

**Minutes of the Regular Meeting of the  
Lemoore Planning Commission  
February 25, 2008**

Chairperson Kim Moss called the meeting to order at 7:00 p.m.

**Attendance:** Chairperson Moss, Vice-chairperson Kendall, Commissioners Elgin, Clement, Ormonde, Norgaard, LeRoy, Planning Director Smyth, City Attorney Bacigalupi

**Absent:** None

**Public Comments and Inquiries:** No public comments.

**Approval of Minutes of February 11, 2008 meeting:**

It was moved by Commissioner Clement, seconded by Commissioner Norgaard to approve the meeting minutes of February 11, 2008 meeting as submitted.

AYES: Voice Vote

NOES: None

ABSTAIN: LeRoy

ABSENT: None

**Public Hearing on 2030 General Plan and Final Environmental Impact Report:**

Smyth noted there are copies in the back of the room of the proposed land use map, the General Plan Update document and the Environmental Impact Report, if you have not pulled them off of the city's web site and can be reviewed and/or purchased.

Smyth stated that the General Plan includes seven elements which we are working on; four of which we will be going through this evening. Smyth stated that the first element is land use, most people may think of the land use as similar to zoning. However, the General Plan is different then zoning in that it is long-range and provides overall general goals and long term policies. She stated that in the next year we will update the zoning to be consistent with the Land Use Element and what property is actually zoned. This evening we will also be going through the Circulation Element, which includes the arterial and collector roadway system, the Design Element, which is a new element to the City of Lemoore and not a required element by the state, and then the School, Parks and Community Facilities Element. We anticipate having the public hearing after Michael Dyett, principal for Dyett and Bhatia who has worked with us for over a year and one half, gives his power point presentation.

She noted that the final Environmental Impact Report that contains all the letters regarding the environmental questions will be reviewed at the next public hearing.

City Attorney Dale Bacigalupi stated that ultimately the goal of these hearings before the Planning Commission are to make a recommendation to the City Council at the end of the March 10, 2008 meeting, if they are ready to make recommendations on the General Plan and the Environmental Impact Report. He stated that before you make that recommendation Commission will hold two scheduled hearings one tonight and again on March 10<sup>th</sup>. He stated the two documents are pretty complicated and do work together in a nice way. He stated that the Environmental Impact Report analyzes environmental impact in a very thorough way of the policies of the general plan so they do work together.

Bacigalupi stated that after the presentation by Mr. Dyett the Commission will take public testimony from those that are present. What we are asking the Commissioners and also staff is to take careful notes about the comments, suggestions and testimony from the public with a goal of preparing to make final decisions at the next meeting. Tonight we ask that you listen carefully about the input from the public because any suggested changes that you hear tonight, City staff would like to analysis and make recommendations at your next meeting about any recommended changes.

The goal of all of this is to put the Commission in a position that they are comfortable making recommendations to the Council about the General Plan and its policies as well as the environmental impact report and what it recommends be done to mitigate the environmental impacts.

Michael Dyett of Dyett and Bhatia stated that he was reminded while he was getting prepared for this meeting some of the things we did at the kick off meeting about 16-18 months ago. He stated that he asked those in attendance to write headlines and what the priorities would be for a newspaper ad about where the General Plan will be taking us. He read aloud some of the headlines. He stated that we are going to talk tonight about four General Plan elements and have a public hearing on those four and come back on March 10<sup>th</sup> and talk about the three remaining three elements utilities, conservation, open space, safety & noise and the environmental analysis and how the General Plan policies helped to self-mitigate anticipated environmental issues.

Dyett stated what we are trying to do is create a document that is a long range vision with a series of steps to carry out that vision. He stated that further details will be identified through zoning and subdivision regulations. Dyett stated that the General Plan is a living document and can be amended four times a year. He stated that this plan represents a comprehensive update of what we previously had in place since the early 1990's. He said we've had an extensive public out reach process. We've listened to the community, had an advisory committee that we've worked with, had involvement from the navy, listened to old time and new residents, we've had study sessions, sent news letters, had surveys go out to compile results and tried to keep abreast of everything we've heard, so we could respond in this plan to what we've heard, so that everyone feels ownership in the document we are reviewing tonight. He stated that we are at the last stages of the process.

