

KINGS COUNTY GENERAL PLAN ADVISORY COMMITTEE MINUTES

CITY MEMBERS

Dennis Tristao - Chair
Judy Horn

COUNTY MEMBERS

Joe Neves
Jim Gregory

COMMUNITY MEMBERS

Alicia Jacobo
Doyle Davis
Vacant - Alternate

PUBLIC MEMBERS

Mark Pohle
Bob Lewis
Glen Estes

DISTRICT MEMBERS

Ronnie Silva
James Lohry
Louie Rodrigues – Alternate

AGRICULTURAL MEMBERS

Michael Miya
Craig Pedersen – Vice Chair
Charles Meyer - Alternate
Roger McVay – Alternate

Garry Curtis – City/Public Alternate

COMMERCIAL MEMBERS

Jim Olivas
Jeff Stivers
John Bolze - Alternate

KINGS COUNTY

PLANNING AGENCY STAFF: Greg Gatzka (559) 582-3211 ext. 2682, Jerry James (559) 582-3211 ext. 2673

CALL TO ORDER: The Kings County General Plan Advisory Committee (KCGPAC) meeting was called to order by Chairman Tristao at 6:30 p.m., on November 15, 2007. The KCGPAC meeting was held in the Administration Multi-Purpose Room of the Kings County Government Center, located at 1400 W. Lacey Blvd., in Hanford, California.

The Chairman reminded everyone present to turn off all electronic devices. Committee Alternate Curtis asked for clarification of the request since there was a dispatch radio that came during the previous meeting. Chairman Tristao clarified that the request did not apply to radios used for public safety purposes.

Roll call of members was conducted by Mr. Gatzka, and a quorum of appointed committee members were in attendance.

COMMITTEE MEMBERS PRESENT: Joe Neves, Jim Gregory, Dennis Tristao, Alicia Jacobo, Doyle Davis, Ronnie Silva, James Lohry, Michael Miya, Jim Olivas, Jeff Stivers, Mark Pohle, Bobby Lewis, Glen Estes

COMMITTEE ALTERNATES PRESENT: Charles Meyer, John Bolze, Garry Curtis

COMMITTEE MEMBERS ABSENT: Judy Horn, Craig Pedersen

COMMITTEE ALTERNATES ABSENT: Louie Rodrigues, Roger McVay

STAFF PRESENT: Bill Zumwalt, Greg Gatzka, Jerry James

VISITORS PRESENT: None

APPOINT COMMITTEE MEMBERS:

Mr. Gatzka informed the Committee that Alternate Members Garry Curtis will be filling in for the absent City Member, and Charles Meyer would be filling in for the absent Agricultural Industries Member. Mr. Gatzka advised the Committee that all Member positions are accounted for and that John Bolze would be an Alternate for tonight's meeting.

UNSCHEDULED APPEARANCES:

Mr. Gatzka informed the Committee that there has been some expressed interest by Committee members to explore the possibility of holding a second meeting each month to keep progress on the General Plan moving. Mr. Gatzka informed the Committee that staff would present a better estimate of the timeline for reviewing the various general plan elements that will come before the Committee. He advised that this option could be more thoroughly discussed at the next meeting.

Committee Member Gregory indicated that he would like the Committee to consider an Oak Preservation Ordinance as part of the General Plan Update. Mr. Gregory provided handouts of Oak Preservation Ordinance examples from other jurisdictions. Committee Chair Tristao asked for staff's opinion on this subject. Mr. Gatzka informed the Committee that the County has never inventoried Oak trees within the County and that this would likely be incorporated into the Resource Conservation Element for study. He indicated that the finding from this study would then establish a basis for which measures should be taken to preserve this resource, which could be a preservation ordinance.

APPROVAL OF MINUTES:

A motion was made and seconded (Olivas/Curtis) to approve the minutes of the October 18, 2007 meeting. The motion carried unanimously, with four abstentions.

