

# KINGS COUNTY GENERAL PLAN ADVISORY COMMITTEE MINUTES

## CITY MEMBERS

Dennis Tristao - Chair  
Gary Curtis  
Judith Horn– Alternate

## COUNTY MEMBERS

Joe Neves

Jim Gregory

## COMMUNITY MEMBERS

Alicia Jacobo

Doyle Davis  
Vacant - Alternate

## PUBLIC MEMBERS

Mark Pohle  
Bob Lewis  
Glenn Estes

Vacant– City/Public Alternate

## DISTRICT MEMBERS

Ronnie Silva  
James Lohry  
Louie Rodrigues – Alternate

## COMMERCIAL MEMBERS

Jim Olivas  
Jeff Stivers  
John Bolze - Alternate

## AGRICULTURAL MEMBERS

Michael Miya  
Craig Pedersen – Vice Chair  
Charles Meyer - Alternate  
Roger McVay – 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 April 17, 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.

### **APPOINT COMMITTEE MEMBERS:**

Mr. Gatzka informed the Committee that Alternate Member John Bolze will be filling in for the absent Commercial Industrial representative. Mr. Gatzka advised the Committee that all Member positions are accounted for and that Louie Rodriguez would be an Alternate for tonight's meeting.

### **COMMITTEE MEMBERS PRESENT:**

Dennis Tristao, Gary Curtis, Doyle Davis, Ronnie J. Silva, James Lohry, Michael Miya, Craig Pederson, Jeff Stivers, Mark Pohle, Bobby Lewis, Glen Estes

### **COMMITTEE ALTERNATES PRESENT:**

Louie Rodrigues, John Bolze

### **COMMITTEE MEMBERS ABSENT:**

Joe Neves, Jim Gregory, Alicia Jacobo, Jim Olivas,

### **COMMITTEE ALTERNATES ABSENT:**

Judith Horn, Charles Meyer, Roger McVay

### **STAFF PRESENT:**

Greg Gatzka, Jeremy Kinney, Marcum Caldwell

### **VISITORS PRESENT:**

Juan Ibarra

## **UNSCHEDULED COMMENTS:**

- A.** Mr. Doyle suggested an alternative road realignment on 13<sup>th</sup> Avenue. Mr. Gatzka informed the Committee that the proposed road realignment on 13<sup>th</sup> Avenue would require significant modifications to the Armona Community Plan and currently the area is serving as a greenbelt between Armona and Hanford. Mr. Gatzka gave a summary of the regional blueprint planning efforts and its emphasis on compact development with greenbelts. The Committee moved to not pursue further discussion regarding the road realignment.
- B.** Discussion ensued regarding oak trees and mitigation policies. The Committee expressed a general discontent with new policies which would force property owners and farmers with oak trees to maintain the trees in a particular manner or mitigate for the removal of oak trees. Members of the Committee including Mr. Miya and Mr. Pedersen expressed their own positive feelings toward oak trees but mentioned that if additional ordinances were passed to preserve oak trees there may be a disincentive to continue to care for the trees as they may be seen as more of a liability. Committee members expressed positive support for farmers as good stewards of the land and oak trees.

## **APPROVAL OF MINUTES:**

A motion was made and seconded (Davis, Pedersen) to approve the minutes of the March 20, 2008 GPAC minutes. The motion carried unanimously with no abstentions.

**CORRESPONDENCE:** Jessica Roach's comments on Armona Community Plan were mentioned and a handout of said comments will be distributed at the next meeting.

## **OLD BUSINESS**

- A.** Mr. Gatzka continued through Chapter 8 of the Armona Community Plan. Discussion on the requirement of full community build-out of Armona before new development occurs was made. Mr. Tristao suggested removing the policy of full build-out before new development can occur and the committee made no objection to the change. Mr. Gatzka finished presenting the Armona Community Plan. A motion was made and seconded (Pedersen, James) to forward the Armona Community Plan to the Kings County Planning Commission for review. Motion carried unanimously.

## **NEW BUSINESS**

- A.** Mr. Gatzka gave background on the Stratford community and a potential private development proposal that had been introduced to the community. He indicated that a specific plan for large scale development in Stratford has yet to be submitted. Committee members stated that the current Stratford sewer system does not function properly. Mr. Pedersen suggested keeping all of development in Stratford east of Highway 41, specifically referring to the Highway Mixed Commercial in the northwest portion of Stratford, in order to maintain walkability and safety for the community. Mr. Pedersen discussed the relationship between light industrial zoning and job creation and the possible need for more light industrial and commercial zoning within Stratford. Mr. Gatzka indicated that industrial would be integrated back into the land use. Chairman Tristao asked for a copy of the school district boundaries. Mr. Gatzka stated that Chapters 1 through 3 and part of Chapter 4 of the Stratford Community Plan would be presented at the next GPAC meeting.

## MISCELLANEOUS

- A. Mr. Bolze informed members that the Burris Park Committee has a vacancy and is looking for another member.
- B. Mr. Gatzka requested a meeting date change for May since he would be at a conference that week. Wednesday May 21 was recommended. A motion was made (Curtis, Pohle) and passed with no objections.
- C. Mr. Gatzka informed the committee members that staff member Marcum Caldwell had prepared a handout of various compact housing types and related demographics and indicated that a presentation could be done by staff if there was interest.

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

**A. Special meeting will be held on Wednesday May 21, 2008, at 6:30 p.m.**

Respectfully submitted,

Gregory R. Gatzka, Deputy Planning Director