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CITY OF LEMOORE TO SELL LAND FOR \$1 TO AFFORDABLE HOUSING DEVELOPER



A plan to sell city-owned land for just 1 dollar to a private developer proposing a 240-unit affordable housing project sparked intense discussion at the April 1 Lemoore City Council meeting, with councilmembers and residents raising concerns over public notice, project accessibility, and the long-term impacts on nearby neighborhoods.

The land in question sits at the northeast corner of Cedar Lane and 19 and one-half Avenue, where developer John Kashian of KKALP intends to build a multi-phase apartment complex. The project would reportedly remain affordable for at least 55 years and include a mix of one-, two-, and three-bedroom units.

While the site plan has already been approved by staff under state housing law Government Code Section 65913.4, councilmembers made clear that the public sale of city land still warrants scrutiny.

"Somebody is getting city property for 1 dollar," said one councilmember. "I think they should at least be here at the meeting."

How Did the 1 Dollar Sale Come to Be?

The land sale stems from a 2019 development agreement between the city and Kashian, which gave him a five-year window to submit a project for the site. A prior agreement for 80



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acres along Highway 41 fell through, leading the city to shift the agreement to this smaller parcel. Because the contract was already in place, the city is now limited in its options.

That is not a number we came up with now, that was something the [city agreed to back in 2019](#)," clarified Mayor Patricia Matthews. "We are bound to that deal."

City staff [confirmed](#) that under the agreement, there was no requirement specifying the type of project that had to be developed, only that the land must be used for development approved by the city.

[Council Voices Concerns Over Site Plan](#) and Notification

Though the site plan was not up for a vote—having already been approved administratively—multiple councilmembers expressed discomfort with the process, particularly the lack of direct neighborhood notification.

"We are putting potentially 700 to 1,000 people on a corner without curb and gutter. That neighborhood should have been informed," one member said.

[Accessibility also became a key](#) issue, as the proposed buildings are mostly three stories. Councilmembers asked whether elevators would be required to ensure mobility for seniors and disabled residents. Staff responded that such features would only be required if dictated by building code, and that the developer was not present to answer questions.

Additional concerns were raised about parking availability, emergency access for fire vehicles, and the overall impact on [city infrastructure](#).

What Will the Project Include?

City staff shared that the project breakdown includes:

- 48 one-bedroom units
- 120 two-bedroom units



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- 72 three-bedroom units
- Three tot lots
- A half-court basketball court
- A pool and spa
- A community building

The [project is expected](#) to be developed in phases, with site plan standards such as building setbacks and a maximum height of 35 feet already reviewed.

Public Hearing Continued

In response to the absence of the developer and the number of outstanding questions, the [council](#) voted to continue the public hearing to the next meeting. Members signaled a desire to hear directly from the developer and revisit the terms of the 2019 agreement, if possible.

"Hope is not a strategy," one member remarked. "We need to know what we are agreeing to and how it affects the people who live near it."