

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

April 7, 2008

TAPE COUNT #1-4431

CALL TO ORDER: The meeting of the Kings County Planning Commission was called to order by Chairman Jones, on April 7, 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: Riley Jones, R.G. Trapnell, Jim Gregory, Louise Draxler

COMMISSIONERS ABSENT: Mark Cartwright

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

VISITORS PRESENT: Anthony & Sherry Hamilton, Ricky & Olivia Hernandez, Ruben Rodriguez, Angelina Rodrigues, Joseph Fernandes, Mel Weaver, Shawn Alferd, Chris Lehn

SUMMARY OF THE AGENDA:

Mr. Zumwalt summarized the Agenda for the Commission.

UNSCHEDULED APPEARANCES: None

APPROVAL OF MINUTES: A motion was made and seconded (Draxler/Trapnell) to approve the minutes of the March 3, 2008 meeting with one correction, adding Kyle Sand to the staff present. Motion carried unanimously with Cartwright absent.

OLD BUSINESS

None

TAPE COUNT #1-4675

NEW BUSINESS

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

Mr. Sherman summarized the proposal to consider revocation of Site Plan Review No. 06-01 (a shop to restore and repair kitchen cabinets, tile, granite and countertops) 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 Notice of Violation was issued on November 5, 2007, a final warning was issued on January 1, 2008 and on March 3, 2008 the Planning Commission set a Public Hearing for April 7, 2008 to consider revoking the Zoning Permit. Mr. Sherman stated that several violations of the Permit have not been corrected. A notice was mailed on March 20, 2008 by certified mail notifying Mr. Rodrigues of the Hearing, due to failure to comply with the Zoning Permit standards and requirements.

Commissioner Jones opened the Public Hearing and asked if there was any testimony from the applicant or property owner. Ms. Angelina Rodrigues, daughter of the property owner, spoke on behalf of Mr. Rodrigues. Ms. Rodrigues stated that her father was unable to attend the meeting and that her father was going to be retiring and she and her brother would be taking over the business. Ms. Rodrigues also stated that she was not aware of all of the violations. Commissioner Draxler inquired as to how Ms. Rodrigues would pay for all the repairs if the business wasn't operating. Ms. Rodrigues stated that they were applying for a business loan in order to make the corrections to comply with the permit requirements. Commissioner Jones asked if there was anyone else who wanted to testify in favor of revoking the Zoning Permit. Seeing none he continued the Hearing for one month and instructed Ms. Rodrigues to bring a plan to resolve the violations to the Planning Department no later than April 25, 2008.

TAPE COUNT – no tape available (machine malfunction)

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

Mr. Sherman summarized the proposal to consider revocation of Site Plan Review No. 06-57 (an automobile towing and storage business). The property is located at 9150 E. Lacey Blvd., Hanford, CA, Assessor's Parcel Number 014-230-024. Mr. Sherman stated that Mrs. Kenna, the tenant, had informed him that she had vacated the property. Several requirements of the permit have not been complied with. Commissioner Draxler asked for clarification that there was no business currently operating on this property. Mr. Sherman stated that Ms. Kenna said she moved her business to another location because she was having difficult working with the property owner concerning the necessary improvements.

Commissioner Jones opened the Public Hearing and asked if there was any testimony from the applicant or property owner. The property owner, Mr. Norman Bettencourt, questioned several of the standards and requirements of the permit and why he wasn't grandfathered. Mr. Bettencourt was informed that when a new Zoning Permit is issued, it is subject to the current code standards and requirements. Commissioner Jones asked the applicant if their agent (Kenna) had notified him of the requirements. It was confirmed that Mr. Bettencourt had been mailed a copy of the permit. Mr. Fernandez, part owner of the property, stated he would not comply with the gate set back and that he did a service by cleaning up the place. Commissioner Jones asked if there was anyone else wanting to testify. Mr. Mel Weaver and Mr. Shawn Alvert spoke regarding fence set backs and why they have to be moved. A letter was received from R. W. Gilkey and read into the record. Commissioner Jones asked if there was anyone else wanting to testify. Seeing on others he closed the testimony portion of the hearing.

A motion was made and seconded (Trapnell/Draxler) recommended adopting resolution 08-03 revoking Site Plan Review 06-57 for failure to comply with permit standards and requirements. Motion carried unanimously with Cartwright absent.

2. STUDY SESSION – San Joaquin Valley Regional Blueprint Presentation

Mr. Gatzka and Christina Lehn gave a PowerPoint presentation updating the Planning Commission on the San Joaquin Valley Regional Blueprint efforts. They will be coming back before the Commission in May with the scenario alternatives being revised in Madera as potential alternatives. If the Blueprint is not implemented, the County would not be eligible for funding for housing, water, etc.

MISCELLANEOUS

1. FUTURE MEETINGS

The next regular meeting of the Planning Commission is scheduled for Monday, May 5, 2008.

2. CORRESPONDENCE:

EPW Hearing on Protecting the Integrity of Science in Implementing the Endangered Species Act is asking for input.

3. STAFF COMMENTS:

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

Mr. Zumwalt reported the Draft EIR was released on March 24, 2008 for public comment and will closed on May 7, 2008 unless extended. The closing of the comment period could be extended to May 24, 2008 if a reasonable request is received. The Local Assessment Committee (LAC) will be meeting Thursday to tour the Chemical Waste Management Landfill. There will be a series of educational and public information meetings. Commissioner Jones inquired as to how the LAC was appointed. Mr. Zumwalt explained the process.

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

Mr. Zumwalt reported there is nothing new to report. He is waiting for some specific studies.

4. COMMISSION COMMENTS:

None

ADJOURNMENT - The meeting was adjourned at 9:00 p.m.

Respectfully Submitted,

KINGS COUNTY PLANNING COMMISSION



William R. Zumwalt, Commission Secretary

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