

# 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 Community Development Agency, 1400 W. Lacey Blvd., Hanford, CA 93230.*

## **AGENDA December 1, 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 November 3, 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. The Commission will consider revocation of Site Plan Review No. 05-25 for failure to comply with the Site Plan Review standards and requirements.

- A. Staff Report (S.P.R. No. 05-25 Pages 1 to 3)
- B. Revocation Hearing
- C. Decision: Adopt Resolution No. 08-16 (S.P.R. No. 05-25 Pages 4 to 8) Roll Call Vote

### **III. NEW BUSINESS**

- 1. 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 6<sup>th</sup> Avenue, Hanford, Assessor's Parcel Number 002-180-007. The Commission will consider revocation of Administrative Approval No. 2009 for failure to comply with the Administrative Approval standards and conditions.

- A. Staff Report (AA. No. 2009 Pages 1 to 6)
- B. Revocation Hearing
- C. Decision: Adopt Resolution No. 08-17 (AA. No. 2009 Pages 35 to 39) Roll Call Vote

2. **CHANGE OF ZONE DISTRICT BOUNDARY NO. 08-02 (VERDEGAAL)** - The applicant is proposing to change the zone district boundary from Multi-Family Residential (RM-3) to Service Commercial (CS) for a portion of a parcel located on the east side of 14<sup>th</sup> Avenue, approximately ¼ mile south of Lacey Blvd., in the unincorporated community of Armona (APN: 018-101-043).

- A. Staff Report (C.Z.D.B. No. 08-02 Pages 1 to 4)
- B. Public Hearing
- C. Decision: Adopt Resolution No. 08-18 (C.Z.D.B. No. 08-02 Pages 27 to 29) Roll Call Vote

#### **IV. CONVENE AS DIVISION TWO OF THE KINGS COUNTY ADVISORY AGENCY**

1. **TENTATIVE TRACT NO. 897 (VERDEGAAL)** - The applicant is proposing to: Subdivide 33.46 acres into five (5) parcels. The project site is located on the east side of 14<sup>th</sup> Avenue, approximately ¼ mile south of Lacey Blvd., in the unincorporated community of Armona (APN: 018-101-032 & 043).

- A. Staff Report (T.T. No. 897 Pages 1 to 10)
- B. Public Hearing
- C. Decision: Adopt Resolution No. 08-03 (T.T. No. 897 Pages 13 to 20) Roll Call Vote

2. **TENTATIVE TRACT NO. 898 (DIAS)** - The applicant is proposing to divide 139.65 acres into twelve (12) parcels. The project site is located on the West side of 7<sup>th</sup> Avenue, approximately 1/8 mile south of Grangeville Blvd., in the unincorporated area surrounding Hanford (APN: 014-260-021 and 029).

- A. Staff Report (V.T.T. No. 898 Pages 1 to 8)
- B. Public Hearing
- C. Decision: Adopt Resolution No. 08-04 (V.T.T. No. 898 Pages 31 to 37) Roll Call Vote

#### **V. RE-CONVENE AS PLANNING COMMISSION**

3. **STUDY SESSION** – Draft Circulation Element for the 2035 General Plan

- A. Staff Report
- B. Discussion

4. **STUDY SESSION** – Draft Noise Element for the 2035 General Plan

- A. Staff Report
- B. Discussion

## **VI. MISCELLANEOUS**

- 1. FUTURE MEETINGS** - The next regular meeting of the Planning Commission is scheduled for Monday, January 5, 2009.
- 2. CORRESPONDENCE**
- 3. STAFF COMMENTS**
  - A. 2009 Calendar
  - B. Update for CUP 05-10 (CWM B-18/B-20)
  - C. Update of General Plan update and KCGPAC actions.
- 4. COMMISSION COMMENTS**

## **VII. 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 Community Development Agency at 1400 W. Lacey Blvd., Building #6, Hanford, CA, on forms available at the Community Development Agency. 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.

**NOTICE OF RIGHT TO APPEAL:** For projects where the Advisory Agency's action is final, actions are subject to appeal by any interested person and no development proposed by the application may be authorized until the final date of the appeal. An appeal may be filed with the Community Development Agency at 1400 W. Lacey Blvd., Building #6, Hanford, CA, on forms available at the Community Development Agency. A filing fee of \$275.00 must accompany the appeal form. The appeal must be filed within 10 days of the Advisory Agency's decision date, not including the date of the decision. If no appeal is received, the Advisory Agency's action is final.