



# Kingsburg Planning Commission

1401 Draper Street, Kingsburg, CA 93631

Telephone: 559-897-5328 Fax: 559-897-6558

Chairperson  
DR. PAUL KRUPER

Vice Chairperson  
DR. JASON ROUNTREE

COMMISSIONERS  
BRUCE BLAYNEY  
CJ BROCK  
BEN CARLSON  
BRIENNA VALDEZ  
ROBERT GONZALEZ

Planning & Development Director  
GREGORY COLLINS

Secretary  
MARY COLBY

## AGENDA KINGSBURG PLANNING COMMISSION REGULAR MEETING

MAY 14, 2020

6:00 P.M.

**VIA TELECONFERENCE PURSUANT TO EXECUTIVE ORDER N-29-20 ISSUED BY GOVERNOR GAVIN NEWSOM. THE COUNCIL CHAMBER WILL BE CLOSED TO THE PUBLIC. PUBLIC WILL HAVE THE OPTION TO CALL 1(559)2073003 PASSCODE5821 TO PROVIDE COMMENTS ON AGENDA ITEMS. WRITTEN COMMENTS WILL CONTINUE TO BE SUBMITTED BY MAIL OR EMAIL TO [mecolby@cityofkingsburg-ca.gov](mailto:mecolby@cityofkingsburg-ca.gov). THE CUT OFF FOR WRITTEN COMMENTS IS 5/13/2020 AT 4:30PM. THESE COMMENTS WILL NOT BE READ OUT LOUD.**

1. **Call to order - Reminder for all Commissioners and Staff to speak clearly and loudly into the microphones to ensure that a quality recording is made of tonight's meeting. We ask that all those attending this meeting please turn off pagers and wireless phones.**

### **NEXT RESOLUTION 2020-05**

2. **APPROVAL** of the April 9, 2019 minutes as mailed or corrected.
3. **PUBLIC COMMENTS** - Any person may directly address the Commission at this time on any item on the agenda, or on any item that is within the subject matter jurisdiction of the Commission. A maximum of five minutes is allowed for each speaker.
4. **REQUEST FOR 1 YEAR EXTENSION FROM HARBOUR & ASSOCIATES FOR TENTATIVE TRACT NO. 6151 – ERICKSON PROPERTY** – Presentation by Planning Director Greg Collins. Adopt/Deny/Modify Resolution
5. **FUTURE ITEMS**
6. **ADJOURN**

**KINGSBURG PLANNING COMMISSION  
REGULAR MEETING  
April 9, 2020**

**Call to order** – At 6:02pm the Kingsburg Planning Commission teleconference meeting was called to order.

**Members Present** – Brock, Blayney, Carlson, Valdez, Gonzalez, Kruper

**Members Absent** – Rountree

**Staff Present** – Greg Collins, Mary Colby

**Others Present** – Jeff Ashlock from A-Plus Signs, Chris Cacheco from A-Plus Signs and Abe Wiebe applicant.

**APPROVAL-** Commissioner Blayney made a motion, seconded by Commissioner Carlson to approve the minutes of the February 13, 2020 regular meeting and the February 13, 2020 joint City Council Planning Commission minutes as mailed. The motion carried by the following roll call vote.

Ayes – Blayney, Carlson, Kruper  
Noes - None  
Absent - Rountree  
Abstain - Brock, Valdez and Gonzalez

**PUBLIC COMMENTS** – There were no citizens present who wished to comment at this time.

**PUBLIC NOTICE – TO CONSIDER ADDING ANIMATED SIGNS TO THE CONDITIONAL USE LIST OF THE LIGHT INDUSTRIAL DISTRICT.**

Open Public Hearing scheduled for 6:07 P.M.

Planning Director Greg Collins reviewed the staff report containing two resolutions. He stated that adding this use to the conditional use list will allow staff more options relating to these types of signs and future requests. Staff feels that it is appropriate to make findings that the approval of this addition would be generally consistent with the Kingsburg General Plan. Staff is recommending approval.

**Commission Discussion**

Gonzalez, think the sign would be well received. Great spot for this sign. Good advertisement.

Carlson, no questions

Blayney, no questions

Valdez, no questions

Brock, Mr. Wiebe would retain control of who advertises on the sign. Yes.

Kruper, these are great ways to attract attention. As far as using for community events, this would be a good option.

Valdez, can we get clarification on the use of the sign.

Wiebe, advertise for renters in buildings on his property. Advertising is an option, but this makes it easier to change signs instead of having new ones made.