Dyett stated that one of the key ideas is to promote compact development to protect the agricultural setting around the community, integrate neighborhoods with new neighborhood centers and to have neighborhood plans to have a full range of housing types. We have spent time working on Lemoore's visual character. He stated that we want to create a safe, efficient and attractive circulation outlook. We want to support jobs, not only for new business but small businesses and the large employers. It would be great for people to come to Lemoore to work rather than going out of Lemoore to work. We want to provide new parks, protect the natural and environmental assets, provide retail opportunities so you don't have to drive out of town and plan for environmental justice.

Dyett reviewed the existing land use diagram and also review the land use 2030. He stated that this is not a map but a diagram, the colors represent different types of land use. We have five different colors for residential development, and have designated commercial lands, mixed use and regional centers. We have areas for employment of high industrial and major industrial.

Dyett reviewed the new neighborhood west of SR -41 on the map, showing more job opportunities and showing shopping and recreation areas.

Dyett stated overall the idea is to provide for a reasonable rate of housing growth about 3% a year that would add about 25,000 people in 8,000 new households, about 8500 new homes on about 2200 acres of land. We're also providing sites for employment. We are providing for 1.4 millions square feet of office space, 1.7 million square feet of commercial space and 5.2 million square feet of industrial space. We also see the need to provide for schools for about 4700 new students so we have about 125 acres provided for the school sites, new parks.

Dyett stated that in the plan you see each chapter is preceded by background information on that chapter to establish the context and follow by the guiding policies and backed up by implementing actions. He stated for the land use the idea is to provide for sustainable, balanced land use pattern, maintain a well defined urban form with shops and communal facilities within walking distances and provide a full range of housing types and prices. There are provisions for transitioning between higher density and lower density areas, and require buffers between residential and non-residential uses, foster pedestrian-oriented neighborhood centers and a mixed use downtown, and provide land for commercial, professional office, and industrial development. We want to foster high quality professional office, industrial and business park development and ensure they are self sufficient with appropriate infrastructure and communal space for employees. Also provide appropriate sites for a diverse range of civic, institutional, and community land use and allow for development of the southwest quadrant after specified conditions are met.

Dyett stated that we want to ensure feathering of land use, development intensity, and street design layout at the urban to rural boundary. Key city entrances on primary vehicular corridors are to be enhanced and demarcations are to made transition from rural to urban land.

He stated that we need to create a well-connected hierarchy of streets that serve existing and planned neighborhoods and strengthen the city's visual character, create a comfortable street environment with street trees and median and improve streetscapes within downtown. He stated that to ensure new professional office, business park, and industrial development corresponds to its surroundings in scale, form and buffering of land

uses and provide pedestrian access to surrounding Neighborhoods and within the development itself. He stated that we need to orientate buildings to face streets, prohibit blank walls, and require landscape screening. We need to develop a sense of neighborhood identity through the use of design elements and focal points, establish standards for garages and require transitions between the street and housing, with variable front setbacks, building articulation and massing. Dyett stated that we need to provide leadership and guidance to encourage sustainable site planning and green building practices, promote energy efficiency, reduce storm water runoff, and facilitate environmentally sensitive construction practices and foster an efficient outdoor lighting system so that we can establish an outdoor lighting standard and adopt a dark sky ordinance.

Dyett stated that the circulation binds together land use patterns and should be a balanced and efficient transportation system for Lemoore residents regardless of use of personal cars, public transportation, bicyclists, pedestrians, truck/commercial traffic, and rail. Dyett review the Planned Improvement and transit services and bikeways maps. He stated that we need to provide a wide variety of transportation alternatives, improve access to shops, schools, parks, and employment centers and reduce total vehicle miles traveled per household to minimize vehicle emission, improve the aesthetic character of transportation corridors, maintain acceptable level of service, and ensure future development and circulation are in balance. He stated that we need to require new development pays a fair share of the cost of transportation improvements, improve commercial goods movement support the San Joaquin railroad operations, and promote improved transit service and the development of park and ride facilities. He stated we need to establish bicycle lanes, routes, and facilities in selected locations across the City, develop pedestrian walkways in neighborhood areas, downtown, near schools and parks and foster practical parking solutions.

Dyett reviewed the typical arterial street and the typical collector with on street parking drawings.

