

**LEMOORE PLANNING COMMISSION  
LEMOORE CITY COUNCIL CHAMBERS – 429 ‘C’ STREET  
MONDAY, FEBRUARY 11, 2008**

**REGULAR MEETING . . . . . 7:00 p.m.**

**AGENDA**

1. Pledge of Allegiance and Roll Call

*If you wish to comment on an item, which is not on the agenda, you may do so under "Public Comment." In order to allow time for all public comments, each individual's comments are limited to five minutes. When addressing the Commission, you are requested to come forward to the speaker's microphone, state your name and address, and then proceed with your presentation.*

2. Public Comments and Inquiries
3. Approval of January 28, 2008 Meeting Minutes
4. Conditional Use Permit No.2008-01/Categorical Exemption #2008-01 for Techie James to have living quarters in the 24' x 40 rear portion of her day spa located at 222 Heinlen Street.
  - a. Open Public Hearing
  - b. Staff Report and Public Comments
  - c. Discussion and Recommendation on Planning Commission Resolution #2008-01
5. E.I.A #2007-19/Zone Variance #2008-01/Site Plan Review #2007-12 for Matthew Stoll requesting a 5 foot variance to construct a duplex at 626 West "D" Street.
  - a. Open Public Hearing
  - b. Staff Report and Public Comments
  - c. Discussion and Decision on Planning Commission Resolution #2008-02
6. E.I.A #2007-21/Special Zoning Exception #2008-01/Site Plan Review #2007-09 for Lemoore Equity Partners to construct a three-story extended stay 83 room hotel, with kitchenettes in each room. The hotel site is located on a 80,358 square foot portion of a 3.49 acre site located northwest of the Daphne Street and East "D" Street intersection.
  - a. Open Public Hearing
  - b. Staff Report and Public Comments
  - c. Discussion and Recommendation Planning Commission Resolution #2008-03
7. E.I.A #2007-12/Site Plan Review #2007-06 for Bhoopendra Mowji to construct a four story 60-room hotel and two retail buildings. The hotel project is proposed on a 1.12 acre site located on the north side of Iona Avenue and the retail buildings are proposed on a 1.31 acre site located on the west side of 19th Avenue.
  - a. Staff Report
  - b. Public Comment
  - c. Discussion and Decision on Planning Commission Resolution #2008-04
8. E.I.A #2007-22/Site Plan Review #2007-11 for Rick McCann to construct an approximately 14,000 square foot retail building for a Fresh and Easy Grocery on a 1.94 acre portion of 3.18 acres located north of Cinnamon Drive, east of the Rite Aid which is located at the northeast corner of Cinnamon Drive and Lemoore Avenue intersection.
  - a. Staff Report
  - b. Public Comments
  - c. Discussion and Decision on Planning Commission Resolution #2008-05

9. Application by Coker Ellsworth for extension to the approval of Tentative Subdivision Map Tract 839 located East of Vine Street, north of Iona Avenue at Otero and Cabrillo Street extensions.
  - a. Staff Report
  - b. Discussion and Recommendation of Planning Commission Resolution # 2008-06
10. Application by Coker Ellsworth for extension to the approval of Tentative Subdivision Map Tract 752 located on the southwestern most portion of the Lemoore Municipal Golf Course, south of Iona Avenue and east of Vine Street.
  - a. Staff Report
  - b. Discussion and Recommendation of Planning Commission Resolution # 2008-07
11. E.I.A #2008-12/Tentative Parcel Map #2008-01 for Precision Civil Engineering representing Butler Investments Group to merge two parcels described as Assessor Parcel #021-100-025 and 021-100-26 located south of Hanford-Armona Road and west of the Lemoore Canal.
  - a. Staff Report
  - b. Public Comment
  - c. Discussion and Decision on Planning Commission Resolution #2008-08
12. Planning Director's Report
13. Commission's Report and Request for Information
14. Adjournment

Anticipated Future Agenda Items:

- Public Hearing on Final 2030 General Plan and Environmental Impact Report on February 25, 2008

**All staff reports are available for public review on the City's website at [http://www.lemoore.com/planning/plan\\_com.htm](http://www.lemoore.com/planning/plan_com.htm)**

*NOTICE OF ADA COMPLIANCE: If you or anyone in your party needs reasonable accommodation to attend, or participate in, any Planning Commission Meeting, please make arrangements by contacting the Human Resources Office at City Hall 24 hours prior to the meeting. They can be reached by calling 924-6700, or by mail at 119 Fox Street, Lemoore, California 93245.*

*CONDUCT AT PUBLIC MEETINGS: Your courtesy is requested to help our meeting run smoothly. If you'll be kind enough to follow these simple rules, we can make the best possible use of time. Please turn off all cell phones and pagers. Please refrain from public displays or outbursts such as unsolicited applause, comments, cheering, foul language, or obscenities. Any disruptive activities that substantially interfere with the ability of the City to carry out its meeting or prevents/disrupts others from fully participating in the meeting will not be permitted and offenders will be requested to leave the meeting pursuant to Government Code § 54957.9.*

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the City Clerks Counter at City Hall located at 119 Fox Street, Lemoore, CA., during normal business hours. In addition, such documents will be posted on the City's website at [www.lemoore.com](http://www.lemoore.com)