

KINGS COUNTY PLANNING COMMISSION

Regular Meeting
7:00 P.M.

Government Center
Hanford, California

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Agency at (559) 582-3211, ext. 2680 by 4:00 p.m. on the Thursday prior to this meeting.

Agenda backup information and any public records provided to the Commission after the posting of the agenda for this meeting will be available for public review at the Kings County Community Development Agency, 1400 W. Lacey Blvd., Hanford, CA 93230.

REVISED AGENDA

August 3, 2009

This meeting will be held in the Board of Supervisors Chambers, Administration Building, Kings County Government Center, 1400 W. Lacey Boulevard, Hanford, California.

I. CALL TO ORDER - Kings County Planning Commission Meeting

1. PLEDGE OF ALLEGIANCE
2. SUMMARY OF THE AGENDA - Staff
3. UNSCHEDULED APPEARANCES

Any person may address the Commission on any subject matter within the jurisdiction or responsibility of the Commission at the beginning of the meeting; or may elect to address the Commission on any agenda item at the time the item is called by the Chair, but before the matter is acted upon by the Commission. Unscheduled comments will be limited to five minutes.

4. APPROVAL OF MINUTES – Meeting of July 6, 2009.

II. OLD BUSINESS

1. **SITE PLAN REVIEW NO. 07-07 (Grewal)** – The applicant is requesting a five (5) year extension of time to establish a service station/convenience store/food mart and also an incidental watchmans caretaker quarters located at 19538 Highway 41, Stratford, CA, Assessor's Parcel Number 026-131-054.

- A. Staff Report (SPR No. 07-07 Pages 1 to 2)
- B. Discussion
- C. Decision: Adopt Resolution No. 09-07 (Extension of Time, Pages 6 to 16) Roll Call Vote

2. **REVOCATION HEARING FOR CONDITIONAL USE PERMIT NO. 91-10 (Sociedade de Sao Joao, Inc.)** – This application was originally approved by the Kings County Planning Commission on July 6, 1992, to establish a private, non-commercial, social hall located at 8301 8 ½ Avenue, Hanford, Assessor's Parcel Number 014-142-014. The Commission will consider revocation of Conditional Use Permit No. 91-10 for failure to comply with the conditional use permit standards and conditions.

- A. Staff Report (Pages 1 to 3)
- B. Discussion

3. **CONDITIONAL USE PERMIT NO. 09-04 (Hanford Columbians Inc.)** – The applicant proposes to establish a non commercial club within an existing structure located at 5152 11th Hanford, CA, Assessor's Parcel Number 006-031-006.

- A. Staff Report (CUP No. 09-04 Pages 1 to 9)
- B. Discussion
- C. Decision: Adopt Resolution No. 09-08 (CUP No. 09-04 Pages 33 to 40) Roll Call Vote

4. **SITE PLAN REVIEW NO. 03-05 (ALTNOW)** – The applicant is requesting a two (2) year extension of time to complete the driveway and parking area improvements required by SPR 03-05 and Planning Commission Resolution No. 08-06 for a private ski lake located at 18556 Jackson Avenue. Hanford, CA, Assessor's Parcel Number 024-080-050.
 - A. Staff Report (SPR No. 03-05 Pages 1 to 3)
 - B. Discussion
 - C. Decision: Adopt Resolution No. 09-09 (Extension of Time, Pages 11 to 13) Roll Call Vote

III. NEW BUSINESS

1. **APPEAL OF VARIANCE NO. 09-01 (Fagundes)** – The applicant is appealing the decision of the Zoning Administrator's denial of a variance of a front yard setback in relation to a freestall barn that was constructed too close to the public right-of-way. The freestall barn is located at 10522 15th Avenue, Hanford, CA, Assessor's Parcel Number 018-011-017.
 - A. Staff Report (Appeal of VAR No. 09-01 Pages 1 to 4)
 - B. Discussion
 - C. Decision: Adopt Resolution No. 09-10 (VAR No. 09-01 Pages 84-86) Roll Call Vote
2. **DRAFT UPDATE TO THE KINGS COUNTY HOUSING ELEMENT** - Review the Draft Housing Element and receive comments.
 - A. Staff Report
 - B. Receive Comments
 - C. Discussion
 - D. Direction: Consider recommending to the Board of Supervisors that the Draft Housing Element be submitted to the California Department of Housing and Community Development for comment.

VI. MISCELLANEOUS

1. **FUTURE MEETINGS** - The next regular meeting of the Planning Commission is scheduled for Monday, September 14, 2009.
2. **CORRESPONDENCE**
3. **STAFF COMMENTS**
 - A. Update for CUP 05-10 (CWM B-18/B-20)
 - B. Update on the status of the General Plan Update
4. **COMMISSION COMMENTS**

VII. ADJOURNMENT

NOTICE OF RIGHT TO APPEAL: For projects where the Planning Commission's action is final, actions are subject to appeal by the applicant or any other directly affected person or party and no development proposed by the application may be authorized until the final date of the appeal period. An appeal may be filed with the Community Development Agency at 1400 W. Lacey Blvd., Building #6, Hanford, CA, on forms available at the Community Development Agency. A filing fee of \$275.00 must accompany the appeal form. The appeal must be filed within 8 days of the Planning Commission's decision date, not including the date of the decision. If no appeal is received, the Planning Commission's action is final. There is no right of appeal for projects for which the Planning Commission's action is advisory to the Board of Supervisors.

NOTICE OF RIGHT TO APPEAL: For projects where the Advisory Agency's action is final, actions are subject to appeal by any interested person and no development proposed by the application may be authorized until the final date of the appeal. An appeal may be filed with the Community Development Agency at 1400 W. Lacey Blvd., Building #6, Hanford, CA, on forms available at the Community Development Agency. A filing fee of \$275.00 must accompany the appeal form. The appeal must be filed within 10 days of the Advisory Agency's decision date, not including the date of the decision. If no appeal is received, the Advisory Agency's action is final.