Dyett stated that they are trying to provide guidance and have policies in the Parks, Schools and Community Facilities Element, provide guidance for parks and recreation, schools, and community facilities. He stated that we need to create and maintain a high quality public park system, establish a goal of 6 acres of parkland per thousand residents for developers to contribute at 5 acres per thousand residents and the City to acquire an additional 1 acre per thousand residents. He stated that we need to develop new parks with high quality facilities, universal accessibility and low maintenance in mind.

We need to require at least 75 percent residents to live within half mile or less within a public park facility and incorporate elements including a mix of passive and active recreation facilities, clear pedestrian and bicycle connectivity, visual permeability, adequate parking, bicycle parking and storage, and native drought tolerant plants. He stated that altogether, approximately 180 acres of new parkland will be created in the General Plan to add to the existing 117 acres. At full bailout, 96 percent of Lemoore residents will live within ¼ mile of a neighborhood park or 1/3 mile of a community park.

Dyett stated that we need to work with Lemoore Union School Districts to appropriately plan for new school sites and facilities and optimize joint use of school facilities. We need to support new community centers in Neighborhood Centers and offer incentives for their construction. Dyett stated that we need to support the development of cultural and art facilities, work with the Lemoore Library and Kings County to ensure library facilities meet current and future needs, and support the provision of elderly care facilities, child care services, and transitional housing for families. He stated that this is an over view of the four elements.

Chairperson Moss opened the Public Hearing at 7:35 p.m. Moss stated that keep in mind that we are not making decisions tonight but we are taking notes of your comments and questions and will consider them in the March 10<sup>th</sup> meeting after all the elements of the General Plan and the environmental document have been considered.

Jeff Levinson of 1350 Lincoln lane stated that he is a member of West Hills Board of Trustees, was a member of the Commission in the early 80s, and is a member of Lemoore Chamber Board of Supervisors. He stated that the property he would like to discuss is on the north east corner of Lemoore Avenue and Cinnamon and is owned by the Woods and 10 members of the Badasci family. This property is 12 acres zoned Central Commercial. They purchased the property in 1980 and in 1999 it was zoned from single family to commercial. In November of 1999, the Planning Commission approved the zone change from single family to central commercial. He passed out copies of the zone change resolution and staff report to the Commission. He stated that in there was 18 acres at one point in time. In 2005 six acres were sold where Rite Aid and Auto Zone and a grocery store was just approved with 12 acres remaining. His firm does a lot of work in the City and for the City of Bakersfield. He stated that all they are asking, for his clients, that the Planning Commission be "fair" and "equitable". Their desire is to 1) maximize the return of the client and 2) do something that will be in the best interest of the City. The City intends to change from central commercial to single family and multi family and they are asking that the city no to

do anything, and if you feel you need to change the zoning, give them at least 3 years so they can 1) get a project that maximizes the return for the client and do something positive for the City of Lemoore. There are 12 acres left and on one side is the Cinnamon school with the intension of Murphy Drive being connected across their property. We believe when it's all said and done we will have a church that will enter from Lemoore Avenue and we hope that in time with their help, there will be an access road from Cinnamon Drive.

Moss asked that the comments be kept to about 5 minutes to get through everyone.

Monsignor John Calhoe Hardagy stated that he has been sent here to fulfill the mission that the Roman Catholic Church has for the City of Lemoore. We are forming a vision to fulfill the needs of the community the best they can. We are trying to improve the school, work on a good high school program with the new youth center and a new church for 1,600 people to serve for the next 100 years. What he is asking is to please hold back on changing the designation right now because they are on Cinnamon and Lemoore Avenue so they can hopefully acquire more land behind what they have so they can build a youth center and for the growth of the community maybe a the senior center. They are trying to deal with pre-kindergarten to the grave. He stated that it is a long and hard process and there are a lot of good people in this community who want to see the good for this community. He stated that before he can go ahead with the youth center he has to get the new church project going to accommodate our people and hope to break ground in November. He asked that the property next to them not be changed as the commercial next to the church would be better than residential and allow them to do what they want.