Blayney, limit discussion to animated signs

Open for Public Comment 6:21pm

No public comment

Close Public Comment 6:22

Continued Commission Discussion

Gonzalez, no more questions

Carlson, no questions

Blayney, no questions

Valdez, no questions

Brock, no questions

Kruper, no questions

Close Public Hearing at 6:23pm

**KINGSBURG PLANNING COMMISSION**

**REGULAR MEETING**

**April 9, 2020**

Commissioner Blayney made a motion, seconded by Commissioner Brock to adopt resolution 2020-02 adding animated signs to the conditional use permit list of the light industrial IL district. The motion carried by unanimous roll call vote

Ayes	Gonzalez, Carlson, Blayney, Valdez, Brock, Kruper
Noes	None
Absent	Rountree
Abstain	None

**PUBLIC NOTICE – TO APPROVE A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF AN ANIMATED SIGN IN THE LIGHT INDUSTRIAL DISTRICT, LOCATED AT 2491 SIMPSON STREET, APPLICANT ABE WIEBE.**

Open Public Hearing scheduled for 6:26 P.M.

Planning Director Greg Collins stated that all information was discussed in the prior item.

Commission Discussion

Gonzalez, no questions

Carlson

Blayney

Valdez

Brock

Kruper No questions

Open for Public Comment 6:28pm

No public

Close Public Comment 6:29 pm

Continued Commission Discussion

No further questions

Close Public Hearing at 6:30pm

Commissioner Brock made a motion, seconded by Commissioner Gonzalez to adopt Resolution 2020-03 to determine that the project is categorically exempt in accordance with CEQA and approving conditional use permit CUP – 2020-01 for the construction of an animated sign at 2491 Simpson Street. The motion carried by the following roll call vote.

Ayes	Gonzalez, Carlson, Blayney, Valdez, Brock, Kruper
Noes	None
Absent	Rountree
Abstain	None

Commissioner Blayney thanked Mr. Wiebe for his investment in the community, and appreciates that he is moving forward with positive things.

**FUTURE ITEMS- None**

**ADJOURN** – At 6:41 Commissioner Carlson made a motion, seconded by Commissioner Blayney to adjourn the teleconference meeting of the Kingsburg Planning Commission. The motion carried by the following roll call vote:

Ayes	Gonzalez, Carlson, Blayney, Valdez, Brock, Kruper
Noes	None
Absent	Rountree
Abstain	None

Submitted by

Mary Colby, Planning Secretary

To: Kingsburg Planning Commission  
From: Greg Collins, City Planner  
Subject: Time Extension, Subdivision Tract Map No. 6151, Gerald and Barbara Erickson  
Date: May 14, 2020

**Recommendation**

That the Planning Commission pass Resolution 2020 -\_\_ approving an extension of the expiration date for Subdivision Tract Map No. 6151, Gerald and Barbara Erickson ("Tentative Tract Map") for a period of one (1) year. Staff recommends the Tentative Tract Map, 6151, originally approved on April 17, 2017, be granted an additional one (1) year extension as permitted by Section 16.20.070 A. of the Kingsburg Municipal Code to May 2021.

**History**

The Planning Commission held a public hearing on the Tentative Tract Map on April 14, 2017, and approved the Tentative Tract Map. The term of the Tentative Tract Map was two (2) years. There was a one year extension granted in 2019 extending the map to 2020.

The Tentative Tract Map was for 64 single-family residential lots and associated open space uses, on 19.98 acres located on the west side of 10<sup>th</sup> Avenue between Stroud and Kamm Avenues in Kingsburg. The APN for the subject property is 394-021-14.

The applicants have expressed interest in proceeding with a final subdivision map on the subject site. However, in order to seek approval of the final subdivision map, the Tentative Tract Map must be extended. The subdivider has provided the City with a written application requesting the expiration of the Tentative Tract Map be extended for a period of one (1) year and until May 2021. Pursuant to Section 16.20.070 of the Kingsburg Municipal Code, upon written application by the subdivider, the Planning Commission may grant an extension of the Tentative Tract Map for a period not to exceed one (1) year.

**Conclusion**

Staff recommends that the Planning Commission approve Resolution 2020-\_\_ extending the expiration date of the Subdivision Tract Map No. 6151, Gerald and Barbara Erickson, to May 2021.

**RESOLUTION NO. 2020-05**

**BEFORE THE PLANNING COMMISSION  
CITY OF KINGSBURG, STATE OF CALIFORNIA**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
KINGSBURG EXTENDING THE TIME PERIOD FOR FILING A FINAL MAP  
FOR THE ERICKSON SUBDIVISION, TENTATIVE SUBDIVISION TRACT  
MAP NO. 6151**

WHEREAS, Gerald and Barbara Erickson, are seeking approval of a Time Extension for Subdivision Tract No. 6151 (64 lots), and

WHEREAS, a tentative subdivision map for the Erickson Subdivision, was first approved by the Kingsburg Planning Commission on April 13, 2017, and

WHEREAS, the State Subdivision Map Act, Section 66452.6 (a) indicates that a tentative map shall expire 24 months after its approval, and

WHEREAS, Section 66452.6 (e) of the Map Act allows the subdivider to request a time extension from the Planning Commission for the filing of a final map, and

WHEREAS, the Kingsburg Planning Commission granted a one year extension until April 2020

WHEREAS, Section 16.20.070 A of the Kingsburg Municipal Code permits the extension of the Erickson Subdivision to May 2021, and

WHEREAS, the Commission reviewed the staff report on this matter, and considered testimony for the granting of a time extension on said map.

