

RESOLUTION # 2010-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE APPROVING REVISED OVER PLOT PLAN, ELEVATIONS, AND FLOOR PLANS FOR THE 55 REMAINING LOTS OF TRACT 817 – ORIGINALLY THE LANDING SUBDIVISION

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on December 13, 2010, 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, Cambridge Lennar has submitted an application for Planned Unit Development (PUD) with a revised Overall Plot Plan with four new floor plans to be utilized on the remaining 14 lots in Phases II & the 41 lots of Phase III of Tract 817 (equating to 49% of overall subdivision) as they are purchasing the lots from the original developer Flatley Homes; and

WHEREAS, this subdivision is located in south of Bush Street and east of 19th Avenue adjacent to Acacia Drive; and

WHEREAS, an extended downturn in the housing market has made it difficult for developers to construct new homes unless construction costs can be driven down, thereby causing the developer to submit plans with elevation that are not as varying from one another as in the recent past, and

WHEREAS, staff initially determined that the application is categorically exempt under the California Environmental Quality Act (CEQA) Section 15305-Minor Alterations in Land Use Limitations; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at their December 13, 2010 meeting, and discussed the proposed Revised Overall Plot Plan, elevation, and floor plans with developer agreeing to certain concessions.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore does hereby determine that the above described "project" is categorically exempt under CEQA Section 15305-Minor Alterations in Land Use Limitations; and determine that the proposed variations will be acceptable to meet the intent of the PUD; and hereby approve the Overall Plot Plan, elevation, and floor plans with the following conditions:

1. The project shall be developed as per attached redlined Overall Plot Plan Revisions (which changes 5 elevation types), elevations and floor plans and any substantial 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. Plans built in Phase II of the project, will be constructed with tile roofs to better blend with the existing homes already constructed under the previous developer.
3. Front yard setbacks shall vary from 20' to 25' so that the streetscape looks varied.
4. Wrap-around architecture will be incorporated 3' onto the side on the exterior house on side of corner lots throughout both Phase II and III of the project.

5. Different color paint palettes and different stone types will be utilized so that they do not repeat within each "six-pak" section with black or dark brown composition roof colors being alternating to give better visual interest (revised Overall Plot Plan showing these differences shall be submitted to Planning Department before constructed commences so that it does not slow down permit issuance).
6. Fencing on corner lots shall be setback 5' in back of sidewalk and be landscaped to improve the visual appearance of long fence lines and meet current City standards.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on December 13, 2010 by the following votes:

AYES:

NOES:

ABSTAINING:

ABSENT:

APPROVED:

Sharon Kendall, Chairman

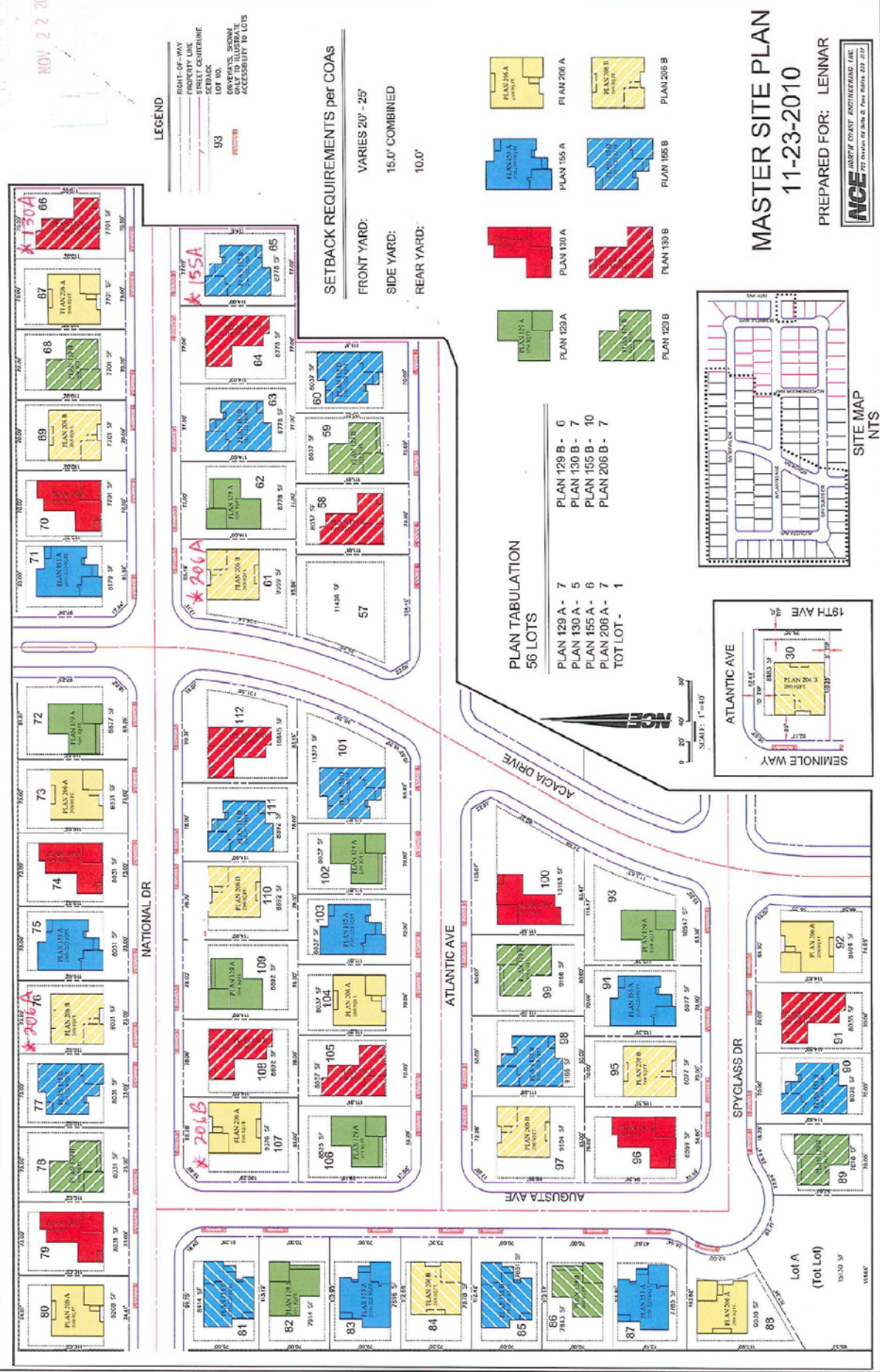
ATTEST:

Holly P. Smyth, Secretary

*** This resolution is subject to review by the City Council (anticipated to be January 18th, 2011) pursuant to Lemoore Municipal code Section 9-15-B-2G. The City council may affirm, reverse, or modify this resolution.***

NOV 22 2010

Overall Plot Plan Revisions



INSERT SIGNED PAGES OF THE ELEVATIONS AND FLOOR PLANS FOR
CAMBRIDGE-LENNAR AT TRACT 817
(Located in separate link on the Planning Commission Agenda Sheet of December 13, 2010)

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 December 13, 2010

DATED: _____, 2010

**Holly P. Smyth, Secretary
Lemoore Planning Commission**