

Minutes of the Regular Meeting of the Lemoore Planning Commission

April 28, 2008

Vice-Chairperson Sharon Kendal called the meeting to order at 7:00 p.m.

Attendance: Vice-chairperson Kendall, Commissioners Elgin, Norgaard, LeRoy, Planning Director Smyth

Absent: Commissioner Clement, Ormonde and Moss

Public Comments and Inquiries:

There was none.

Minutes of March 10, 2008:

It was moved by Commissioner LeRoy, seconded by Commissioner Norgaard to approve the minutes of March 24, 2008 as submitted.

AYES: Voice Vote

NOES: None

ABSTAIN: None

ABSENT: Ormonde, Moss, Clement

Blueprint Project Strategies by KCAG staff Terri King:

Terri King of the Kings County Association of Governments (KCAG) and Greg Gatzka from the Kings County Planning Agency presented the Planning Commission with an update of the Blueprint Project Strategies by KCAG. King stated that KCAG is a Council of Governments which includes member jurisdictions Kings County and the cities of Avenal, Corcoran, Hanford and Lemoore. She stated that the Blueprint is a grant fund of comprehensive planning efforts by the 8 counties as a planning partnership. King stated that Blueprints have been developed and are being implemented throughout the State. King stated that the blueprint is not going to take away the local land use authority from the Cities or County. She stated that KCAG does not have any land use authority and is facilitating and coordinating the Blueprint process while the local agencies define and implement the Kings County Blueprint. King went on to describe the blueprint benefits, why the blueprint, and blueprint project phases. Phase I included vision and values (2006), Phase II used technical expertise to define the status Quo and preparing scenarios and Phase III involves public outreach scenarios and preferred growth alternatives.

Gatzka described each phase and reviewed each of the scenarios. Gatzka stated that the Draft Scenarios that were given to the Commissioners were just released today, so they are the first group to see the Draft Scenario. He stated that this gives us a tool to work together as a county and cities.

Elgin questioned why the Economic Development option seemed to center around Hanford, rather than the 41/198 interchange. Mr. Gatzka stated that these are a draft and that it looked as if it carried over the detractor and the base layer of the 3 mile buffer which should have been taken out of this scenario. Smyth clarified with Gatzka that the main tool of the blueprint is to look farther out than the 10 or 20 year standard period of a General Plan.

Norgaard stated that on the one scenario shows growth swallowing up land, further out, he didn't understand how the Blueprint concept was going to stop the agricultural land from being all used up because it has been his observation that it doesn't matter what the land is if the price is right it gets sold. Gatzka stated that for the most part in your existing general plan you have a lot of available land and as you go further out you have agricultural land under Williamson act contracts where land owners have to wait to phase it out. He stated that Lemoore does have a lot of the contracts. He stated that there still have some in the northerly City.

Kendall asked if any of the models indicate the effect of the water or air quality. Gatzka stated no, and that the model itself is more generalized and not parcel specific and will not come back in the general plan and the model does not lend itself to that detail. Water is continuously being brought up and is a critical factor and it is really

important. Gatzka stated that the approach they are trying to do with the different scenarios is bring different scenario components together and mentioned they are going to have a work shop and see what bits and pieces fit. What components do we want to send up to the larger regional effort. King noted that there is a work shop planned for the City of Lemoore in the Chamber of Commerce on May 14th at 4:00 p.m. She stated that this would be more of an open house for the public.

Tentative Parcel Map 2008-02 for Pankaj “Joe” Mowji on the northeast corner of Sierra Circle and 19th Avenue currently known as APN #023-310-010 and Boundary Line Adjustment between APN #023-310-008 and 009.

