

**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

**June 2, 2008**

TAPE COUNT #1-148

**CALL TO ORDER:** The meeting of the Kings County Planning Commission was called to order by Chairman Jones, on June 2, 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, Mark Cartwright

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Bill Zumwalt, Kyle Sand, Chuck Kinney, Mark Sherman, Paavo Luoma, Terri Yarbrough

**VISITORS PRESENT:** Anthony & Sherry Hamilton, Ricky & Olivia Hernandez

**SUMMARY OF THE AGENDA:**

Mr. Zumwalt summarized the Agenda for the Commission.

**UNSCHEDULED APPEARANCES:** None

**APPROVAL OF MINUTES:** A motion was made and seconded (Trapnell/Gregory) to approve the minutes of the May 5, 2008. Motion carried unanimously.

**OLD BUSINESS**

None

**CONVENE AS DIVISION TWO OF THE KINGS COUNTY ADVISORY AGENCY**

**1. Tentative Parcel Map No. 07-03 (South Fresno Housing)**

Mr. Luoma summarized the proposal to divide approximately 11.67 acres into three (3) parcels (1.75, 1.39, and 2.44 acres) and an unmapped remainder (4.14 acres) located at 33000 Cyril Place, Kettleman City, CA, APN: 042-150-064. Mr. Luoma stated that there may be significant adverse impact, however the impacts can be mitigated to an insignificant level. He also noted that there had been a concern that the proposed road may not be wide enough for fire trucks. This has been reviewed by the Fire Department.

Commissioner Jones opened the Public Hearing and asked if there was any testimony in favor of the project. Mr. David Horn representing Yamabe Horn Engineering, asked to clarify that Item 2 of page 3 was a condition of development. Mr. Zumwalt stated that item C is to reduce environmental impacts to less than significant and the others are for the actual development after the division of the parcel. Mr. Horn also asked to confirm that on page 13, items 8, 9 and 10 are requirements for the potential future development and not the map. Mr. Jones asked what the plans were for the 4.14 unmapped portion of the parcel. Mr. Zumwalt stated that it could only be used for the current permitted use and if they wanted to do anything else they would be required to do a map. Mr. Jones asked if there was any other testimony either in favor or opposing the proposed project. Seeing none, he closed the Public Hearing.

A motion was made and seconded (Draxler/Cartwright) to approve Resolution 08-02 to approve the Land Division. Motion carried unanimously.

TAPE COUNT #1-698

## RE-CONVENE AS PLANNING COMMISSION

### NEW BUSINESS

#### 1. SITE PLAN REVIEW NO. 03-05 (Altnow)

Mr. Sherman summarized the proposal to set a hearing to consider revocation of Site Plan Review No. 03-05 (a private, limited membership water ski lake as an open recreation facility) for failure to comply with Site Plan review standards and requirements. The property is located at 18566 Jackson Avenue, Lemoore, Assessor's Parcel Number 024-080-050. Mr. Sherman stated the approved zoning permit allowed for a maximum of 30 guests and specifically stated that any event over 30 guests would require the approval of a conditional use permit. On April 18, 2008, the Kings County Planning Agency notified the owner that the commercial event scheduled for May 9, 10, and 11<sup>th</sup> of 2008 would constitute a violation of the existing zoning permit. The property owner did contact the Planning Department, but stated he had made commitments with the event that he was locked into.

A motion was made and seconded (Gregory/Trapnell) to set a Hearing on July 7, 2008 to consider the revocation of Site Plan Review No. 03-05. Motion carried unanimously.

TAPE COUNT - 1-930

## MISCELLANEOUS

#### 1. FUTURE MEETINGS

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

#### 2. ELECTION OF OFFICERS

Mr. Zumwalt asked for nominations for Chairperson.

Commissioner Jones nominated Commissioner Trapnell for Chairperson. A motion was made and seconded (Jones/Gregory) to accept and close the nominations for Chairperson. Motion carried unanimously.

Mr. Zumwalt asked for nominations for Vice Chairperson. Commissioner Draxler nominated Commissioner Cartwright for Vice Chairperson. A motion was made and seconded (Jones/Trapnell) to accept and close the nominations. Motion carried unanimously.

#### 3. CORRESPONDENCE: None

#### 4. STAFF COMMENTS:

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

Mr. Zumwalt reported that the Environmental Impact Report is out for public comment. The Local Assessment Committee held a meeting in Kettleman City last week and will be meeting at the Board of Supervisors Chambers next week.

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

Mr. Zumwalt stated that the Planning Agency is still working with the applicant on the project description. Commissioner Jones asked if the water issues had been resolved. Mr. Zumwalt stated this would come later and that the requirement was to do a water assessment identifying the quantity of water at build out, where they will get the water, how much can be delivered in a drought, and that the water is real, not just shown on paper.

#### 4. COMMISSION COMMENTS:

None

ADJOURNMENT -- The meeting was adjourned at 7:34 p.m.  
TAPE COUNT - 1-2150

Respectfully Submitted,

**KINGS COUNTY PLANNING COMMISSION**



**William R. Zumwalt, Commission Secretary**

h:\planning\planning commission\minutes\2008\6-2-08 minutes.doc