

**AGENDA**  
**KINGSBURG CITY COUNCIL REGULAR MEETING**

**WEDNESDAY, December 3, 2025 at 6:00pm**

**Meeting held in the Council Chamber, 1401 Draper Street,  
Kingsburg, CA 93631 (559) 897-5821**

[www.cityofkingsburg-ca.gov](http://www.cityofkingsburg-ca.gov)

Brandon Pursell, Mayor

Vince Palomar, Mayor Pro Tem  
Laura North, Council Member

Staci Smith, Council Member  
David M. Silva, Council Member

Invocation to be given by Police Chaplain Cathleen Lawler, followed by the Pledge of Allegiance led by Mayor Brandon Pursell.

**CALL TO ORDER AND ROLL CALL 602pm DS, VP**

**APPROVE AGENDA – VP, DS, ALL**

**PRESENTATIONS AND INFORMATIONAL REPORTS:** None.

**PUBLIC COMMENT**

Wyatt, resident, wanted to ask about what is happening with the shooting on 12<sup>th</sup>.

**CONSENT CALENDAR – LN, SS, ALL**

1. Approval of City Council Minutes: Approve the minutes from the November 19, 2025 Regular Council Meeting as prepared by City Clerk Abigail Palsgaard.  
*Sponsor: City Clerk's Office*
2. Ratify/approve payment of bills listed on the check register for the period November 11, 2025, through November 24, 2025, as prepared by Accounts Payable Clerk Marsha Alves.  
*Sponsor: Finance Department*
3. Approve the 2026 Master Calendar of City Council and all other committees and commissions.- Staff Report prepared by City Clerk Abigail Palsgaard.  
*Sponsor: City Clerk*
4. Deny the “Application for Leave to Present a Late Claim” received on November 17, 2025 and direct staff to issue Form L: Notice of Board Action on Application for Relief from the Claim Filing Statute. - Staff Report prepared by Assistant City Manager Christina Windover.

*Sponsor: Assistant City Manager's Office*

5. Kingsburg Downtown Business Improvement District Board Appointment- Accept Mayor Pursell's appointment of Leslie Carpenter to the Kingsburg Downtown Business Improvement District Board to a term that is set to expire November 2026.  
*Sponsor: City Clerk's Office*
6. Kingsburg Downtown Business Improvement District Board Appointment- Accept Mayor Pursell's appointment of Amanda Carrasco to the Kingsburg Downtown Business Improvement District Board to a term that is set to expire November 2026.  
*Sponsor: City Clerk's Office*
7. Kingsburg Downtown Business Improvement District Board Appointment- Accept Mayor Pursell's appointment of Steve Safarjian to the Kingsburg Downtown Business Improvement District Board to a term that is set to expire November 2026.  
*Sponsor: City Clerk's Office*
8. Kingsburg Downtown Business Improvement District Board Appointment- Accept Mayor Pursell's appointment of Michele Buckner to the Kingsburg Downtown Business Improvement District Board to a term that is set to expire November 2026.  
*Sponsor: City Clerk's Office*
9. Kingsburg Downtown Business Improvement District Board Appointment- Accept Mayor Pursell's appointment of Teresa Nino to the Kingsburg Downtown Business Improvement District Board to a term that is set to expire November 2026.  
*Sponsor: City Clerk's Office*
10. Kingsburg Downtown Business Improvement District Board Appointment- Accept Mayor Pursell's appointment of Julianne Williams to the Kingsburg Downtown Business Improvement District Board to a term that is set to expire November 2026.  
*Sponsor: City Clerk's Office*
11. Kingsburg Downtown Business Improvement District Board Appointment- Accept Mayor Pursell's appointment of Penny Kyle to the Kingsburg Downtown Business Improvement District Board to a term that is set to expire November 2026.  
*Sponsor: City Clerk's Office*
12. Adopt Resolution 2025-068 Approving and Adopting Express Findings that Modifications or Changes to the California Building Code and California Fire Code are Reasonably Necessary Due to Local Climatic and Geological Conditions. - Staff report by Building Official AJ O'Connell  
*Sponsor: Community Development Department*
13. Waive the first reading and introducing Ordinance 2025-06 Amending and Adding Various Chapters and Sections within Said Chapters of Title 15 of the Kingsburg Municipal Code and Adopting the California Code of Regulations, Title 24, 2025 Edition, Parts 1, 2, 2.5, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 as Amended; Repealing Ordinance 2025-01 and Ordinance 2022-02

and pass the Ordinance to a second reading and adoption at the City Council meeting on January 7, 2025, with the following recital constituting reading the title of the Ordinance:

