



Kingsburg Planning Commission

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Chairperson
DR. PAUL KRUPER

Vice Chairperson
DR. JASON ROUNTREE

COMMISSIONERS
BRUCE BLAYNEY
CJ BROCK
BEN CARLSON
BRIANA VALDEZ
ROBERT GONZALEZ

Planning & Development Director
GREGORY COLLINS

Secretary
MARY COLBY

AGENDA

KINGSBURG PLANNING COMMISSION

JUNE 11, 2020

6:00 P.M.

KINGSBURG CITY COUNCIL CHAMBER

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. THE CUT OFF FOR WRITTEN COMMENTS IS 06/10/2020 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 2020-06

2. **APPROVAL** of the May 14, 2020 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 KINGSBURG HOUSING, LLC FOR TENTATIVE TRACT NO. 6141 – MITCH COVINGTON 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 – Planning Director Greg Collins and Planning Secretary 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 presented. 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 and recommends 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, would Mr. Wiebe 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, stated that we should 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, no questions

Blayney, no questions

Valdez, no questions

Brock, no questions

Kruper, no questions

Open for Public Comment 6:28pm

No public comments

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



Meeting Date: 6-11-2020
Agenda Item: 4

PLANNING COMMISSION MEETING

REPORT TO: PLANNING COMMISSION

REPORT FROM: Greg Collins, Contract Planner **REVIEWED BY:**

AGENDA ITEM: Time Extension, Tract No. 6141, Kingsburg Housing LLC

ACTION REQUESTED: ___Ordinance ___Resolution ___Motion
___Receive/File

Recommendation

That the Planning Commission pass Resolution 2020 - approving an extension of time for Tentative Subdivision Tract No. 6141, Kingsburg Housing LLC, as permitted for by the State Subdivision Map Act. Staff recommends that the tentative subdivision map, approved on May 10, 2018, by the Kingsburg Planning Commission, be granted a 12-month extension of time as permitted by Section 66452.6 (e) of the State Subdivision Map Act, from 6/11/2020 to 6/11/2021.

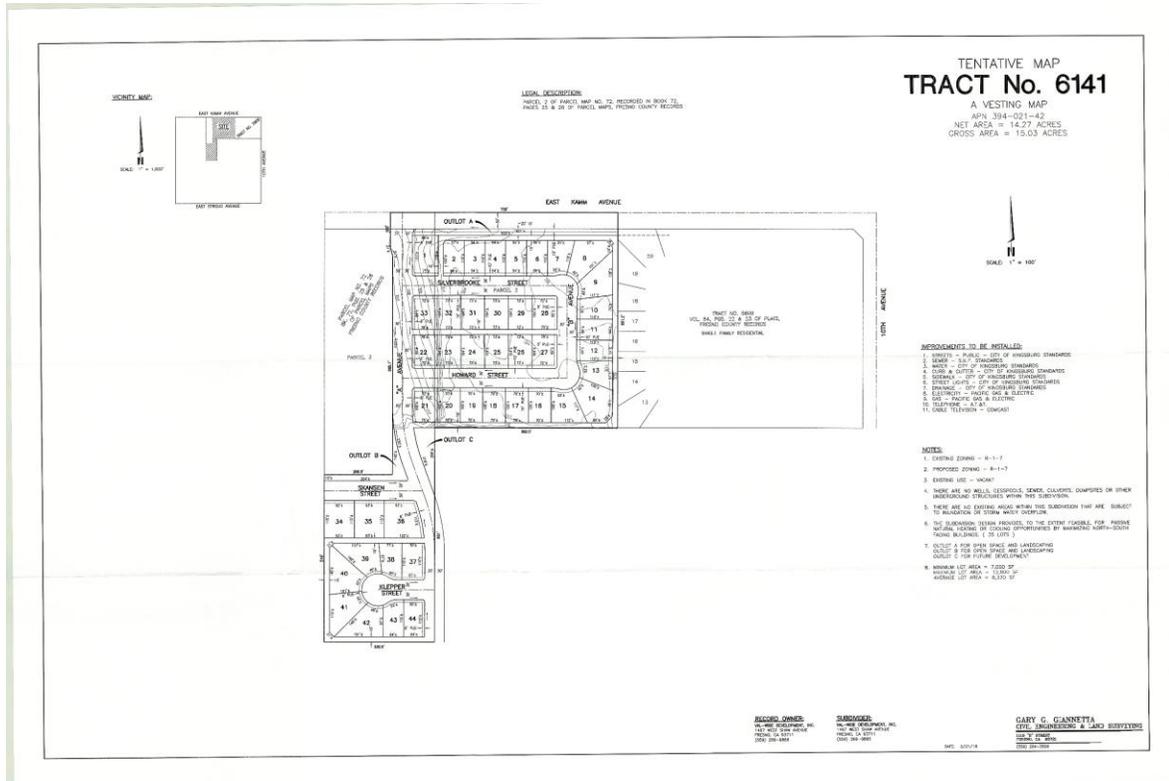
When a tentative subdivision map is approved, the applicant has two years from the date of approval to file a final subdivision map. Once that two years lapses the tentative map becomes null and void unless the subdivider requests an extension of time, which is permitted by the State Subdivision Map Act.

