

Mayor  
John Murray  
Mayor Pro Tem  
Mary Hornsby  
Councilmembers  
John Plourde  
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## LEMOORE CALIFORNIA

Item 7

### Planning Commission Staff Report

**To: Lemoore Planning Commission**  
**From: Holly Smyth, Planning Director**  
**Period: September through October 20, 2010**  
**Subject: Activity Update - items not on Planning Commission or City Council agendas**

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#### Meetings / Events

- October 15<sup>th</sup> Joint Land Use Technical Working Group (TWG) meeting
- October 18<sup>th</sup> Local Government Monthly Roundtable conference call on draft General Plan Guidelines from the Governor's office on complete streets and circulation element updates and review of newest Planning/Land Use Legislation Signed by the Governor
- October 19<sup>th</sup> special "Finance for Planners" training at Council Chambers
- October 22<sup>nd</sup> Valley Land Use conference in Clovis

#### Plans

- Draft amendments to the Resource Conservation Element of the General Plan sent to the San Joaquin Valley Unified Air Pollution Control District on October 14<sup>th</sup> for their 30 day review.

#### Administrative Site Plan Reviews & Administrative Approvals

- Modified Devante Villas Plan 1B to Plan 8B for lot 187 (8-25-2010)
- Extension submitted by Senor Pancho's Restaurant Administrative Site Plan
- Sign approval for Las Grullas Panaderia at 55 East "D" Street
- Sign approval for Janet Hausauer to open Red Magic Costumes at 1055 W. Bush St.
- Extension submitted by Veronica Ramos for Administrative Site Plan
- Approval of minor modifications to Plan 9 of Davante Villas
- Approval of minor variance to setback on Lot 187 of Davante Villas
- Approval of minor variance for incorrect windows installed in Plan 3B on lot 233 of DeVante Liberty
- Sign review and approval for Lemoore Meat Locker located on Fox Street

#### Home Occupations September 2010

- Richard E. Ching - art supply, equipment and decoration business at 837 Bristol Circle
- Lori Trull - home office for her cake business at the Day's Inn Commissary
- Katherin Montalbano - home office at 1030 Makenna Street to sell ceiling fans through internet/website and delivery directly to customer from wholesaler
- Bill Royer - home office to conduct a consulting business at 1166 Paradise Loop

#### Architectural Design Review scheduled for November 3, 2010 (available for review at the City website at [http://www.lemoore.com/downtown\\_architectural\\_design\\_review\\_committee.htm](http://www.lemoore.com/downtown_architectural_design_review_committee.htm))

- Rickie Gomes – to replace windows, doorway and add decorative lighting and add new paints and facade at 310 Heinlen Street
- Daniel and Linda Bumpus – to add new storefront walls, doors, windows, decorative lighting, new parapet walls, caps and ornamental details along with new paint, new tile wall/wainscot, column elements and stucco wall with arches
- Michael Daniel – to have new storefront wall facade, doors, windows and decorative lighting, new parapet walls, caps an ornamental details with new paint and new tile wall/wainscot.

#### PLANNING COMMISSIONERS

*Chairperson* – Sharon Kendall *Vice-Chair* - Lisa Elgin  
Bob Clement, Jeff Garcia, Jim Marvin, Ron Meade, Marshall Norgaard,

## Other

- Attached August and September 2010 Building Department Report
- Updated General Plan 2010 document pages with amendments to insert in books
- Codified portions of zoning regulations to replace in zone books
- "Bella Madre Way" street name chosen by Council for area behind Fresh and Easy
- Resolution to City Council to extend existing Site Plan Reviews for one year and for new Site Plan Reviews a 2 year term
- Updated Safe Routes to Schools maps for the Police Department

## Violation Letters

- Howard Lambert property at 1625 West Bush Street #C - Use Violation, as UR zoning does not allow family to live at business location, not to mention the space is not habitable for living and dangerous to children.
- Verizon property at 1270 N. Lemoore Avenue - stick signs are prohibited and need to be removed
- Animal House property at 333 Fox Street - 2 A-frame signs up by the curb and only one allowed by building per code ***(may need to revisit location of A-frame/sandwich signs in future updates)***
- Chubby's site at 855 N. Lemoore Avenue - A-frame sign needs to be moved by the building for pedestrian safety
- Jane Dart's home at 370 ½ Bush Street – no sign approved in residential district, no home occupation approved and no business license for this location
- Violation letter to Cash Advance located at 155 W Hanford-Armona RD Ste K, for A-Frame
- Violation letter to AT & T located at 155 Hanford-Armona Rd for A-frame sign violation
- Bella Nails and Spa site at 155 W. Hanford-Armona Rd Suite D - A-frame sign needs to be moved by the building for pedestrian safety
- Copy Pack and Ship site at 161 W. Hanford-Armona Rd- A-frame sign needs to be moved by the building for vehicular safety
- Fresh and Easy at 150 Cinnamon Drive - 2 A-frame signs up away from the building and only one allowed next to building for pedestrian safety and pennant streamers not allowed and need to be removed
- McDonalds site at 1089 Lemoore Avenue - stick sign is prohibited and needs to be removed ***(may need to revisit allowing some stick signs for special sales similar to this one if located in landscape area and do not cause pedestrian or vehicle safety problem in future sign ordinance updates)***
- Papa Murphy's site at 1060 Lemoore Avenue - stick signs are prohibited and need to be removed
- Walgreens site at 12 W. Hanford-Armona Rd - 2 A-frame signs up away from the building and only one allowed next to building for pedestrian safety and stick signs are prohibited and need to be removed
- Violation letter sent to White Top Drive-In at 1110 West "D" Street regarding banner location violation not meeting the requirement of the 7' clearance
- Final Notices to McDonalds, Verizon, Fresh and Easy, Walgreens, White Top for sign violations
- In-Shape pennant streamer violation at 1140 and 1138 Lemoore Avenue
- Allied Cash Advance at 855 Lemoore Avenue, Ste 140 – stick sign violation



AUGUST 2010

CITY OF LEMOORE  
BUILDING INSPECTION PERMITS REPORT

Fiscal Year 2010-11

Description	PERMITS ISSUED			VALUATION		
	Current Month	Current Year to Date		Current Month	Year to Date	
Res. Single Family - New	1	2		\$ 117,439.28	\$ 215,030.48	
Res. Condo./PUD - New	0	0		\$ -	\$ -	
Res. Multi-Family - New	0	0		\$ -	\$ -	
Apartment - New	0	0		\$ -	\$ -	
Commercial / Industrial - New	0	0		\$ -	\$ -	
Alterations - Residential	28	48		\$ 224,480.00	\$ 454,245.00	
Alterations - Commercial / Industrial	1	7		\$ 10,000.00	\$ 1,430,000.00	
Swimming Pool	2	2		\$ 25,482.00	\$ 25,482.00	
Bldg. Moved or Demolished	0	0		\$ -	\$ -	
<b>TOTALS</b>	<b>32</b>	<b>59</b>		<b>\$ 377,401.28</b>	<b>\$ 2,124,757.48</b>	

Description	DWELLING UNITS			Location of Multi-Fam. Units	Last Year to Date
	Current Month	Current Year to Date	Units		
Single Family	1	2			3
Condo/PUD	0	0			0
Multi-Family	0	0			0
Apartments	0	0			0
<b>TOTALS</b>	<b>1</b>	<b>2</b>			<b>3</b>