest room "Holiday Inn Express" hotel located at the northwest corner of Iona and 19th Avenues being Parcel 3 of recorded Parcel Map 15-61; and

WHEREAS, the application includes the construction of two additional retail structures, 5,635 square feet and 5,250 square feet on Parcel 2 of recorded Parcel Map 15-61; and

WHEREAS, the hotel will include in their amenities an indoor swimming pool, fitness center, meeting room and great room; and

WHEREAS, the proposed Holiday Inn Express Hotel and two retail buildings are located at the northwest corner intersection of Iona Avenue and 19th Avenue, more specifically known as Assessors Parcel Numbers 023-310-008 & 023-310-010; and

WHEREAS, the zoning on the parcels is Commercial Highway (CH), and the General Plan designation is Highway Commercial; and

WHEREAS, staff has conducted an environmental assessment and has 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 on January 17, 2008, and the Lemoore Planning Commission held a duly noticed public hearing at their February 11, 2008 meeting; and

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

- I. Approve Mitigated Negative Declaration No. 2008-04 pursuant to CEQA and
- II. Approve Site Plan Review No. 2007-06 to expire on February 11, 2009 with the following conditions of approval pertaining thereto:
 1. The project shall be developed as per approved redlined plans, and any deviation from the approved plans will require a re-submittal, payment of appropriate fees, and a new approval by the Planning Department, unless otherwise covered in the conditions below.
 2. Prior to the issuance of a building permit, the Boundary Line Adjustment shall be submitted and all public utility. cross access/cross utility/cross parking, or landscape easements discussed in the staff report shall be submitted in a format approved by the City Engineer, accepted by the City Council and recorded. When the "future development" project is submitted for the area, a Parcel Map will need to be filed with the application and permanent cross-access will need to be provided.
 3. A turn-around area will need to be provided at the north east corner of the retail site in order allow persons accessing the parking near the drive-through exit to turn around or the four parking stalls shall be eliminated, providing a seating area in its place, and driveway width and striping shall delineate one-way access.

4. Access from 19th Avenue to the existing east-west Sierra Circle will be eliminated by the proposed interchange project at 19th Avenue and State Route 198. Payment responsibilities for construction of the new interchange, including the road closure of Sierra Circle, will be Caltrans' per a 1985 Freeway Agreement. The new north-south Private Road will serve as the future access point to this entire area from Iona Avenue.
5. Any existing City improvements on 19th Avenue or Iona Avenue that must be relocated to accommodate the curb or other required structures 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 an encroachment permit.
6. If not already existing, a monolithic sidewalk will need to be installed along Iona Avenue and tie-in the existing sidewalk system along Iona Avenue and meet ADA standards.

Adequate pedestrian crosswalks need to be provided throughout the entire project area as shown on the attached redline drawing and should incorporate colorized concrete in terra cotta color or similar to match building design. All ramps will need to be properly identified in the drawing plans and include appropriate handicapped ramp at curb returns to meet Americans with Disability Act standards.

7. No less than fifteen percent (15%) of both Parcels 2 & 3 shall be landscaped. Of this landscaping 5% of the parking lot shall include landscaping.

Permanent ten foot (10') wide landscape easements shall be installed along 19th Avenue and Iona Avenue. The landscaping shall incorporate City approved street trees spaced at an average of 20' on center outside of the Caltrans future right-of-way. Additional trees shall be incorporated into the parking lot areas per City Standards. In the Future Caltrans ROW area temporary landscaping shall be installed and maintained until the construction of the 19th Avenue at State Route 198 Highway interchange is underway.

8. Street lights shall be installed in accordance with City standards, however may be currently adequate. Building mounted lighting should be integrated with the architectural design of the building and shall be shown in the construction drawings, approved by the Planning Department. All other exterior parking lot lighting shall satisfy Building Department standards and well as trying to maintain the 'dark sky' discuss in the 2030 General Plan.
9. 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.

A refuse trash and recycling enclosure shall be provided for the hotel portion of the project within its boundary lines and shall be built per City standards.

One new fire hydrant shall be installed between the two retail buildings. An existing fire hydrant is shown just west of the hotel site and may provide adequate coverage for the building unless otherwise determined by the Fire Department. An emergency fire access with gate and recorded easement over the adjacent property shall be provided to allow adequate exiting.

Any above ground utilities shall be undergrounded. Other new utilities shall be integrated into buildings or landscaped areas in such a manner to hide their appearance from public view. Roof mounted air conditioning units shall also be appropriately screened so that once the new raised interchange is installed, that passer-byers will not be able to see them.