“AN ORDINANCE OF THE CITY OF KINGSBURG AMENDING AND ADDING VARIOUS CHAPTERS AND SECTIONS WITHIN SAID CHAPTERS OF TITLE 15 OF THE KINGSBURG MUNICIPAL CODE AND ADOPTING THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, 2025 EDITION, PARTS 1, 2, 2.5, 3, 4, 5, 6, 7, 8, 9, 10, 11, AND 12, AS AMENDED; REPEALING ORDINANCE 2025-01 AND ORDINANCE 2022-02 OF THE CITY OF KINGSBURG”

- Staff report by Building Official AJ O’Connell

*Sponsor: Community Development Department*

## **REGULAR CALENDAR**

14. PUBLIC HEARING— AWARDING OF COMPETITIVE HOUSING UNIT ALLOCATIONS FOR RESIDENTIAL DEVELOPMENT FOR 2026- Staff Report prepared by Community Development Director Holly Owen

*Sponsor: Community Development Department*

MN- wanted to put it on the record, that his firm represents San Joaquin Valley Homes, they have waived the conflict. He will be

a. Open Public Hearing 606pm

b. Presentation by Community Development Director Holly Owen 2000s saw a residential growth boom, community had concern over growth. Ballot measure was presented to manage growth. 2004 ballot measure N. goal was to ensure that growth matched city size, resources and service capabilities. Explained the housing allocation process.

c. City Council Discussion 624

d. Open for Public Comment 624

dick peters, SJVH, spoke about this project

Paul Nelson, lives on 6th ave., has concerns with an open easement, his potential zoning, if he will be grandfathered in for building and animal husbandry.

Baldivor \_\_\_\_, 6<sup>th</sup> street resident, also worried about the fence with the easement. It is not safe. He has horses. He is also worried about his horses. His well- when the water almonds, it goes back in to the ground. Never spoke to Mr. King until yesterday- he was never a maybe.

Boyce silva, resident, City Attorney has a conflict of interest. Worried about the growth of the city.

BP- discussed the process of disclosure. Said that if it goes down the road, we might have.

BP- doesn’t have integrity questions regarding MN.

Jeff Reynolds, 6<sup>th</sup> Avenue resident, agrees with his neighbors. Concern is with not receiving any notifications. Is also worried about public safety and the peach pit area. This is the 1<sup>st</sup> he has heard of this.

LN asked about the outreach listed. Mr. Reynolds, the church, and Mr, Nelson are a no but it shows unknown or a yes.

BP- asked for clarification on who put the list together. AH- it is the applicant.

Larry King, owner of the project, clarified that the list is his, and it has been collected from 5 years. It is his list of how things would feel.

Robert Bejarano, Kern Street Resident, they have the right to sell, has never spoke to anyone about this project. Has lots of questions regarding sewer, water connections. He is constantly chasing homeless people out. His back fence is in the easement. Concerned for safety.

Chris Peterson, resident, doesn't like that this development is right outside the peach pit. Doesn't like that there are no alleys. 6<sup>th</sup> Avenue is not a great road. Doesn't want more growth.

John Carrasco, 6th Avenue Drive, they have never spoken to Mr. King. He is not a maybe, he is a no. the list is a lie. He is worried about the fenced in easement, water and having to potentially connect to city utilities.

Shanna McDoland, resident, disappointed in the pace of growth. Once the easement is blocked off with a wall, there will be additional issues. Spoke about the list of potential votes, how it was presented as yes, maybes and noes. It is incorrect, and maybe it should be vetted. PC was a cop out saying they don't have the power to deny the project. Spoke about growth, schools, wants council to pause on this.

LN- wanted to speak out elementary schools. Enrollments are down. We had to close 3 classrooms. When we have more kids, we have a lower # of students in the classroom. Without kids, we can't pay teachers, maintain our facilities.

