

**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

**September 14, 2009**

**CALL TO ORDER:** The meeting of the Kings County Planning Commission was called to order by Chairman Cartwright, on September 14, 2009 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, Louise Draxler, Jim Gregory, Riley Jones

**COMMISSIONERS ABSENT:** R.G. Trapnell

**STAFF PRESENT:** Greg Gatzka, Johanna Hartley, Chuck Kinney, Sandy Roper, Terri Yarbrough

**VISITORS PRESENT:** George Verdegaal

**SUMMARY OF THE AGENDA:** Mr. Gatzka summarized the Agenda for the Commission.

**UNSCHEDULED APPEARANCES:** No one spoke during this portion of the meeting.

**APPROVAL OF MINUTES:** A motion was made and seconded (Gregory/Jones) to change the minutes to reflect that the Commission commended Mr. Bill Zumwalt for all of his years of service and to approve the minutes of the August 3, 2009 meeting as corrected. Motion carried unanimously with Trapnell absent.

### **OLD BUSINESS**

Commissioner Gregory excused himself due to a conflict of interest from the discussion and voting on the two agenda items regarding Verdegaal.

**Change of Zone District Boundary No. 08-02 (VERDEGAAL)** – Mr. Roper summarized the staff report for a proposal 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 14<sup>th</sup> Avenue, approximately ¼ mile south of Lacey Blvd., in the unincorporated community of Armona (APN: 018-101-043). Mr. Roper reported that the item had been tabled indefinitely to allow the applicant to talk to the Armona Community Service District concerning their requirements. On August 29, 2009 the County received an agreement from the Armona Community Service District allowing the deferral of the improvements until district services were available. At that time the district would require the current wells and sewer systems to be abandoned and connect to district services.

A motion was made and seconded (Draxler/Jones) to adopt Resolution No. 09-11 approving the Change of Zone District Boundary. Motion carried with Trapnell absent and Gregory abstaining.

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

#### **Tentative Tract No. 897 (Verdegaal)**

Mr. Roper summarized the proposal to subdivide 33.46 acres into five (5) parcels. The project site is located on the east side of 14<sup>th</sup> Avenue, approximately ¼ mile south of Lacey Blvd., in the unincorporated community of Armona (APN: 018-101-032 & 043).

Chairman Cartwright opened the Public Hearing and asked if there was any testimony in favor of the project. Seeing none he asked if there was any testimony in opposition. Seeing none, he closed the Public Hearing. A motion was made and seconded (Jones/Draxler) to adopt resolution no. 09-02 approving Tentative Tract No. 897. Motion carried with Trapnell absent and Gregory abstaining.

## **RE-CONVENE AS PLANNING COMMISSION**

### **NEW BUSINESS**

None

### **MISCELLANEOUS**

#### **1. FUTURE MEETINGS**

The next regular meeting of the Planning Commission is scheduled for Monday, October 5, 2009.

#### **2. CORRESPONDENCE:**

Mr. Gatzka announced that there were three pieces of correspondence, public hearing on the Avenal Energy Project, the Annual CCPCA Conference, and the Valley Land Use Conference.

#### **3. STAFF COMMENTS:**

**Update for CUP 05-10 (CWM B-18/B-20)** – Mr. Kinney provided a summary of the October 5, 2009 meeting proceedings.

**Status Report for General Plan Update** – Mr. Gatzka reported that the EIR comment period closed and comments were being addressed. He also reported that the General Plan Update would be presented to the Planning Commission at the November 2, 2009 meeting for their consideration and likely to go before the Board of Supervisors on December 1, 2009.

#### **4. COMMISSION COMMENTS: none**

ADJOURNMENT – The meeting was adjourned at 8:48 p.m.

Respectfully Submitted,

**KINGS COUNTY PLANNING COMMISSION**



**Greg Gatzka, Acting Commission Secretary**