

**KINGS COUNTY PLANNING COMMISSION  
MINUTES**

District 1 Commissioner - Riley Jones

District 2 Commissioner - Mark Cartwright

District 3 Commissioner - R.G. Trapnell

District 4 Commissioner - Jim Gregory

District 5 Commissioner - Louise Draxler

May 4, 2009

**CALL TO ORDER:** The meeting of the Kings County Planning Commission was called to order by Vice Chairman Cartwright, on May 4, 2009 at 7:00 p.m. in the Board of Supervisors Chambers, Administration Building, Kings County Government Center, Hanford, California. The Pledge of Allegiance was recited.

**COMMISSIONERS PRESENT:** Mark Cartwright, Louise Draxler, Riley Jones, Jim Gregory

**COMMISSIONERS ABSENT:** R.G. Trapnell

**STAFF PRESENT:** Bill Zumwalt, Johanna Hartley, Greg Gatzka, Chuck Kinney, Mark Sherman, Marcum Caldwell, Jeremy Kinney, Terri Yarbrough

**VISITORS PRESENT:** Kevin Borchard, Jon Tos

**SUMMARY OF THE AGENDA:** Mr. Zumwalt summarized the Agenda for the Commission.

**UNSCHEDULED APPEARANCES:** None

**APPROVAL OF MINUTES:** A motion was made and seconded (Gregory/Draxler) to approve the minutes of the April 6, 2009 meeting. Motion carried unanimously with Cartwright abstaining.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

### **Revocation of Site Plan Review No. 08-12 (Kevin Borchard)**

Mr. Sherman summarized the staff report to consider revocation of Site Plan Review No. 08-12 for failure to comply with standards and conditions of the land use permit. The application was originally approved by the Kings County Zoning Administrator on June 2, 2008 to establish a truck brokerage firm as an agricultural service establishment which allowed for minimal repairs to be done on trailers on the site and specifically stated that no welding or painting was permitted on the site located at 9998 Excelsior Avenue, Hanford, Assessor's Parcel Number 002-200-042.

Vice Chairman Cartwright opened the Hearing portion of the meeting and asked if there was any testimony from anyone representing Mr. Borchard. Mr. Kevin Borchard stated that when he applied for the permit he didn't anticipate building trailers and he has since ceased the manufacturing process and has removed everything from the shop. Mr. Borchard apologized and stated he would like to continue operating his trucking business. Mr. John Tos, neighbor, stated that Mr. Borchard has cleaned the property up and appreciated him as a neighbor. Cartwright asked if there was any other testimony on behalf of Mr. Borchard. Seeing none, he asked for testimony in favor of revoking Site Plan Review No. 08-12. Seeing none, he closed the public hearing portion of the meeting.

A motion was made and seconded (Jones/Draxler) to revoke Site Plan Review No. 08-12 and suspend the revocation subject to the applicant ceasing the manufacturing process. Motion carried unanimously with Trapnell absent.

**Conditional Use Permit NO. 09-01 (Costamagna).**

Mr. Chuck Kinney summarized the request to establish a farm equipment service and repair facility within existing structures and the application proposes a land division to create a twenty (20) acre parcel for the facility. The project site is located at 27887 Jackson Avenue (Highway 198), Lemoore, Assessor's Parcel Numbers 024-260-020 and 022. Mr. Kinney reported that the property is not located in an agricultural preserve and is consistent with Kings County general plan and zoning. Chairman Gregory asked what affect the naval air station and encroachment would have on this project. It was clarified that they were notified of the hearing and since the building is for manufacturing and repair there would be no impact from noise.

Vice Chairman Cartwright opened the hearing and asked if there was any testimony in favor of approving CUP No. 06-08. Mr. Jim Hansen spoke in favor of the project. He also stated that the use won't change. Vice Chairman Cartwright asked for testimony in opposition. Seeing none, he closed the hearing

A motion was made and seconded (Jones/Draxler) to adopt Resolution No. 09-03 approving CUP No. 09-01. Motion carried unanimously with Trapnell absent.

**CONVENE AS DIVISION TWO OF THE KINGS COUNTY ADVISORY AGENCY**

**Tentative Parcel Map No. 09-01 (Costamagna)**

Mr. Chuck Kinney summarized the proposal to divide 131.24 acres into three (3) parcels (20.0 acres, 48.95 acres, and 62.29 acres). The project site is located at 27887 Jackson Avenue (Highway 198), Lemoore, Assessor's Parcel Numbers 024-260-020 and 022. The project is located within an exclusive agricultural zone and is not subject to an agricultural preservation contract.

Vice Chairman Cartwright opened the Public Hearing as asked if there was any testimony in favor of the project. Mr. Jim Hansen spoke in favor of the project. Vice Chairman Cartwright asked if there was any testimony in opposition. Seeing none, he closed the Public Hearing. A motion was made and seconded (Draxler/Gregory) to adopt resolution no. 09-01 approving TPM No. 09-01. Motion carried unanimously with Trapnell absent.

**RE-CONVENE AS PLANNING COMMISSION**

**Study Session – Draft Open Space Element for the 2035 General Plan.**

Mr. Gatzka reported that the Resource Conservation Element is still being worked on and should be presented to the Commission at the June 2009 meeting and that the General Plan and Environmental Impact Report should be ready to present to the Commission in September 2009.

Mr. Marcum Caldwell provided an overview of the draft open space element for the 2035 General Plan. He reported that this element recognized agricultural land as open space contributing to the health and well being of residents. Mr. Caldwell reported that Highway 41 south of Highway 33 had been identified as a potential scenic highway. Commissioner Jones asked if an application was ever made to designate the above mentioned highway corridor as a scenic highway. Mr. Zumwalt stated that no application had been made, but it has been identified as a potential scenic highway.

**Study Session – Draft Air Quality Element for the 2035 General Plan**

Mr. Jeremy Kinney provided an overview of the draft air quality element. Mr. Kinney reported that AB170 passed five to six years ago and requires all cities and counties in the San Joaquin Valley Air Quality District to adopt an air quality element or integrated policies in other elements, and that incorporating this into the General Plan will put the County in a good position. He reported that several bills have been passed that require air quality regulatory requirements to be reviewed.

## MISCELLANEOUS

### 1. FUTURE MEETINGS

The next regular meeting of the Planning Commission is scheduled for Monday, June 1, 2009.

### 2. CORRESPONDENCE: none

### 3. STAFF COMMENTS:

Mr. Zumwalt presented a brief update on CUP 05-10 (CWM B18-B20) and reported that two new studies will go out for public review and the project should be ready for a public hearing on August 19<sup>th</sup> and 20<sup>th</sup>. Mr. Zumwalt also reported that the Civic Auditorium is available for the hearing.

Commissioner Draxler inquired on the status of the Fagundes appeal. Mr. Zumwalt reported that the Board of Supervisors allowed a variance to be filed and no variance had been filed to date. Commissioner Draxler also inquired on the status of the Pimentel revocation. Mr. Zumwalt reported that they had been providing reports and they may come before the commission requesting an extension of time.

Mr. Zumwalt also reported that the Knights of Columbus submitted a conditional use permit application and a public hearing will be scheduled for July or August.

### 4. COMMISSION COMMENTS: None

ADJOURNMENT – The meeting was adjourned at 8:07 p.m.

Respectfully Submitted,

**KINGS COUNTY PLANNING COMMISSION**



**Greg Gatzka, Assistant Commission Secretary**