

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 Community Development Agency at (559) 852-2680 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, Building No. 6, Kings County Government Center, 1400 W. Lacey Blvd., Hanford, California.

AGENDA September 12, 2016

This meeting will be held in the Board of Supervisors Chambers, Administration Building No. 1, Kings County Government Center, 1400 W. Lacey Boulevard, Hanford, California. Pursuant to California Government Code Section 65009, subdivision (b), if you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

I. CALL TO ORDER - Kings County Planning Commission Meeting

1. REQUEST THAT CELL PHONES BE TURNED OFF
2. 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 July 11, 2016.

II. OLD BUSINESS None

III. CONVENE AS DIVISION TWO OF THE KINGS COUNTY ADVISORY AGENCY

IV. NEW BUSINESS

1. EXTENSION OF TIME FOR TENTATIVE TRACT NO. 852 (SMS FINANCIAL, LLC) – A request for a three (3) year extension of time for Tentative Tract No. 852 for a division of 50.15 acres into 39 lots, including single-family dwellings to be constructed on each lot, located at 8606 14th Avenue, Hanford, Assessor's Parcel Number 005-030-013.
 - A. Staff Report
 - B. Public Hearing
 - C. Decision

V. RECONVENE AS THE KINGS COUNTY PLANNING COMMISSION

VI. NEW BUSINESS

1. **CHANGE OF ZONE DISTRICT BOUNDARIES 16-01 (KINGS COUNTY)** - A proposal of various change of zone district boundaries to achieve the objectives of the Kings County Development Code and consistency with the 2035 Kings County General Plan as follows:

Home Garden Area - A proposal for the change of zone district boundaries from the current Service Commercial (CS) zoning designation to the Neighborhood Commercial (CN) zoning designation for Assessor Parcel Number 016-171-010.

Stratford Area - A proposal for the change of zone district boundaries from the current Natural Resource Conservation (NRC) zoning designation to the Limited Agriculture 10 (AL-10) zoning designation for Assessor Parcel Number 026-132-011.

Kettleman City Area - A proposal for the change of zone district boundaries from the current Transitional Use (T) and Rural Commercial (CR) zoning designations to the Public Facilities (PF) zoning designation for Assessor Parcel Number 042-137-013

- A. Staff Report
- B. Public Hearing
- C. Decision

2. **CONDITIONAL USE PERMIT NO. 15-03 (JAVA SOLAR, LLC)** – A proposal to establish a 15-megawatt (MW) alternating current (AC) photovoltaic (PV) solar generating farm, access driveways, electrical interconnection, and project substation on approximately 96 acres of agricultural lands in unincorporated Kings County, California, located at 16741 20th Avenue (State Route 41), Lemoore, CA, Assessor’s Parcel Numbers 024-170-010 and 011.

- A. Staff Report
- B. Public Hearing
- C. Decision

VII. MISCELLANEOUS

1. **FUTURE MEETINGS** - The next regular meeting of the Planning Commission is scheduled for Monday, October 3, 2016.
2. **CORRESPONDENCE**
3. **STAFF COMMENTS**
4. **COMMISSION COMMENTS**

VIII. 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 \$320.00 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.