Smyth stated that the subject site is located on the northwest corner of 19th Avenue and Iona Avenue adjacent to State Highway 198 for the parcel split and parcels 023-310-008 and 023-310-009 for the boundary line adjustment. She stated that the applicant proposes to divide a vacant parcel into two (2) separate parcels and provide permanent cross-access and cross-parking easements to meet the Planning Commissions Condition #2 of the Site Plan #2007-06. The approval for the proposed retail project is to be constructed on Parcel 2 of this tentative map with no development projects currently approved site plan over Parcel 1. Parcel 1 is proposed to have 0.97 acres and Parcel 2 will be 1.31 acres.

Smyth stated that the Tentative Parcel Map incorporates the boundary line adjustment between Parcels 1 and 3 of Parcel Map 15-61 for the trash enclosure and a portion of the parking area as per Condition #2 of Site Plan #2007-06. She stated that the boundary line adjustment is being made so that the Holiday Inn building, to be located on Parcel 3 of Parcel Map 15-61, will own the area that the trash bin is located on and a cross access easement will be placed over the entire site so that City trash trucks may pick up from the Motel 6 site. Smyth stated that the Motel 6 site then proposes to build a new trash enclosure area to the north side of the existing hotel for their use. The area where the boundary line adjustment is proposed is described as Assessors Parcel #023-310-008 and #023-310-009.

Smyth stated that the Tentative Parcel Map application was reviewed to determine its compliance with the State Map Act, Lemoore Subdivision and Zoning Ordinances, as well as City Policies and Standards. Additionally, The State Map Act limits the City review of a boundary line adjustment proposal to a determination that the parcels, after adjusting their boundaries, will continue to meet City Zoning and Building Code. She reviewed the findings.

Smyth stated that staff recommends the Planning Commission approve Resolution No.2008-02 finding the project categorically exempt from CEQA and approving the Tentative Parcel Map/Boundary Line Adjustment.

Jim Hansen of Zumwalt-Hansen 609 Irwin Street in Hanford stated that they had a chance to review this and had questions about the letter from the Department of Transportation, it indicates that all of the ingress/egress east of 19th Avenue will need to be limited or closed, they want dedication along 19th Avenue, and a condition requires an access which they don't have any control over.

Smyth stated that the applicant's property has already been dedicated across 19th Avenue last April to accommodate the bridge structure and future Caltrans right-of-way. The 18 foot access requirement came out of site plan approval for the Hotel project approved back in February 2008. The concern from the Fire Department was that if you have a fire you need to have fire truck access from two different locations, so for an emergency situation you want to have the emergency access gate.

Norgaard asked if the applicant was comfortable with the conditions. Smyth stated that Mr. Mowji is nodding his head yes.

It was moved by Commissioner Nogaard, second by Commissioner Elgin to approve Resolution #2008-12 finding that this Tentative Parcel Map and Boundary Line Adjustment are Categorical Exempt and approving the Tentative Parcel Map #2008-02 including the boundary line adjustment as shown on the redlined map with the conditions included therein.

AYES: Nogaard, Elgin, LeRoy, Kendall
NOES: None
ABSTAIN: None
ABSENT: Ormonde, Moss, Clement

Planning Director's Report:

Smyth mentioned that there had been a Downtown Architectural Review meeting since the last Planning Commission meeting and as an FYI there are four projects that will move forward. She mentioned that the Asian Market on the east side of Heinlen Street will be painted; they will be detailing the decorative brick and putting up new awning. The STEPP Building, which is north of Newman Garcia on Heinlen Street, is proposing to remove the stucco from the lower story to re-expose the brick, re-stuccoing the building, add upstairs awnings, and canopies that retract on the bottom floor. She stated that Lemoore Hardware Furniture Store is looking at removing the front awning and replacing it with a false balcony across the front of the building and having detailed repainting of the building. Smyth stated that there is a project that has not been submitted yet but the old butcher building across from City Hall is looking at doing some remodeling. She stated that most of projects were moving forward due to code enforcement.

Kendall asked Smyth if they were able to receive financial assistance. Smyth replied that Maria's Furniture had received a facade improvement grant from the City's Redevelopment Agency.

Commission's Report and Request for Information:

There was none.

Adjournment: The meeting adjourned at 8:00 p.m.