

**KINGS COUNTY PLANNING COMMISSION
MINUTES**

District 1 Commissioner – Riley Jones**

District 2 Commissioner – Bob Bajwa

District 3 Commissioner – R.G. Trapnell

District 4 Commissioner – Jim Gregory*

District 5 Commissioner – Steven Dias

*Chairman

**Vice-Chairman

February 2, 2015

CALL TO ORDER: The meeting of the Kings County Planning Commission was called to order by Chairman Gregory, on February 2, 2015, 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: Jim Gregory, Bob Bajwa, Riley Jones, Steven Dias, R.G. Trapnell

COMMISSIONERS ABSENT:

STAFF PRESENT:

Greg Gatzka – Director, Erik Kaeding – County Counsel, Chuck Kinney – Deputy Director – Planning, Terri Yarbrough – Executive Secretary, Jordan Davis – Planner II, Dan Kassik - Senior Planner

VISITORS PRESENT:

Sofia Gamino, Ildefonso Gamino, Juan Tafolla, R. Lopez

SUMMARY OF THE AGENDA: Mr. Gatzka summarized the agenda for the Commission.

UNSCHEDULED

APPEARANCES:

No one spoke during this portion of the meeting.

APPROVAL OF MINUTES:

Chairman Gregory announced that the minutes of the December 1, 2014 meeting stand approved as amended. The future meeting date was changed to read January 5, 2015.

OLD BUSINESS:

None

NEW BUSINESS:

1. Zoning Ordinance Text Change No. 269.70 (Pristine Sun)

Mr. Davis provided a proposal to amend Section 1908.H.2 of the Kings County Zoning Ordinance to allow an exception to the requirement that the proposed site be located within 1 mile of an existing 60kV or higher utility electrical line for small community commercial solar projects, less than or equal to 3 MW, to be located more than 1 mile from a 60kV or higher transmission line. Mr. Davis reported this action would potentially affect .47% of all agricultural lands in Kings County. The project is exempt from CEQA and is consistent with the Kings County General Plan. Commissioner Trapnell asked how many acres are currently occupied by commercial solar. Mr. Davis stated he didn't know but could get the information for Commissioner Trapnell.

Chairman Gregory opened the public hearing and asked if there was anyone wishing to speak in favor of the project or opposing the project. Seeing none, he closed the Public Hearing.

A motion was made and seconded (Trapnell/Jones) to adopt Planning Commission Resolution 15-01 as originally presented in the staff report. Motion carried unanimously.

2. General Plan Amendment No. 15-01

Mr. Kassik provided an overview of the General Plan changes. Mr. Kassik reported that the changes are primarily to correct inconsistencies between land uses and zoning designations. He stated that the zoning on the majority of the properties will remain the same and the land use designations are being changed to match the zoning.

Kings County Development Code

Mr. Kassik reported that the zoning ordinance will change from the Kings County Zoning Ordinance to the Kings County Development Code and will produce a more user friendly code. Mr. Kassik stated the majority of the changes are small formatting changes and cleaning up inconsistencies within the existing code. Mr. Kassik provided an overview of the specific changes. Mr. Kassik stated the Subdivision Ordinance was to be included within the proposed Development Code. However, Staff has decided to hold off on inclusion of the Subdivision Ordinance within the proposed Development Code and at this time the proposed Development Code will reflect Article 23 as Reserved with the intent to amend the Development Code at a later date and include the subdivision regulations.

Change of Zone District Boundaries

Mr. Kassik reported that the proposed changes are for sites located throughout the county and are a result of the creation of the mixed use zoning districts within the proposed Kings County Development Code. He provided an overview of the changes.

Mr. Kaeding asked Mr. Kassik to clarify that the change to the Development Code section 14.08.09c should have been 14.06 D9c. Mr. Kassik confirmed the change was to section 14.06 D9c. Commissioner Trapnell asked if the Naval Air Station (NASL) had any input in the changes relating to the NASL. Mr. Gatzka confirmed that NASL did not have any issue with the change. He also explained what had transpired prior to this change. Commissioner Jones asked if there had been any input or comments from the general public regarding section 15-01 or 15-02. Mr. Kassik stated that public meetings had been held in the communities and nothing negative had been received.

Chairman Gregory opened the public hearing and asked if there was anyone wishing to speak in favor of the project or opposing the project. Juan Tafolla asked if there would be any new mandates for the residents of Armona. Mr. Kassik responded that there generally won't be any mandates or negative impacts. Seeing nobody else wanting to speak, he closed the Public Hearing. Mr. Kassik stated that the definition of employee housing in Article 25 should not be deleted as indicated in his Power Point presentation.

A motion was made and seconded (Jones/Dias) to adopt Planning Commission Resolution 15-02 approving General Plan Amendment No. 15-01, the Kings County Development Code, and the Change of Zone District Boundaries No. 15-01 as originally presented in the staff report. Motion carried unanimously.

MISCELLANEOUS

- 1. **FUTURE MEETINGS:** The next regular meeting of the Planning Commission is scheduled for Monday, March 2, 2015.
- 2. **CORRESPONDENCE:** None
- 3. **STAFF COMMENTS:** None
- 4. **COMMISSION COMMENTS:** None

ADJOURNMENT – The meeting was adjourned at 8:05 p.m.

Respectfully Submitted,

KINGS COUNTY PLANNING COMMISSION



Greg Gatzka, Commission Secretary