Ron Alvin of 10526 18<sup>3</sup>/<sub>4</sub> Avenue stated that this is their first opportunity to address the decision process as it pertains to their property. He stated that you should have copies of two prior letters expressing their concerns and objections to the proposed plan as it affects their residence. He stated without repeating the contents of those letters please consider these additional comments. Designating approximately 6 acres of their 10 acres for a park because it borders a ditch affectively destroys their property value. Leaving them with a home site and a couple of acres designated for very low density development. Public parks are conducive to loud entertainment and noise, their quality of life would be destroyed, sacrificing their home site so larger properties involving hundreds of acres can benefit is grossly unjust. Several nearby sites are available that accomplish the same purpose without destroying any of the several small acreage homes sites in the area. It appears the recommendations regarding individual properties have been made here without solicited input from the respective owners. General public input meetings were global in nature and questions concerning individual matters were referred to a later date presumably this meeting. He did not have the opportunity for individual input during the informative stages of the General Plan recommendations. Any formal input he initiated did not produce a specific readdress or response. All the effective individual property owners should have been notified and invited to participate when their property dispositions were being considered. Once decisions regarding recommendations are put into a plan it is difficult to change the plan, it is difficult to change the momentum of the recommendations. Even though this is a 30 year plan once it's adopted it could be implemented at any time. He and his wife both ask to from refrain from suggested division of their property and respectively ask to retain the integrity of their home site. By extending either the very low medium density of the entire property or leave it as agriculture. He is currently negotiating planting of a permanent tree crop. Mature trees may very well put the land value beyond practical acquisition for a park. They ask, please preserve their 10 acres continuous home site founded for the future. He handed out copies of his statement to maintain the paper trail.

Captain Ronald P. Townsend of 700 Avenger NAS - stated that he is concerned about residential development on the west side of SR 41 and about a conflict that will result from an incompatible situation. He stated that the environmental impact will expose 7,000 residents to suffer noise under an existing flight path. He continued that the EIR estimates that 3-23% of the 7,000 residents will likely be highly annoyed. He mentioned that a flyover was demonstrated to the advisory committee at the individual reading was 115db. The EIR projects the noise west of SR 41 will be 10-15 db higher than East of the highway. He would like to ask the staff to study further of competing risks.

He stated that they value the strong and historic relationship between the community and the base. He also stated that no matter what the out come of the decision, he pledges to always value it.

Don Warkington, 546 Beachwood Circle, President of West Hills College stated that he would like to call attention to the west side of 41, particularly the south east quadrant below West Hills College, to the proposed High School and the K thru 8 elementary site which could also be a middle school. He stated that the problem they have is traffic. Imagine what the traffic will be like when the college is completely built out, it will serve 12,000 students, throw in another 2,000 students from the High School, K-8 students, bussing problems, and, commercial traffic. Warkington proposes that they consider moving the High School to a different location.

Patricia Garcia, on behalf of her father Jose Garcia owner of 700 N. Lemoore Avenue which is the Granary site, stated that currently the property is Zoned ML and is proposed to change to PO. She is asking that the Zoning be kept as ML so that her father can build and use a building on his own property and not have to rent elsewhere or change the use to professional office uses.

Manuel Longoria of 1110 Paris Place stated that he lives across from proposed high school location by Hanford-Armona Road. He continued stating that he lives in a quiet neighborhood and that the traffic is already congested from Liberty Middle School traffic. The high school will affect the home prices, increase in traffic, noise, gangs, and change their way of life.

Jane Dart of 370 E. Bush Street stated that she realizes that education is important, but she currently lives across from the current High School and does not want the existing High School to be expanded adjacent to the current site. The area already has severe traffic problems.

Tracy Bressler of 16196 Houston Road indicated that she knows of people who are looking for professional office space. She believes we need to allow professional office where they would like to build. She stated that she doesn't think mixed used with P.O. should have residence on the 2<sup>nd</sup> floor, and that P. O. space on 18<sup>th</sup> Avenue is not too smart because there is too much traffic that people do not want to have to travel through.

Dave Lambert of 115 G. Street stated that he has concerns with 28 acres that his family owns on 19½ Avenue. The General Plan shows half that area being changed to park & recreation even though they have had a wreacking yard business there since 1962. He continued to state that there is another lot that has been in business for 23 years that the updated General Plan shows as Professional Office and he is asking that if it is going to be rezoned, to rezone it as commercial.

