

**DIVISION ONE OF THE KINGS COUNTY ADVISORY
AGENCY FOR SUBDIVISIONS AND PARCEL MAPS
MINUTES**

**PUBLIC HEARING
1:15 P.M.**

**GOVERNMENT CENTER
HANFORD, CALIFORNIA**

Monday, September 14, 2015

CALL TO ORDER: A meeting of the Kings County Advisory Agency, Division One was called to order by Acting Hearing Officer Sandy Roper at 1:15 PM, September 14, 2015, in the Public Works Conference Room, Building 6, Kings County Government Center, 1400 W. Lacey Boulevard, Hanford, California.

UNSCHEDULED APPEARANCES: None

STAFF PRESENT: Sandy Roper, Dan Kassik, Pam Contreras, Terri Yarbrough, Kao Nou Yang

VISITORS PRESENT: Sharon Polson, John Polson

OLD BUSINESS:

None

OLD BUSINESS

1. NOTICE OF INTENT TO RECORD A VIOLATION (HAKKER)

Mr. Kassik provided an update on a notice of intent to record a violation on a parcel that was illegally divided on February 7, 2011. Mr. Kassik reported that both parties had met with staff since the last Advisory Agency meeting and have been working on a resolution. Mr. Kassik asked for a two month continuance in order to give the parties additional time to come to a resolution. The continuance was granted.

NEW BUSINESS:

1. IN LIEU PARCEL MAP NO. 15-10 (HAMAR)

Ms. Yang provided an overview of a proposal to adjust the property between four (4) existing parcels (3.46 acres, 1.20 acres, 1.14 acres and 0.88 acres). The project site is located at 6549, 6509 and 6517 Kent Avenue, Hanford, Assessor's Parcel No: 028-190-050, 069, 070, and 071. The proposed project is located within the AG-20 zone district and is not subject to a Williamson Act Contract. The proposed project is consistent with the 2035 Kings County General Plan and the Kings County Development Code. Ms. Yang reported that two of the parcels were created legally and two were created illegally. This map will return the parcels back to the same state they were before the creation of the four parcels.

Mr. Roper opened the Public Hearing portion of the meeting and asked if there was anyone wanting to give testimony. Seeing none, Mr. Roper closed the Public Hearing. Mr. Roper stated that a decision would be made within ten business days.

2. IN LIEU PARCEL MAP NO. 15-11 (CRAIG)

Ms. Contreras provided an overview of a proposal to divide 20.08 acres into two (2) parcels (2.5 acres and 17.58 acres) for the purpose of retaining an existing farm home. The project site is located at 7390 Barstow Avenue, Kingsburg, CA, Assessor's Parcel No: 002-010-006. The proposed project is located within the AG-20 zone district and is subject to a Williamson Act Contract. The proposed project is consistent with the 2035 Kings County general Plan, the Kings County Development Code and the Williamson Act. Ms. Contreras reported the property has been owned by the current owner for more than ten years and the house has been on the site for more than five years.

Mr. Roper opened the Public Hearing portion of the meeting and asked if there was anyone wanting to give testimony. John and Sharon Polson asked if the farm site could be sold separate from the home site. Mr. Roper stated that both of the parcels resulting from the division could be sold. John and Sharon Polson asked if the property could be divided again in the future. Mr. Roper said that they could not be divided again in the future and explained the requirements in the General Plan and Development Code for farm home retentions and transfers of title that create parcels that are less than the minimum parcel size. Seeing nobody else wishing to speak, Mr. Roper closed the Public Hearing.

MISCELLANEOUS: None
STAFF COMMENTS: None
AGENCY COMMENTS: None

ADJOURNMENT: There being no further business before the committee, the meeting was adjourned at 1:39 PM.

Respectfully submitted,

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Sandy Roper, Acting Secretary