SMcD- you can make more money by students, or make more cuts. Thinks there is a bigger issue.

BP- we have guidelines- if you meet guidelines, these are the results. Spoke about allocations.

AH- in 2004 growth management ballot measure passed with capping housing allocations at a certain number. 2005 ordinance was passed. Every year 80 single housing, 35 multi units allocations. This applicant has applied; staff reviews the application. We look at the application and have to say if it passes what the policy says. This one has. There might be a discussion later about the allocations.

Cameron Hays, spoke about the 3%, it was up to it, not it is a goal. This town needs to slow its roll.

Boyce Silva, asked about the falsified document in the application. Should it be pulled?

- e. Close Public Comment 737pm
- f. Continued City Council Discussion 737pm

VP- if it is annexed- their concerns about their animals, utilities hookup-

HO- they were allowed to continue the use of their land, funding was made available for hooking up to utilities. It was with agreement with developer.

LN- question about LafCO- asked about county island. HO- not allowed. LN- if it went to lafco and failed, could it come back with a county island. HO- no. LN- could the owner go through county lafco alone with we do not approve it tonight. Would we have a say?

AH- usually projects that go to the county are sent to the city from lafco. The new development would have to follow our standards. LN so it is a possibility that it could be developed by the county. AH- it could happen.

LN- there are very valid concerns. If it is something that we chose not to allocate, is this something that opens up to a law suit.

MN- yes, we have the ordinance that allows developers to come in to apply for allocations that gives them the first step. The law doesn't allow jurisdiction to deny development. We have to follow the law. The ordinance is the law of the city, in the future the council has the ability to re-evaluate the ordinance in the future. The public's concerns are things that the developer, staff and lafco will have to be addressed by the PC, CC and lafco. There are not enough votes for lafco, it will not go forwd. The tentative map, PUD and

SS\_ wanted to clarify that there are 3 other opportunities for public comment and then lafco. HO- yes. SS- asked about 6<sup>th</sup> ave., the sidewalks- what would happen if this would go through. AH- the CE is here, the developer would have to improve. There would be a discussion with the property owners. This is proposed as a gated community- CFD and a HOA.

VP- MN's integrity is spot on. Would never doubt him for a minute. Hears all the citizens tonight. Doesn't feel like SJVH did their due dillagences with reaching out the citizens that will be impacted.

DS- appreciates everyone coming out tonight. Emotional/perception – reality isn't that the city is blowing up. It is not accurate that we are putting in houses for financial reasons. It is a main factor. Practicle and responsible- we voted for the growth management. Policy was put in place, procedures. Developers that come before staff and council. It came to us in February, and we didn't open allocations at that time. There are people that want to move here, there are transplants like me. It doesn't mean I love this community any less. There are people that would love to live here, but they can't. we represent the citizens who put this policy in place. It would be disengenous to go against what the voters have put in to place. Is a propent for phased building. All resident's comments are valid. It may not be popular, he is not happy about it, but with legalities, this is where we are at.

LN- they came in February and we denied their request and came back with what we asked for. Sitting here with the legalities, should be an easy yes. So important to hear what the residents have to say. Mr. Nelson mentioned the safety- we can solve that. It is dumb to have a exit point on melhert. She is mostly concerned about county residents going to city residents. Also concerned with grown water. The owner can do what they want to.

AH- the water – a the subdivision would connect to our existing well. The well pulling for almonds would have more of an impact then homes.

LN-the biggest thing is the false document. If it is presented to council, we expect it to be truthful. Questioning the integrity of the project. Also worried if we vote no0 the legal impact.

SS- her biggest issue is opening us for litigation. We have to be fiscally responsible. Maybe we need to sit down and evaluate or ordinance. It is too late for this project. Tentative map doesn't represent Kingsburg. The space in the easement needs to be addressed. We are an open community with walking paths. This is not a good representation of our city. Also concerned with the lack of alleys. We are cautious with our growth. We want a good development.

BP- annexation concerns- has concerns annexing towards peach pit. It is tough area. Transplant, moved here from reedley. I moved here from reedley. I know why people want to move here. No anti development or anti growth. You want your town to develop at the current means, at the right town 813pm. The development has to be right, it has to be accurate. What was represented here was not accurate. Reviewing this beforehand, we rely on the information included. Has concerns, this is a small step and there are errors in this. Can't support it if there are errors in the beginning steps.