NOW, THEREFORE BE IT RESOLVED that the Kingsburg Planning Commission hereby grants a time extension for the Erickson Subdivision for the filing of a final map to May 2021.

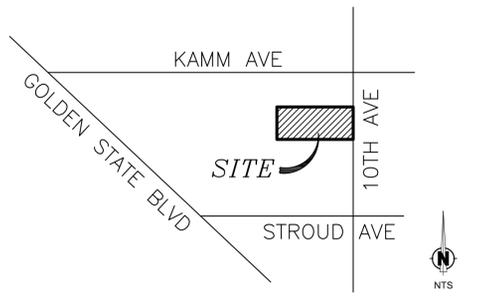
I, Mary Colby, Secretary to the Planning Commission of the City of Kingsburg, do hereby certify that the foregoing resolution was duly passed and adopted at a regular meeting of the Kingsburg Planning Commission held on the 8th day of August 2019 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

Mary E. Colby \_\_\_\_\_  
Planning Secretary

# TRACT NO. 6151

IN THE CITY OF KINGSBURG  
FRESNO COUNTY, CALIFORNIA



VICINITY MAP  
N.T.S.



TRACT  
4872

**LEGAL DESCRIPTION:**  
PARCEL 1: (APN: 394-021-14)  
THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN.

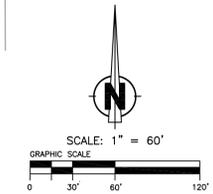
EXISTING BUILDINGS NONE	GENERAL PLAN LOW DENSITY RESIDENTIAL
EXISTING TREES NONE	ASSESSOR'S PARCEL NUMBER 394-021-14
EXISTING USE VINEYARD	SITE AREA 19.98 AC. (GROSS)
EXISTING ZONING AE-20	NUMBER OF LOTS 64
PROPOSED ZONING R-1	DENSITY 3.20 UNITS PER ACRE
PROPOSED USE SINGLE FAMILY RESIDENTIAL SUBDIVISION	AVERAGE LOT SIZE 9,092 SF
SOURCE OF WATER CAL WATER	SOURCE OF GAS SOCAL GAS
SOURCE OF SEWAGE DISPOSAL SKF	SOURCE OF CABLE T.V. COMCAST
SOURCE OF ELECTRICITY PG&E	SOURCE OF TELEPHONE AT&T

**OWNERS & PROPERTY ADDRESS**  
GERALD H. & BARBARA L. ERICKSON  
14143 S. ACADEMY AVE.  
KINGSBURG, CALIFORNIA 93631

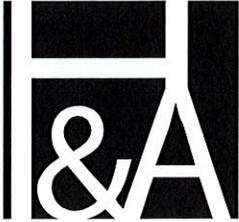
**LEGEND:**  
 INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE  
 PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE

**LOT SIZE SCHEDULE**

17 LOTS @ 10,000 SF OR MORE	(26%)
5 LOTS @ 9,000 SF TO 9,999 SF	(7%)
33 LOTS @ 8,000 SF TO 8,999 SF	(52%)
9 LOTS @ 7,000 SF TO 7,999 SF	(14%)
64 LOTS (AVERAGE LOT SIZE = 9,092 SF)	



TENTATIVE SUBDIVISION MAP							
SUBDIVIDER <b>Gerald H. &amp; Barbara L. Erickson</b> 100 WINDSOR DR. KINGSBURG, CA 93631 (559) 891-2524							
 <b>Harbour &amp; Associates</b> Civil Engineers 389 Clovis Avenue, Suite 300 • Clovis, California 93612 (559) 325-7070 • Fax (559) 325-7099 • e-mail: haren@harbour-engineering.com	REVISIONS <table border="1"> <tr> <td> </td> <td>1</td> </tr> <tr> <td> </td> <td>OF</td> </tr> <tr> <td> </td> <td>1</td> </tr> </table>		1		OF		1
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## Harbour & Associates

*Civil Engineers*

389 Clovis Avenue, Suite 300 • Clovis, California 93612  
(559) 325-7676 • Fax (559) 325-7699

March 27, 2020

### **City of Kingsburg**

1401 Draper Street  
Kingsburg, CA. 93631

Attn: Alexander Henderson, City Manager

Re: Tentative Tract No. 6151

Dear Alex,

As the representative of record for this project we hereby request a one year extension for the subject tentative tract.

The owner of the site is marketing the project and is currently working with prospective buyers.

If you have any questions please feel free to contact me at 559-325-7676.

Sincerely,

Lorren Smith  
Project Manager

cc: Gerald Erickson