CORRESPONDENCE: None

OLD BUSINESS

A. Kettleman City Community Plan

Mr. Gatzka continued to present the Draft Kettleman City Community Plan beginning at Chapter 3 on Community Open Space and Recreation. Mr. Gatzka began by giving a brief overview of each section. He noted that Policy 3A.1.2 would need to be changed to reflect the revised growth phasing that was made at the last meeting.

Committee Member Olivas questioned the size of the two planned parks and indicated that they seemed too small and should be expanded. Mr. Gatzka explained that these two parks were added after the Cal Poly students prepared their study since it did not include any additional parks or open space. Mr. Gatzka indicated that the sizes were kept moderate so as to not place too many additional costs onto new residential development since new growth would be relied upon to pay for a number of other improvements as well. Mr. Olivas indicated that new development would need drainage areas and that this could be incorporated into the parks and open space as joint use. Mr. Zumwalt added that that could be considered during the development review stage. Mr. Gatzka indicated that policy language for integrating storm drainage into parks and open space was included in Chapter 5 for Community Services.

Mr. Gatzka resumed the presentation. Committee Member Estes inquired about maintenance of the park. Mr. Gatzka and Mr. Luis informed the Committee of how the Community Services District owns and provides maintenance for the park. Committee members then discussed long term maintenance of the new planned parks and indicated that the existing park should be considered for maintenance as well. A recommendation was made to revise Policy 3A.2.6 to read "support the long term maintenance of new and existing community park and open space areas." A motion was made and seconded by Committee Members Jacobo/Lewis and was approved unanimously by all Committee Members.

Committee members inquired about the Chevron pipelines. Committee member Lewis identified possible locations of some pipelines. Mr. Gatzka indicated that there may be some pipelines

where the new Downtown core is planned and that Chevron owns part of this area. Committee members questioned whether the location of the Downtown was actually feasible. Mr. Gatzka indicated that he was uncertain about the specific location of pipelines and that it could be a hindrance to the plan if they serve as a major obstacle. Committee Chair Tristao asked that staff look into the pipelines to determine if it is a limiting factor. Seeing that the time was already 8:30 p.m., the Chair began to close the meeting.

Mr. Gatzka asked to first update the Committee on their inquiries from the last meeting regarding Fire Department comments on the Downtown two story buildings and compact residential areas. Mr. Gatzka informed the Committee that he had met with Mike Virden, Assistant Fire Chief, and discussed at length the new community plan concepts. Mr. Gatzka indicated that two stories in the Downtown and compact residential development are acceptable to the Fire Department and that traffic calming measures are ok so long as the Fire Department trucks can roll over them. He indicated that Mr. Virden explained that new fire building codes would be in effect beginning this next January and would require fire sprinklers in all residential units that attach more than two units. So the Downtown Mixed Use with residential on top would require fire sprinklers anyways under the new code. Mr. Gatzka explained that the Fire Department's main concern was over staffing since there are only two staff members at the Kettleman City Fire Station and Cal OSHA requirements restrict and limit their ability to perform certain functions until four fire fighters are on site. Therefore, the Fire Department provided certain growth thresholds that should require the funding of additional fire staff in Kettleman City. Mr. Gatzka indicated that building the mixed use should be required to provide to two additional fire staff, or that residential development that increases the population to 2,500/3,000 should increase one additional staff, and 3,500/4,000 should increase another staff.

Committee Member Curtis asked if staff could have this language added to the plan for the next meeting. Mr. Gatzka indicated that it would be added by the next meeting.

NEW BUSINESS

None

MISCELLANEOUS

- A. Member Comments – None**
- B. Staff Comments – None**

ADJOURNMENT – With no further business before the Commission, the meeting was adjourned at 8:38 p.m.

- A. Next scheduled regular meeting is December 20, 2007, at 6:30 p.m.**

Respectfully submitted,

Gregory R. Gatzka, Deputy Planning Director