

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.

AGENDA September 14, 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 August 3, 2009.**

II. OLD BUSINESS

- 1. CHANGE OF ZONE DISTRICT BOUNDARY NO. 08-02 (VERDEGAAL) -** The applicant is proposing to change the zone district boundary from Multi-Family Residential (RM-3) to Service Commercial (CS) for a portion of a parcel located on the east side of 14th Avenue, approximately ¼ mile south of Lacey Blvd., in the unincorporated community of Armona (APN: 018-101-043).

- A. Staff Report (C.Z.D.B. No. 08-02 Pages 1 to 5)
- B. Public Hearing
- C. Decision: Consider Adopting Resolution No. 09-11 (C.Z.D.B. No. 08-02 Pages 29 to 32) Roll Call Vote

III. CONVENE AS DIVISION TWO OF THE KINGS COUNTY ADVISORY AGENCY

- 1. TENTATIVE TRACT NO. 897 (VERDEGAAL) -** The applicant is proposing to: Subdivide 33.46 acres into five (5) parcels. The project site is located on the east side of 14th Avenue, approximately ¼ mile south of Lacey Blvd., in the unincorporated community of Armona (APN: 018-101-032 & 043).

- A. Staff Report (T.T. No. 897 Pages 1 to 9)
- B. Public Hearing
- C. Decision: Consider Adopting Resolution No. 09-02 (T.T. No. 897 Pages 30 to 37)
Roll Call Vote

IV. RE-CONVENE AS PLANNING COMMISSION

V. NEW BUSINESS - None

VI. MISCELLANEOUS

- 1. **FUTURE MEETINGS** - The next regular meeting of the Planning Commission is scheduled for Monday, October 5, 2009.
- 2. **CORRESPONDENCE**
- 3. **STAFF COMMENTS**
 - A. Update for CUP 05-10 (CWM B-18/B-20)
 - C. Status Report for 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 \$320.00 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 \$320.00 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.