

KINGS COUNTY PLANNING COMMISSION

**Regular Meeting
7:00 P.M.**

**Government Center
Hanford, California**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Agency at (559) 582-3211, ext. 2680 by 4:00 p.m. on the Thursday prior to this meeting.

Agenda backup information and any public records provided to the Commission after the posting of the agenda for this meeting will be available for public review at the Kings County Planning Agency, 1400 W. Lacey Blvd., Hanford, CA 93230.

AGENDA November 3, 2008

This meeting will be held in the Board of Supervisors Chambers, Administration Building, Kings County Government Center, 1400 W. Lacey Boulevard, Hanford, California.

I. CALL TO ORDER - Kings County Planning Commission Meeting

- 1. PLEDGE OF ALLEGIANCE**
- 2. SUMMARY OF THE AGENDA - Staff**
- 3. UNSCHEDULED APPEARANCES**

Any person may address the Commission on any subject matter within the jurisdiction or responsibility of the Commission at the beginning of the meeting; or may elect to address the Commission on any agenda item at the time the item is called by the Chair, but before the matter is acted upon by the Commission. Unscheduled comments will be limited to five minutes.

- 4. APPROVAL OF MINUTES – Meeting of October 6, 2008.**

II. OLD BUSINESS

- 1. SITE PLAN REVIEW NO. 05-25 (STOCKTON) -** 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 Number 018-070-010. During the October 6, 2008 meeting, the Commission requested that staff bring back the details of an agreement between the property owner and the Public Works Department concerning installation of public improvements which have not been completed.

- A. Status Report
- B. Direction to Staff

III. NEW BUSINESS

- 1. CONDITIONAL USE PERMIT NO. 06-08 (PRINS) –** The applicant proposes to expand the existing auto wrecking and salvage business to be conducted on adjacent land to the North and also establish a recycling facility for ferrous metals, wood, green waste, dirt, tires, sheetrock, and concrete located at 10716 8th Avenue, Hanford, Assessor's Parcel Number 016-060-049.

- A. Staff Report (C.U.P. No. 06-08 Pages 1 to 12)
- B. Public Hearing
- C. Decision: Adopt Resolution No. 08-13 (C.U.P. No. 06-08 Pages 36 to 46) Roll Call Vote

2. **CONDITIONAL USE PERMIT NO. 07-09 (DESHAZIER)** – The applicant proposes an adaptive reuse of an existing 20,000 square foot structure by establishing a tire recycling plant that would process old tires to produce crumb rubber that is shipped off-site to be utilized by other facilities to produce rubberized asphalt for transportation projects and playground surfacing, located at 13400 Hanford-Armona Road, in the unincorporated community of Armona, Assessor's Parcel Number 018-270-045.
 - A. Staff Report (C.U.P. No. 07-09 Pages 1 to 9)
 - B. Public Hearing
 - C. Decision: Adopt Resolution No. 08-14 (C.U.P. No. 07-09 Pages 38 to 45) Roll Call Vote

3. **CHANGE OF ZONE DISTRICT BOUNDARY NO. 08-01 (GHEZA)** – The applicant proposes a change of zone district boundaries for 13180 Hanford Armona Road, Armona (APN: 018-270-044) from Heavy Industrial (MH) to Rural Commercial (CR) to establish consistency with the County General Plan land use designation.
 - A. Staff Report (C.Z.D.B. No. 08-01 Pages 1 to 3)
 - B. Public Hearing
 - C. Decision: Adopt Resolution No. 08-15 (C.Z.D.B. No. 08-01 Pages 21 to 22) Roll Call Vote

4. **ADMINISTRATIVE APPROVAL NO. 2009 (PIMENTEL)** – This application was originally approved by the Kings County Zoning Administrator on August 3, 1982, to add new corrals and a waste water lagoon to an existing 550 cow dairy located at 4571 6th Avenue, Hanford, Assessor's Parcel Number 002-180-007. **The Commission will consider scheduling a hearing for December 1, 2008 to consider revocation of Administrative Approval No. 2009 for violation of the permitted use, failure to comply with the Administrative Approval standards and conditions, and failure to comply with the Kings County Zoning Ordinance.**
 - A. Staff Report (A.A. No. 2009 Pages 1 to 2)
 - B. Discussion
 - C. Direction to Staff

IV. MISCELLANEOUS

1. **FUTURE MEETINGS** - The next regular meeting of the Planning Commission is scheduled for Monday, December 1, 2008.
2. **CORRESPONDENCE**
3. **STAFF COMMENTS**
 - A. Update for CUP 05-10 (CWM B-18/B-20)
 - B. Update of General Plan update and KCGPAC actions.
4. **COMMISSION COMMENTS**

V. ADJOURNMENT

NOTICE OF RIGHT TO APPEAL: For projects where the Planning Commission's action is final, actions are subject to appeal by the applicant or any other directly affected person or party and no development proposed by the application may be authorized until the final date of the appeal period. An appeal may be filed with the Planning Department at 1400 W. Lacey Blvd., Building #6, Hanford, CA, on forms available at the Planning Department. A filing fee of \$275.00 must accompany the appeal form. The appeal must be filed within 8 days of the Planning Commission's decision date, not including the date of the decision. If no appeal is received, the Planning Commission's action is final. There is no right of appeal for projects for which the Planning Commission's action is advisory to the Board of Supervisors.