

**Minutes of the Regular Meeting of the  
Lemoore Planning Commission  
March 22, 2010**

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

**Attendance:** Commissioners Ormonde, Marvin, Meade, Clement, Elgin, Kendall; and Planning Director Smyth

**Absent:** Commissioner Norgaard

**Public Comments and Inquiries:** No Public Comments

**Approval of Minutes of Meeting of**

It was moved by Commissioner Clement, seconded by Commissioner Meade to approve the minutes of the Special Meeting of February 23, 2010, as submitted.

AYES: Clement, Meade, Marvin, Elgin and Kendall  
NOES: None  
ABSTAIN: Ormonde  
ABSENT: Norgaard

**One year extension request by Tom Davis of Davco Development, LLC for Site Plan Review #2009-01- Village at Acacia Project:**

Smyth stated that about a year ago Commission and City Council approved Village at Acacia site to develop an 81 unit story multi-family complex located on the southwest corner of West Bush Street and Acacia Drive. She stated that this is the old Wills Trucking site and that the project has been approved by the RDA for assistance. She stated that the developer is requesting a one year extension on their Site Plan as they have not yet received tax credit funding for this project. Smyth stated that the draft Resolution reiterates all previous conditions with additions and modifications.

Smyth stated that since the Site Plan Review approval state law, AB 1881 came into effect stating that the developer must submit a Landscape Documentation Package. This language is included in Condition #6 of the initial conditions which meets the state law. She stated that the Impact Fee Resolution has also been updated by the City and therefore, Condition #13 of the conditions of approval is modified as per the new fees.

Tom Davis of Davco Development, LLC 2491 Alluvial in Clovis, stated that as stated by Smyth they have asked for 12 month extension and they did apply for tax credit last year and the real estate market for 2008 and 2009 wasn't that great. However, they have applied again for tax credit which is due this Thursday and should begin construction later this year if awarded. He stated that he is available for questions.

It was moved by Commissioner Clement, seconded by Commissioner Elgin, to approve Resolution #2010-05 extending Site Plan Review 2009-01 for one-year and reiterating all original conditions with changes to Condition #6 and Condition #13 as shown.

AYES: Clement, Elgin, Meade, Marvin, Ormonde and Kendall  
NOES: None  
ABSTAIN: None  
ABSENT: Norgaard

**One year extension request by Lemoore Equity Partners for Conditional Use Permit #2008-02/ Site Plan Review #2007-09 referred to as the Candlewood Suites Project:**

Smyth stated that about two years ago Commission approved an 83 room hotel on a 3.49 acre parcel site located at the northwest corner of Daphne Lane and East "D" Street intersection. She stated that Daphne Road extension is already built out as part of this project. Last year the City approved a one year extension for this project. She stated that two changes are included in the draft resolution, one to Condition #8 relating to the new state law AB 1881 and Condition #17 regarding the new impact fees. Smyth stated that the developer is in the audience to answer questions. Smyth stated that because of the real estate market and economy it is hard to get financing which is causing them to request for another one year extension.

Anil Changan of 210 E. Acequia in Visalia, stated that financing for commercial projects have been non-existent and things are turning around but who knows how long it will take. He stated that their plans are complete and ready to pull permits, but without financing he can't not move forward. He stated that he is available for questions.

It was moved by Commissioner Meade, seconded by Commissioner Ormonde, to approve Resolution #2010-06 for Conditional Use Permit # 2008-02/ Site Plan Review 2007-09/ Special Zoning Exemption 2008-01 for Candlewood Suites with the changes to Condition #8 and #17 as shown.

AYES: Elgin, Marvin, Ormonde, Meade, Clement and Kendall  
NOES: None  
ABSTAIN: None  
ABSENT: Norgaard

**Planning Director's Report:**

Smyth reviewed the Activity Update items. She gave a brief update of the Cross Valley Rail Corridor and showed the location being proposed for the future high-speed rail station just east of the Hanford city limits on the overhead. She reviewed other items from the update. She stated that City Council did award the contract for the Comprehensive Zoning Ordinance Update to PMC consulting. She stated that she is hoping to schedule the joint City Council / Planning Commission kick-off meeting for either Tuesday May 4<sup>th</sup> or May 18<sup>th</sup> at 5:00 or 5:30 p.m. She asked that the Commission to let the office know their availability and preferred date. Smyth stated that she will be looking for policy direction from the Council and Commission at the start. Commissioner Marvin stated that he didn't think he could make the 18<sup>th</sup> meeting so the 4<sup>th</sup> would be his preference.

Smyth asked for the form 700 to be submitted to the City Clerk if it has not been turned in yet. Smyth stated that she had recently received a complaint that the City was allowing people to change history downtown on the Lemoore Furniture building where the sign put up after the building renovation stating "1906 Badasci". This does not reflect the year of the building or the owner of the building when it was constructed and should be changed to accurately reflect history. The City doesn't currently have any policy on building dates. We currently don't have any policy on this, so staff is trying to help resolve amicably and this should probably be addressed during the zoning update.

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

In response to Meade's question regarding the timeline for the work on Lemoore Avenue, Smyth stated that the time line is three weeks the street will be under construction from Cinnamon Drive to Glendale Avenue.

**Special Proclamation to Rachel Bridges:**

The Planning Commission presented a proclamation to Rachel Bridges thanking her for her four years of dedicated service and wishing her well in her future endeavors.

**Adjournment:** The meeting adjourned at 8:45 p.m.