

**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, November 10, 2014

CALL TO ORDER: A meeting of the Kings County Advisory Agency, Division One was called to order by Hearing Officer Chuck Kinney at 1:15 PM, November 10, 2014, in the Public Works Conference Room, Building 6, Kings County Government Center, 1400 W. Lacey Boulevard, Hanford, California.

UNSCHEDULED APPEARANCES: None

STAFF PRESENT: Chuck Kinney, Jordan Davis, Dan Kassik, Erik Kaeding

VISITORS PRESENT: Susan Weiskircher, Leo Weiskircher, Emilio Gomez, Luis Bravo

OLD BUSINESS: None

NEW BUSINESS:

1. IN LIEU PARCEL MAP NO. 14-15 (BRUMIT)

Mr. Davis provided an overview of a proposal to adjust the boundaries between two (2) existing parcels (5.00 acres and 28.22 acres). The adjustment will be accomplished by recording a Parcel Map. The Project Site is located at 14865 Houston Avenue, Hanford, Assessor's Parcel Numbers 018-210-058 and 094. Mr. Davis stated the proposed project was located within an AG-20 Zone District and in Other Flood Areas Zone X. None of the parcels are within an Agricultural Land Preserve. The proposal is consistent with the 2035 Kings County General Plan and the Kings County Zoning Ordinance.

Mr. Kinney opened the Public Hearing portion of the meeting and asked if there was anyone wanting to give testimony. Seeing nobody wanting to speak, Mr. Kinney closed the Public Hearing. Mr. Kinney stated that a decision would be made within ten business days.

2. NOTICE OF INTENT TO RECORD A VIOLATION (JACKSON/AZEVEDO)

Mr. Kassik provided an overview of an illegal division resulting from an Individual Deed In Lieu of Foreclosure recorded on December 22, 1986, as Document No. 18917 of Kings County Records. Mr. Kassik stated it appears that the December 22, 1986 deed illegally divided a legal 30.00 acre parcel into two (2) parcels, one of which is 0.35 acres in size. On September 24, 2014 the property owners were mailed a Notice of Intent to Record a Violation.

Mr. Kinney opened the Public Hearing portion of the meeting and asked if there was anyone wanting to give testimony. Mr. Kinney reported that an attorney representing one of the parties had contacted the Kings County Community Development Agency and stated a surveyor had been hired to prepare an application to remedy the illegal division. Seeing nobody wanting to speak, Mr. Kinney continued the Public Hearing to the December 8, 2014, meeting of the Kings County Advisory Agency, Division One.

3. NOTICE OF INTENT TO RECORD A VIOLATION (WEISKIRCHER/GOMEZ)

Mr. Kassik provided an overview of an illegal division resulting from a Grant Deed recorded on September 9, 2004, as Document No. 0427132 of Kings County Records. Mr. Kassik stated it appears that the September 9, 2004 Grant Deed illegally divided a legal 2.00 acre parcel into two (2) parcels that are each one (1) acre in size. On October 7, 2014, the property owners were mailed a Notice of Intent to Record a Violation.

Mr. Kinney opened the Public Hearing portion of the meeting and asked if there was anyone wanting to give testimony. Susan Weiskircher stated that she and her husband (Leo Weiskircher) had purchased the property with two Assessor's Parcel Numbers, and believed they had purchased two (2) legal parcels, and did not know the zoning regulations for that parcel in question. Susan Weiskircher stated she and her husband had originally granted one acre to their son, who in turn granted the one acre parcel back to them. The same one acre was granted to Emilio Gomez in 2013. Mr. Kinney explained the difference between Assessor's Parcel Numbers (APNs) and legal parcels of land. Mr. Kassik explained tax assessments do not correlate to zoning regulations. Mr. Kassik explained the possible solutions available to the Weiskirchers and Emilio Gomez to restore the parcel as a legal two (2) acre parcel. Mr. Kassik stated the parties could apply for a Lot Line Adjustment or an In Lieu Parcel Map, and stated the County filing fees for each application. Mr. Kinney also stated a court order could void the deed granting ownership to Emilio Gomez. Mr. Kassik explained that if no action was taken to remedy the illegal division, a Notice of Violation would be recorded. Emilio Gomez, through his translator Luis Bravo, questioned how he could recoup his money. County staff explained to Emilio Gomez, through his translator Luis Bravo, that any exchange of money would constitute a civil issue. Mr. Kaeding recommended to both the Weiskirchers and Emilio Gomez to contact the Kings County BAR Association or a neighboring county BAR Association for legal guidance. Before moving forward, Mr. Kinney asked Emilio Gomez, through translator Luis Bravo, if he understood the discussion taking place, and if he had any further questions for County Staff. Emilio Gomez stated he understood and did not have any further questions

Susan and Leo Weiskircher and Emilio Gomez stated they intended to speak with a surveyor to prepare an application to remedy the illegal division, and would provide the Kings County Community Development Agency with an update prior to the December 8, 2014, meeting of the Kings County Advisory Agency, Division One. Seeing nobody else wanting to speak, Mr. Kinney continued the Public Hearing to the December 8, 2014, meeting of the Kings County Advisory Agency, Division One, and stated a Notice of Violation would be recorded against the property if no progress update was provided to the Kings County Community Development Agency prior to the December 8, 2014, Advisory Agency, Division One Meeting.

MISCELLANEOUS: None
STAFF COMMENTS: None
AGENCY COMMENTS: None

ADJOURNMENT: There being no further business before the committee, the meeting was adjourned at 2:05 PM.

Respectfully submitted,

**DIVISION ONE OF THE KINGS COUNTY ADVISORY
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Chuck Kinney, Acting Secretary