

**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 8, 2008

CALL TO ORDER: The meeting of the Kings County Planning Commission was called to order by Chairman Trapnell, on September 8, 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, Louise Draxler, Jim Gregory

COMMISSIONERS ABSENT: Mark Cartwright

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

VISITORS PRESENT: Anthony & Sherry Hamilton, Ricky & Olivia Hernandez, Maribel Perez

SUMMARY OF THE AGENDA: Mr. Zumwalt summarized the Agenda for the Commission and notified the Commission that Item Number 3, Site Plan Review No. 06-42 (Lakeshore Dairy) under New Business was being removed as a recommendation for revocation in that they had made significant progress in correcting the outstanding violation.

UNSCHEDULED APPEARANCES: None

APPROVAL OF MINUTES: A motion was made and seconded (Draxler/Gregory) to approve the minutes of the August 4, 2008 meeting. Motion carried unanimously with Cartwright absent.

OLD BUSINESS

None

NEW BUSINESS

1. ADMINISTRATIVE APPROVAL NO. 94-10 (Perez Calf Ranch)

Mr. Sherman summarized the proposal to consider revocation of Administrative Approval No. 94-10 for violations of the use permit and failure to comply with the Administrative Approval standards and conditions. The application was originally approved by the Kings County Zoning Administrator on April 5, 1994 to establish a calf raising operation located at 22312 Grangeville Blvd., Lemoore, Assessor's Parcel Number 004-220-013. Commissioner Jones asked if the headcount reduction had been verified. Mr. Sherman stated that it had not been verified at this time. Mr. Sherman noted that he received a written document prior to the meeting showing the herd had been reduced. Mr. Sherman also noted that an incomplete application had been submitted to increase the herd size, which can't be considered until it is complete. Maribel Perez stated that the reason the application was incomplete was because they were very inexperienced and didn't know how to proceed so they hired a consultant. It was their understanding that the consultant was taking care of all of the issues.

A motion was made and seconded (Draxler/Jones) to schedule a revocation hearing for October 6, 2008 and at that time review any progress made to resolve the violations. Motion carried unanimously with Cartwright absent. Commissioner Trapnell also requested that the business partner be present at the October meeting.

2. SITE PLAN REVIEW NO. 05-25 (Steve Stockton)

Mr. Sherman summarized the proposal to consider revocation of Site Plan Review No. 05-25 for failure to comply with the Site Plan Review standards and requirements. This application was originally approved by the Kings County Zoning Administrator on July 27, 2005 to establish a new multi-family housing development located at 10842 and 10882 Railroad Avenue, Armona, Assessor's Parcel No. 018-070-010.

A motion was made and seconded (Gregory/Draxler) to schedule a revocation hearing for October 6, 2008. Motion carried unanimously with Cartwright absent.

3. SITE PLAN REVIEW NO. 06-42 (Lakeshore Dairy)

Mr. Zumwalt asked that the Commission not take action on this item. The item is being withdrawn since the dairy is making significant progress toward compliance.

4. SITE PLAN REVIEW NO. 07-72 (Fagundes Dairy)

Mr. Sherman summarized the proposal to consider revocation of Site Plan Review No. 07-72 for failure to comply with the Site Plan Review standards and requirements. This application was originally approved by the Kings County Zoning Administrator on January 31, 2008 to establish a new loafing barn on an existing dairy facility located at 10522 15th Avenue, Hanford, Assessor's Parcel No. 018-011-017. Mr. Sherman stated that the permit was issued as an ag exempt building requiring only a final inspection. During the final inspection of the structure it was discovered that the structure was constructed in the setback and the wrong type of structure was constructed.

A motion was made and seconded (Draxler/Jones) to schedule a revocation hearing for October 6, 2008. Motion carried unanimously with Cartwright absent.

MISCELLANEOUS

1. FUTURE MEETINGS

The next regular meeting of the Planning Commission is scheduled for Monday, October 6, 2008. Potential agenda items for October are two CUPs, three zoning permit revocation hearings and possibly a zone text change. Commissioner Jones stated he will not be able to attend the October meeting.

2. CORRESPONDENCE:

78th California County Planning Commissioners Association – Commissioner Gregory will be attending.

3. STAFF COMMENTS:

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

Mr. Zumwalt reported that the LAC hasn't begun discussions with the applicant. The Planning Agency would like to move forward and suggests that the Commission go ahead and hold a hearing to consider the EIR and CUP. If the LAC has not provided a report before the Commission holds their hearing, the action would be suspended until the LAC report is received and both the Commission action and the LAC report would be presented to the Board of Supervisors at the same time. Commissioner Jones stated he was reluctant to do anything that may cause an appeal and wanted the applicant to be in agreement. Mr. Zumwalt stated that discussions have been held with the applicant and the applicant requested this process.

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

Mr. Zumwalt reported that he is waiting for the applicant to approve a new agreement with the County.

4. COMMISSION COMMENTS:

Commissioner Draxler asked why a building permit was issued for a house that was demolished because of the CalTrans project for Highway 198. Mr. Kinney stated that when the building permit was issued the Building Department had not been provided any details from Cal Trans as to their plan for Highway 198. He stated that it was only recently that any information was received from CalTrans plans for widening Highway 198.

ADJOURNMENT – The meeting was adjourned at 7:44 p.m.

Respectfully Submitted,

KINGS COUNTY PLANNING COMMISSION



William R. Zumwalt, Commission Secretary

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