

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 February 2, 2015

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 December 1, 2014.

II. OLD BUSINESS None

III. NEW BUSINESS

1. ZONING ORDINANCE TEXT CHANGE NO. 269.70 (PRISTINE SUN) – Proposal to amend Section 1908.H.2 of the Kings County Zoning Ordinance to allow an exception to the requirement that the proposed site is located within 1 mile of an existing 60 kV 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 60 kV or higher transmission line.

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

2. **GENERAL PLAN AMENDMENT NO. 15-01-** A proposal to amend various sections of the 2035 Kings County General Plan. The amendments are primarily related to inconsistencies found during its first four years of implementation. The more significant amendments of the General Plan relate to Mixed Use Land Use Designation changes in Kettleman City and the proposed changes to land use designations around the Naval Air Station Lemoore.

KINGS COUNTY DEVELOPMENT CODE - A comprehensive update of the existing Zoning Ordinance with the ordinance to be re-named to the Kings County Development Code. The new Development Code will produce a more user friendly code and incorporate the Density Bonus Ordinance to allow for all development related information to be within one document. The majority of the changes are small formatting changes and “cleaning up” inconsistencies within the existing code. Two significant changes are the addition of the mixed use zoning districts and an Agricultural Overlay district.

CHANGE OF ZONE DISTRICT BOUNDARIES 15-01 – A proposal of various change of zone district boundaries based on the 2015 amendments of the 2035 Kings County General Plan and the elimination of the Central Commercial zoning district and addition of the Mixed Use Zoning Districts within the new Development Code.

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

IV. MISCELLANEOUS

1. **FUTURE MEETINGS** - The next regular meeting of the Planning Commission is scheduled for Monday, March 2, 2015.
2. **CORRESPONDENCE**
3. **STAFF COMMENTS**
4. **COMMISSION COMMENTS**

V. 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.