Background

At its meeting on May 10, 2018 the Planning Commission approved Vesting Tentative Subdivision Map, Tract No. 6141 (“**Subdivision**”) for 44 single-family residential lots and open space features. The design of the subdivision is provided below.

Conclusion

Staff recommends that the Planning Commission approve Resolution 2020- extending the expiration date of the Subdivision Tract No. 6141, Kingsburg Housing LLC, from 6/11/2020 to 6/11/2021 as per the State Subdivision Map Act.



RECOMMENDED ACTION BY PLANNING COMMISSION

1. Pass Resolution No. 2020 - approving an Extension of Time for Tentative Subdivision Map No. 6141 (Kingsburg Housing LLC).

FINANCIAL INFORMATION

FISCAL IMPACT:

1. Is There A Fiscal Impact?	No
2. Is it Currently Budgeted?	NA
3. If Budgeted, Which Line?	NA

BACKGROUND

Applicant: Kingsburg Housing LLC

Engineer: Gary Giannetta, Civil Engineer

Location: The subject property is located on the south side of East Kamm Avenue 750 feet west of 10th Avenue in Kingsburg, containing approximately 15.03 acres. The subject property is contained in APN 394-021-42. The subject property is vacant except for a single-family dwelling.

Application: The applicant is requesting approval of a planned unit development (PUD) and a tentative subdivision map for 44 lots.

Zoning: The subject site is zoned R-1-7 (single family residential, one unit per 7,000 square feet). Residential subdivisions are a permitted use in the R-1-7 district.

General Plan: The subject site is designated low density residential by the Kingsburg General Plan.

Infrastructure: Sewer, water and storm drainage facilities are available to the subject property. Storm drainage and water will be provided by the city of Kingsburg and sewer will be provided by SKF (Selma-Kingsburg-Fowler Sanitation District).

Requests:

Planned Unit Development

The applicant is requesting a planned unit development (PUD) to ensure that the proposed subdivision is consistent with the North Kingsburg Specific Plan's development standards. Further, the applicant is requesting a tentative subdivision map to create 44 single-family residential lots that will front onto five streets within the proposed subdivision.

Vesting Tentative Subdivision Map, Tract No. 6141

The proposed tract map for 44 single-family residential lots is consistent with Kingsburg's Subdivision Ordinance as well as the North Kingsburg Specific Plan and the Kingsburg General Plan. The development will be constructed in a single phase. Further, the applicant will be required to construct a pocket park that will be located just north of Skansen Street on the south side of the city's storm drainage pond. The park will contain playground equipment; benches and a passive play area. Further, the applicant will be required to connect this pocket park to a bikepath/parkway that will extend north and south from the pocket park.

Environmental Review:

The "project" encompasses two planning applications - PUD and tentative subdivision map. A negative declaration (ND) was prepared for the project. The ND will be filed with the county and the Fish and Game Department. The ND

made the findings that water; traffic, air quality and loss of agricultural land could pose significant impacts; however, these impacts were thoroughly discussed in the EIRs prepared on the Kingsburg General Plan and North Kingsburg Specific Plan. The Kingsburg City Council certified both EIRs and a "Statement of Overriding Consideration" was recorded with the Final EIR.

RESOLUTION NO. 2020 -

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
KINGSBURG APPROVING AN EXTENSION OF TIME FOR
TENTATIVE SUBDIVISION TRACT MAP NO. 6141,
KINGSBURG HOUSING LLC, LOCATED ON THE SOUTH
SIDE OF KAMM AVENUE, 750 FEET WEST OF 10th AVENUE IN
KINGSBURG**

WHEREAS, the Kingsburg Planning Commission did consider during its regular meeting on June 11, 2020, the application of Kingsburg Housing LLC for an extension of vested tentative subdivision map No. 6141, a 44-lot subdivision, and associated open space uses, on 15.03 acres located on the south side of Kamm Avenue 750 feet west of 10th Avenue in Kingsburg; and

WHEREAS, the Kingsburg Planning Commission did conduct a public meeting, accepting written and oral testimony both for and against the proposed extension of time for Tentative Subdivision Tract No. 6141, and

WHEREAS, The Kingsburg Planning Commission finds that the proposed extension of time for tentative subdivision map No. 6141 is permitted by Section 66452.6 (e) of the State Subdivision Map Act, 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, numerous State legislative actions have extended the time limit for tentative subdivision maps including SA 1185, AB 333, AB 208, AB 116, and finally AB 1303, which extended maps to 3/27/2019, 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 Commission reviewed the staff report on this matter, 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 Kingsburg Housing LLC Subdivision for the filing of a final map from 6/11/2020 to 6/11/2021, as permitted by Section 66452.6 (e) of the State Subdivision Map Act.

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 11th day of June 2020, by the following vote:

Ayes: Commissioners:

Noes: Commissioners:

Absent: Commissioners:

Abstain: Commissioners:

Mary Colby
Planning Commission Secretary
City of Kingsburg