LN- the inaccurat list, was it included in adding up the points in the application? HO- it would come before annexation. Out reach is important to us. If lafco likes to do big chunks could it include peach pit. Would it just be this area?

HO- I am not sure, my understanding there were initial meetings with lafco it was what is presented.

VP- could we decide to not annex in the future?

BP- it is not fair to give them allocations and tell the developer to move forward, and then just deny the annexation.

MN- lafco requires the tentative map and environmental document. Annexation request will have to go to council first. Staff is following what they are supposed to follow.

g. Close Public Hearing 823pm

h. Possible Actions:

1. Adopt Resolution 2025-065, affirming the recommendation of the Planning Commission to award 88 housing unit allocations to San Joaquin Valley Homes by phasing the award of housing unit allocations according to 16.09.080 of the Kingsburg Growth Management System.

DS, 48 units in phase 1 (2026), 40 in phase 2 (2027), no second. Motion dies.

Motion to deny the pc affirming. VP, LN, No, yes, yes, yes, yes. Motion paaes.

15. PUBLIC HEARING— PLANNED UNIT DEVELOPMENT 2025-01 AND MITIGATED NEGATIVE DECLARATION FOR 44 SINGLE-FAMILY RESIDENTIAL LOTS IN THE CITY OF KINGSBURG - Staff Report prepared by Community Development Director Holly Owen

*Sponsor: Community Development Department*

- a. Open Public Hearing 837
- b. Presentation by Community Development Director Holly Owen 837pm described tract maps, PUDs, the process. This project is on the 4<sup>th</sup> part of public comment. They have been annexed for years. Described the project's timeline.
- c. City Council Discussion 851
- d. Open for Public Comment 851
- e. Close Public Comment

Joseph Crown, developer, semi-custom homes. 2 plans are alley loaded. He has lost allocations and has had to apply again. Respects our building process.

SS- asked about parks. Crown- small green space and it goes into Veterans park.

LN asked about the gated community to the west. Mr. Crwon- they are replacing their fences and grading it as we speak.

- f. Continued City Council Discussion 854

vp- good looking project, likes alley loaded homes.

- g. Close Public Hearing 855pm

h. Possible Actions:

1. Adopt Resolution 2025-066 approving the Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring Program for a 44 lot single-family residential project on APN 394-021-42. VP, DS, ALL
2. Adopt Resolution 2025-067 affirming the Planning Commission approval of the Planned Unit Development (PUD 2025-01) for the project, which involves single-family residential uses and associated open space features. LN, SS < ALL

### **FUTURE AGENDA ITEMS**

Council requests for future agenda items. Items require a consensus.

### **CITY MANAGER'S REPORT**

-Cancellation of the December 17, 2025 City Council Meeting.

### **COUNCIL REPORTS/COUNCIL COMMITTEE REPORTS**

Brief report by Council members on City related functions as authorized by the Brown Act. LN- BID partnered with the chamber. Santa on Saturdays from 10-2pm. Chamber- meets next week.

SS- meetings in 2026.

DS- attended the xmas tree lighting- well attended. Thank to PD. VP- boys will be wrestling.

BP- COG met, discussed measure c. did adopt allocations. Split vote, kingsburg was opposed. Will hope the council members will help inform voters. Kudos to PW, S&S and fire for getting the xmas tree back up for julgrunsfest.

**ADJOURN REGULAR KINGSBURG CITY COUNCIL MEETING INTO CLOSED SESSION: 902pm**

**Public Employment: California Government Code Section 54957**  
Title: City Manager

**ADJOURN OUT OF CLOSED SESSION INTO REGULAR KINGSBURG CITY COUNCIL MEETING AND REPORT OUT OF CLOSED SESSION. 930**

**MN- nothing to adjourn**

**ADJOURN REGULAR KINGSBURG CITY COUNCIL MEETING 930**

Title VI of the Civil Rights Act of 1964 provides that no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

I hereby certify, under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the front entrance of City Hall not less than 72 hours prior to the meeting. Dated this 26<sup>th</sup> day of November 2025.

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Abigail Palsgaard, City Clerk