

**KINGS COUNTY PLANNING COMMISSION
MINUTES**

District 1 Commissioner - Riley Jones

District 2 Commissioner - Mark Cartwright

District 3 Commissioner - R.G. Trapnell

District 4 Commissioner - Jim Gregory

District 5 Commissioner - Louise Draxler

March 3, 2008

TAPE COUNT #1-5067

CALL TO ORDER: The meeting of the Kings County Planning Commission was called to order by Vice Chairman Trapnell, on March 3, 2008 at 7:00 p.m. in the Board of Supervisors Chambers, Administration Building, Kings County Government Center, Hanford, California. The Pledge of Allegiance was recited.

COMMISSIONERS PRESENT: Mark Cartwright, R.G. Trapnell, Jim Gregory, Louise Draxler

COMMISSIONERS ABSENT: Riley Jones

STAFF PRESENT: Bill Zumwalt, Chuck Kinney, Greg Gatzka, Mark Sherman, Terri Yarbrough, Kyle Sand

VISITORS PRESENT: Tony & Sherry Hamilton, Ricky & Olivia Hernandez, Dwight Weigand, Victor Loza, Anorlina Loza, Lee Johnson, John Hattesen, Anthony Hopkins, Anthony Whitehearst, Louie Rodriguez

SUMMARY OF THE AGENDA:

Mr. Zumwalt summarized the Agenda for the Commission.

UNSCHEDULED APPEARANCES: None

APPROVAL OF MINUTES: A motion was made and seconded (Cartwright/Gregory) to approve the minutes of the February 4, 2008 meeting. Motion carried unanimously with Jones absent.

CONVENE AS THE KINGS COUNTY AIRPORT LAND USE COMMISSION

TAPE COUNT: Tape # 1-5461

OLD BUSINESS

1. REQUEST FOR COMMENTS: (Daniel Gargas, Aviation Safety Officer, Department of Transportation)

Discussion was continued from the February 4, 2008 meeting regarding a proposed school site designation within two (2) miles of the Corcoran Airport. The Department of Transportation is requesting comments from the Airport Land Use Commission (ALUC) as they relate to Kings County airport land use policies and, in particular, the Comprehensive Land Use Plan that the ALUC has developed for the airport. The Commission directed Staff in the February 4, 2008 meeting to contact both the Corcoran Unified School District and the Lakeland Crop Dusters concerning the proposed school site. Mr. Kinney reported that he spoke with Donnetta Murray with the Corcoran Unified School District regarding the project. Ms. Murray stated that there was no objection from the Department of Education. Mr. Kinney also reported that he spoke with Steve White of the Lakeland Crop Dusters. Mr. White said that fourteen (14) planes were housed at the airport with 30 take-off's and landings per month and that the planes don't typically fly over the school area due to the surrounding housing.

A motion was made and seconded (Gregory/Cartwright) to direct Staff to draft a letter including the findings as listed within the staff report and state that the Planning Commission has no objection to the proposed project. Motion carried unanimously with Jones absent.

RE-CONVENE AS PLANNING COMMISSION

TAPE COUNT: Tape # 1-5461

OLD BUSINESS

CONDITIONAL USE PERMIT NO. 07-08 (Mesa Verde Trading Co.)

The applicant proposes a cattle feed recycling facility, located at 20468 Lincoln Avenue, Stratford. The Commission directed Staff to visit the applicant's facility in Strathmore and provide a report. Mr. Kinney gave a summary of his visit to the applicant's Strathmore facility and provided photos of the facility. Mr. Kinney also contacted Tulare County Code Enforcement for this facility and found no violations.

Commissioner Trapnell re-opened the public hearing and asked if there was any testimony in favor of the project. The following people spoke in favor of the project: Anthony Hopkins, Ricky Hernandez, and Dwight Wiegand. Commissioner Draxler asked how many jobs this project would create. Mr. Wiegand responded he would hire 1½ -2 full time employees.

