

# 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 October 18, 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. 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, James Lohry, Jim Olivas, Jeff Stivers, Mark Pohle, Glen Estes

## COMMITTEE ALTERNATES PRESENT:

Charles Meyer, John Bolze, Garry Curtis

## COMMITTEE MEMBERS ABSENT:

Judy Horn, Doyle Davis, Ronnie Silva, Michael Miya, Craig Pedersen, Bob Lewis

## 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 Water District/Irrigation District Member. Mr. Gatzka advised the Committee that the remaining Alternate, John Bolze, could be temporarily appointed to other absent Water District/Irrigation District Member as was done at the previous meeting since he qualifies under that membership category.

1. Motion was made and seconded (Gregory/Estes) to temporarily appoint John Bolze as District Alternate. Motion carried unanimously.

## UNSCHEDULED APPEARANCES: None

## APPROVAL OF MINUTES:

A motion was made and seconded (Pohle/Bolze) to approve the minutes of the September 20, 2007 meeting. The motion carried unanimously, with two abstentions.

**CORRESPONDENCE:** None

## **NEW BUSINESS**

### **A. Kettleman City Community Plan**

Mr. Gatzka introduced the Draft Kettleman City Community Plan and proceeded to provide detailed highlights of the Plan Chapters. Mr. Gatzka began with Chapter One and described the contents. Committee Member Olivas recommended that an additional Challenge be added as item 6 to the Community Challenges Section (Chapter 1, Section D). Committee members discussed the need for prioritizing the Community Challenges and Opportunities. Mr. Gatzka indicated that there was no attempt to prioritize these items but that some more critical ones were moves up to add more emphasis.

Mr. Gatzka continued and moved the discussion to Chapter 2 on Land Use. Committee Members discussed the proposed phased growth areas and the Committee recommendation was to change Phase B-1 to A-4 to allow it to be available for development sooner. The justification for this change was primarily due to circulation and access. Committee Members expressed that Phase A areas west of the community may place considerable traffic congestion along existing community streets, and that Phase B-1 may better add improvements to Edwards Street and have better access along Highway 41. Mr. Gatzka explained that the change will be made and that some additional consideration will then have to follow on how the Agricultural Buffer to the north is addressed since it was tied to Phase B areas. Following from this discussion, Committee members focused attention on KCCP Policy 2A.1.3 on the percentage build out requirement for the various Phased Growth Areas. Committee members indicated that an 80 percent build out requirement may be too restrictive and hinder market demand. Committee members debated alternative percentage build out requirements and recommended that it be reduced to 60 percent. This would still ensure that a majority of a Phase Area is complete before development interest moves to another Phase. Discussion lasted until 8:30 p.m. and was continued until the next meeting.

## **MISCELLANEOUS**

**A. Member Comments – None**

**B. Staff Comments – None**

**ADJOURNMENT** – With no further business before the Commission, the meeting was adjourned at 8:40 p.m.

**A. Next scheduled regular meeting is November 15, 2007, at 6:30 p.m.**

Respectfully submitted,



Gregory R. Gatzka, Deputy Planning Director