

# 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  
Glenn 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, Jeremy Kinney (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 March 20, 2008. The KCGPAC meeting was held in the Multi-Purpose Room, Kings County Government Center, 1400 W. Lacey Blvd., in Hanford, California.

The Chairman reminded everyone present to turn off all electronic devices, except those 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:** Jim Gregory, Dennis Tristao, Doyle Davis, James Lohry, Michael Miya, Craig Pederson, Jim Olivas, Jeff Stivers, Ronnie, Silva, Mark Pohle, Bobby Lewis, Glen Estes

**COMMITTEE ALTERNATES PRESENT:** Garry Curtis, John Bolze

**COMMITTEE MEMBERS ABSENT:** Joe Neves, Judith Horn, Craig Peterson, Charles Meyer, Jeff Stivers

**COMMITTEE ALTERNATES ABSENT:** Louie Rodrigues, Roger McVay

**STAFF PRESENT:** Greg Gatzka, Jeremy Kinney,

**VISITORS PRESENT:** None

## APPOINT COMMITTEE MEMBERS:

Mr. Gatzka informed the Committee they could rescind a previous motion that moved Judy Horn into a City Member position which would allow Gary Curtis to permanently fill the vacant City Member position, if approved by the Commission. Motion was moved by Glenn Estes and seconded by Bobby Lewis, followed by the unanimous approval of the Commission.

## UNSCHEDULED APPEARANCES:

None

## **APPROVAL OF MINUTES:**

A motion was made and seconded (Curtis, Lohry) to approve the minutes of the February 21, 2008 GPAC minutes. The motion carried unanimously with no abstentions.

**CORRESPONDENCE:** None

## **OLD BUSINESS**

A. Mr. Gatzka informed the Committee that tonight's presentation would primarily focus on chapters two through four of the Armona Community Plan. A committee member asked about the anticipated completion date of chapters five through eight of the Armona Community Plan and Mr. Gatzka stated that the planning staff would have those chapters ready for the March 20 meeting.

Mr. Gatzka presented chapter two of the Armona Community Plan and informed the Committee that Jim Olivas expressed concerns over the mixed use zone and the possible limitation of large retail developments within Armona. Committee members Pederson and Tristao discussed concerns over commonly reported complaints of mixed use developments within other communities including the common complaints of noise and light pollution. Mr. Zumwalt responded that mixed use development serves to provide affordable housing and stated that measures such as increased insulation and signage regulations would mitigate many of the impacts of mixing residential uses with other land uses. Committee member Bolze expressed support of mixed use zones since they contain a balance of uses. Committee members also discussed funding mechanisms for the maintenance of parks and recreational facilities.

Mr. Gatzka completed chapter two and began presenting chapter three regarding Community Open Space and Recreation. Steve Bogen, Superintendent of the Armona Union Elementary School District, indicated that a new school site may be located southeast of Armona to serve new growth. Mr. Bogen stated that the school owns 10 acres southeast of Armona. Mr. Gatzka stated that the land use map would be changed to reflect the possible public use. Mr. Bogen indicated that the District only goes to Lacey and the new school would be better placed where growth was going to happen. Mr. Gatzka indicated that policy 3A.1.3 referring to a potential new school site along Lacey Boulevard no longer applies and will be removed from the community plan. Seeing no objections, the policy will be renumbered.

Mr. Bogen stated that the district outsources all of the landscaping of the schools and parks. Mr. Gatzka asked Mr. Bogen if the School District would be interested in maintaining a new County Park if maintenance funds were available. Mr. Bogen replied yes and Mr. Gatzka discussed the impact fees for parks and recreational facilities. Committee Members and Planning Staff also discussed parks within the proposed new North Expansion Area and expressed concerns over the possible lack of open space for new developments. Committee members expressed interest in more open space in addition to the new community park. Mr. Kinney recommended a ratio of two acres of parks to people of two acres of parkland per 1,000 people. Committee members expressed support for this ratio. Mr. Gatzka also stated that the open space buffer surrounding the waste water facility existed in the 1993 General Plan should carry over to the 2009 General Plan. This change will be made on the next Draft Land Use Map.

Mr. Gatzka continued on half-way through Chapter three and stopped due to time constraints.

## **NEW BUSINESS**

None

## **MISCELLANEOUS**

- A.** Glenn Estes was thanked for providing numerous historical photos that were incorporated into the Armona Community Plan.
  
- B.** Doyle Davis was thanked for his instigation and involvement in the cleanup of debris and vegetation along the railroad corridor through Downtown Armona which was coordinated by the County Fire Department and County Probation Department.

**ADJOURNMENT** – With no further business before the Commission, the meeting was adjourned at 8:45 p.m.

- A. Next regularly scheduled meeting to be held on March 20, 2008, at 6:30 p.m.**

Respectfully submitted,

Gregory R. Gatzka, Deputy Planning Director

h:\planning\general plan\2009 gp update\admin\advisory committee\minutes\2008\_02\_21 kegpac minutes.doc