Commissioner Trapnell asked if there was any testimony opposing the project. Mr. Anthony Whitehearth stated he felt this was not the proper location for this facility and he felt this shouldn't be approved until the new General Plan is updated. Mr. Louie Rodriguez was concerned that a trucking business could be incorporated into the business.

Commissioner Trapnell asked the applicant if he would like to rebut any of the opposing testimony. Mr. Wiegand stated he didn't feel his facility will have an impact on what the community plans for the area. If the property owner has an opportunity to sell, he would relocate his business. There being no further testimony, Commissioner Trapnell closed the Public Hearing.

Commissioner Draxler asked if there was anything planned for the Stratford area. Mr. Zumwalt stated that Mr. Rodriguez has had communication with staff but no application has been filed. Mr. Zumwalt also stated that Mr. Whitehearth's request for a moratorium for any land use permits requires specific procedures that the Board of Supervisors must follow which would require approval from the Governors Office of Planning and Research.

A motion was made and seconded (Draxler/Cartwright) to adopt Resolution 08-02 approving Conditional Use Permit No. 07-08. Motion carried unanimously with Jones absent.

NEW BUSINESS

1. SITE PLAN REVIEW NO. 06-01 (Rodrigues)

Mr. Sherman summarized the proposal to consider scheduling a public hearing for April 7, 2008, to consider revocation of Site Plan Review No. 06-01 for failure to comply with Site Plan review standards and requirements. The property is located at 444 Wilson Lane, Hanford, Assessor's Parcel Number 014-221-040. Mr. Sherman stated that a condition of the permit required that two buildings and the debris on the facility be removed. The buildings have been removed but the debris has not been removed. A Notice of Violation has been issued and to date the business has not complied with the permit requirements. Mr. Sherman also noted that the property is currently for sale.

A motion was made and seconded (Trapnell/Draxler) to schedule a Public Hearing for April 7, 2008. Motion carried unanimously with Jones absent.

2. SITE PLAN REVIEW NO. 06-57 (Kenna/Bettencourt)

Mr. Sherman summarized the proposal to consider scheduling a public hearing for April 7, 2008, to consider revocation of Site Plan Review No. 06-57. The property is located at 9150 E. Lacey Blvd., Hanford, CA, Assessor's Parcel Number 014-230-024. Mr. Sherman stated that he spoke with Mrs. Kenna, the tenant. Conditions of the permit have not been complied with and a final warning was issued on January 18, 2008.

A motion was made and seconded (Draxler/Trapnell) to schedule a Public Hearing for April 7, 2008. Motion carried unanimously with Jones absent.

2. STUDY SESSION – Draft Kettleman City Community Plan

Mr. Gatzka gave a PowerPoint presentation on the Kettleman City Community Plan. Mr. Gatzka reported that several meetings were held in Kettleman City with community members and the Plan has been approved by the Kings County General Plan Advisory Committee. Mr. Gatzka reviewed revisions made to the Community Plan since his previous presentation.

MISCELLANEOUS TAPE COUNT: 2-4026

1. FUTURE MEETINGS

The next regular meeting of the Planning Commission is scheduled for Monday, April 7, 2008.

2. CORRESPONDENCE:

Mr. Zumwalt asked if any Commissioners were interested in attending the California County Planning Commissioners Association Central District Spring Conference on April 19, 2008.

3. STAFF COMMENTS:

A. Update for CUP 05-10 (CWM B18-B20)

Mr. Zumwalt reported the EIR will be ready for public review by the end of March.

B. Update for Specific Plan 06-01 (Quay Valley Ranch Project)

Mr. Zumwalt reported he is waiting for the master plans on several areas.

4. COMMISSION COMMENTS:

Commissioner Trapnell commended Mr. Kinney and staff for the report they provided on Mesa Verde Trading.

ADJOURNMENT - The meeting was adjourned at 8:25 p.m.

TAPE COUNT: Tape # 2-4431

Respectfully Submitted,

KINGS COUNTY PLANNING COMMISSION



William R. Zumwalt, Commission Secretary

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