Joel Crine, Western Region Vice President of Leprino has concern with residential development north of Bush Street up to the railroad tracks just south of the Leprino west plant. Leprino specifically chose this location so that there would not be any conflict with residential development. He continued to state that even though Leprino strives to minimize noise and odor they have the potential to generate a level noise and odors that could be perceived as offensive to residential neighbors. He mentioned that residential properties that have been located adjacent to their factories in other communities, have be know to become a problem even though Leprino works well within the agreements and ordinances.

Charlie Gillman of 988 Hanover mentioned that the state government is currently in the middle of doing high speed rail. Rail already runs from Tulare through Visalia, Hanford, Lemoore, NAS Lemoore to Coalinga. Mr. Gillman stated that it would be advisable that the City review now since the City is spending a lot of time and money evaluating a lot of these issues, they should incorporate passenger rail from Lemoore, just as Tulare and Visalia are already addressing.

Mr. Gillman continued with the subject of noise. Most development around the west side is close to the tracks, where most of the freight traffic is and where the high rail traffic could possibly be in the future. The other issue is noise from the Navy Base building under noise contours is going to be highly annoying to the new residence. Mr. Gillman questioned if locally elected officials at state level are involved with Nicole Parra or Dean Florez office on this issue as residential might conflict with state goals.

Judy Holwell of 119 Fox Street stated that the property on the south east corner of 19<sup>th</sup> and Iona is currently a concrete batch plant and is zoned Heavy Industrial and is proposed to stay the same. She pointed out that the project on the north side of Iona is proposed Mixed-Use and South of 19<sup>th</sup> proposed as Light industrial. She stated that potential economic development in the area may not locate in the Mixed Use or Regional Commercial areas if Heavy Industrial designation was to continue across the street and therefore should be considered for Light Industrial designation.

Jay Salyer of 1040 Temple Court mentioned that he is calling attention to the new FEMA maps which may show more of the west side being designated within the 100 year flood zone and should be evaluated to review the impacts.

Frank Gornick of 656 Cambria Avenue mentioned that when they built the College, they took FEMA into consideration and built up on pads. He added that on the original EIR they did not have residential along the tracks it was light commercial. He stated that at that time of the last update Dick Childress was the Capitan at the Base and he enthusiastically supported the location of the college along with negotiating a compromise in regards to not building past the wetlands. He pointed out that they have always had an agreement with the City that there

would be residential development around the college. Even with frequent or infrequent reminders of the Base and Leprino operations, they have learned to live with their impacts along with the spraying of cotton. These are some of the things that are here in the valley and we have learned to live with to allow progress to move forward.

John Lewis of 12167 17<sup>th</sup> Avenue stated that he does not live within the City limits. He commented on the poor circulation and heavy traffic around the 17<sup>th</sup> Avenue, Houston, and the old WK nursery area. He stated that there is the cars do not do well. That area is the first off ramp into the City. He continues to state that he would the Commission to consider that area in their Zoning, or doing something about the traffic on that corner.

Chairperson Moss stated that the comments and concerns at this meeting tonight will be taken into consideration. She stated that this meeting will be continued to the March 10, 2008 meeting and at that time we will review the last elements and discuss all the comments, questions, concerns and letters received during the public hearing.

**Planning Director's Report:**

Smyth reminded the Commissioners of the Planners Institute at the end of March. She also noted that she handed out a Fresno Bee article that was forwarded to Planning Department regarding carpports.

**Commission's Report and Request for Information:**

Commissioner Moss asked fellow commissioners if they had anything to report or request for information.

Commissioner LeRoy asked if information had ever been submitted to Commissioners Elgin's request on the noise level of the jets.

Planning Director Smyth has stated that the noise study information is in the EIR binder and indicated that at the next meeting the noise element will be reviewed a little further.

Commissioner LeRoy asked, since this is the beginning, can we revise the General Plan later.

Planning Director Smyth replied that we can revise up to four times per year.

Commissioner LeRoy stated that she won't be able to attend the next meeting and that is why she is putting her input now, even though it premature, she thinks that the noise things that were brought up tonight about the Navy will have a huge impact .

Commissioner Moss states that staff and other agencies will be looking at the issues that were brought up by the public, and mentioned that there will be another meeting on March 10th to hear the public and address those concerns.

**Adjournment:** The meeting adjourned at 8:35 p.m.