10. *The developer shall comply with the Fugitive Dust Control Standards of the San Joaquin Valley Unified Air Pollution Control District and the City of Lemoore at all times.*
11. The processes and requirement of the Kings County Department of Public Health shall be carried out per the attached email.

12. Prior to any signage being order for the site, the developer must submit a sign application and applicable fee and receive separate approval from the Planning Department.
13. 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.
14. *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.*

The hotel will generate approximately 514 average daily trips while the average daily trips from the two retail businesses will be approximately 3,139 ADT for a total ADT of 3,653 between the two sites.

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:
ABSTAINING:
ABSENT:

APPROVED:

Kimberly Moss, Chairperson

ATTEST:

Holly P. Smyth, Secretary

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.

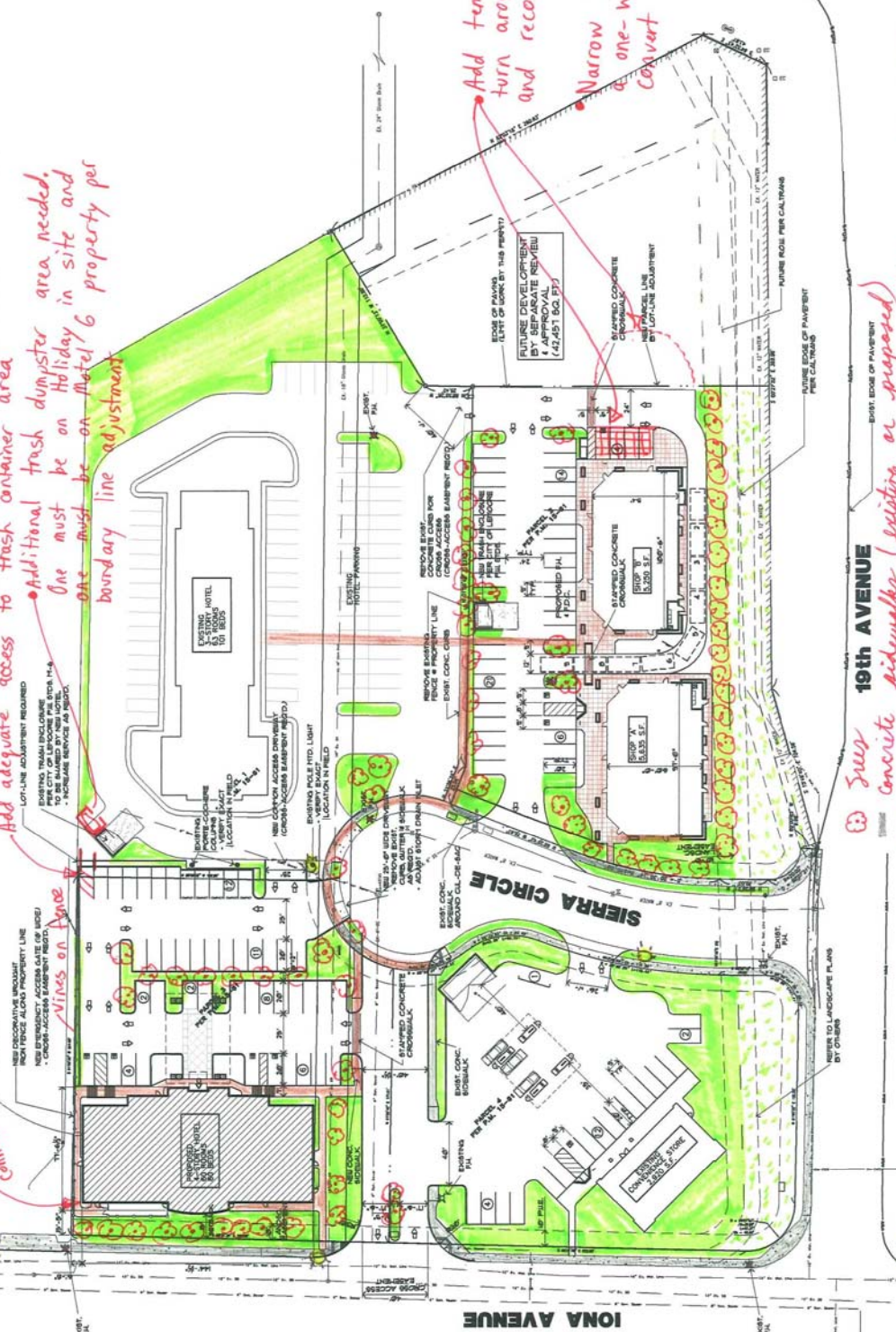
DATED: _____, 2008

Holly P. Smyth, Secretary
Lemoore Planning Commission

PROJECT SUMMARY

| PARCEL | PROPOSED HOTEL | EXISTING HOTEL | RETAIL AREA | CONVENIENCE STORE | TOTAL | SITE ACRES | SITE 1/3 AREA | SITE 2/3 AREA | SITE 4/3 AREA | SITE 5/3 AREA | PARKING % | PARKING S.F. | PARKING SLOPE | FLOOR BEDS | SEATS OR BEDS | PARKING RECD. | PARKING PROVIDED |
|----------|----------------|----------------|-------------|-------------------|---------|------------|---------------|---------------|---------------|---------------|-----------|--------------|---------------|------------|---------------|---------------|------------------|
| PARCEL 1 | | | 56,943 | 49,072 | 106,015 | 1.31 | 16,532 | 19,685 | 14,978 | 3,114 | 17.01% | 18,170 | 10.88% | 101 | 101 | 54 | 54 |
| PARCEL 2 | | | 49,072 | 1,172 | 50,244 | 1.12 | 7,903 | 14,978 | 14,978 | 3,114 | 17.01% | 18,170 | 10.88% | 80 | 80 | 42 | 42 |
| PARCEL 3 | | | 38,372 | 0.9 | 39,272 | 0.9 | 12,560 | 32.7% | 2,423 | 13,203 | 7.43% | 17,684 | 20.92% | 19 | 19 | 19 | 19 |
| PARCEL 4 | | | 225,532 | 5.18 | 230,712 | 5.18 | 84,001 | 23.9% | 24,233 | 108,234 | 7.43% | 17,684 | 20.92% | 168 | 168 | 168 | 168 |

Redlined Site Plan - Mowji Hotel - Mowji Department needed
 Concrete sidewalk
 Vines on fence
 Add adequate access to trash container area
 Additional trash dumpster area needed. One must be on Holiday in site and one must be on Motel 6 property per boundary line adjustment



CONCEPTUAL MASTER PLAN

SCALE: 1/8" = 1'-0"



- New concrete sidewalk (existing or proposed)
- Colored stamped concrete pathways/crosswalks
- Permanent landscaping
- Temporary landscaping
- Appropriate location of street lights existing

Add temporary turn around area and record easement or narrow drive area to one-way drive and convert parking

Holly Smyth

From: Johnson, Lee [Lee.Johnson@co.kings.ca.us]
Sent: Monday, December 10, 2007 9:22 AM
To: 'hsmyth@lemoore.com'
Subject: Correction, Re SPR 2007-06 (Mowji)

Holly,

Thank you for the opportunity to review this project. Our comments follow below:

If service of a continental breakfast or other meal is proposed at the hotel, the facility will need to obtain a food vending permit from our office. All food service equipment must be new, commercial grade, and approved for food service by an independent testing agency. Please contact our office at 559/584-1411 for additional information.

If the hotel will include a swimming pool and/or spa, prior to construction the applicant must submit to our office 3 copies of complete construction plans for the swimming pool and spa, for review for compliance with applicable codes and regulations. No construction of the pool or spa is permitted without prior written approval of the construction plans by our office. A plan check form is available online at <http://www.countyofkings.com/Health/ehs/forms/Food-pc.pdf>. Operation of a public swimming pool and spa also will require payment of annual fees to our office.

If the retail space may at some point house one or more food service businesses, the applicant should be made aware that the California Health and Safety Code requires outdoor trash enclosures or storage locations be of non-absorbent material such as concrete or asphalt, easily cleanable, durable and sloped to a drain that discharges to an approved sewage treatment system. Furthermore, dumpsters and trash enclosures must be installed so that effective cleaning is possible. Effective cleaning of the dumpster and the outside trash storage area may be accomplished by providing a hot and cold water hose bibb with vacuum breaker in the area, for example, or by use of a portable steam cleaner. As noted above, all waste water from such cleaning operations must drain to the sanitary sewer.

Since grease traps or interceptors generally may not be located in a food handling area, the applicant may wish to consider proactive installation of an exterior subterranean grease trap(s) to service potential future food service tenants at the site.

Please contact our office should you have any questions.

Lee

Lee Johnson, MPH, REHS
Environmental Health Officer IV

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