

**KINGSBURG PLANNING COMMISSION
REGULAR MEETING
APRIL 14, 2016**

Call to order – At 6:05PM the Planning Commission meeting was called to order.

Commissioners Present – Kinney, Poynor, Kruper, Cozbey and Henslee

Commissioners Absent – Rountree and Johnson

Staff Present – Planning Director Holly Owen, City Engineer Dave Peters and Planning Secretary Mary Colby

APPROVAL – Commissioner Cozbey made a motion, seconded by Commissioner Poynor to approve the minutes of the March 10, 2016 meeting as mailed. The motion carried by unanimous vote of those Commissioners present.

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

CONTINUED PUBLIC HEARING, TENTATIVE PARCEL MAP TPM-73 LOCATED AT 2321 18TH AVENUE, APPLICANT RICK SCHUIL

AT 6:06PM the Continued Public Hearing was opened

Planning Director Holly Owen reviewed the discussion from the prior meeting and stated that we are considering the conditions of approval which were continued from the last meeting. City Engineer Dave Peters stated that he would like to focus on condition #2 on the final map. There was discussion regarding the dedication and future street that may or may not go through this parcel. It was considered higher importance to have pedestrian access than vehicle access and an alternative for a pedestrian walkway was presented. Presented an alternative to the commissioners for a walkway rather than a full width street. The Commissioners stated that they would be supportive of this alternative.

Open for Public Comment 6:15PM

The applicant, Rick Schuil who lives at 3299 Avenue 396 stated that he and City Engineer Dave Peters visited the site and feel this would be a good solution. At this time there are still no plans for development on the vacant lot but this solution would not impact the neighbor to the south and would allow enough room to build on the parcel.

Close Public Comment – 6:16PM

Continued Commission Discussion – The subdivision was created in 1952 or 1953 so the layout of the land was not taking into consideration future development. The commissioners discussed the timeline for development of this project

Close Public Hearing – 6:20PM

Commissioner Kruper made a motion, seconded by Commissioner Cozbey to determine that the project is categorically exempt from the California Environmental Quality Act (CEQA). Under Section 15315 of the CEQA Guidelines minor land divisions are exempt activities.

The project meets the conditions listed in the Guidelines because it is in an urbanizing area where farming has ceased, involves four or fewer parcels, conforms to the General Plan and zoning (or in this case pre-zoning), requires no variances or exceptions, has access to all utilities and public streets, has not been involved in another land division in the past two years, and does not involve in another land division in the past two years, and does not involve a slope of greater than 20 percent. The motion carried by unanimous vote of those Commissioners present.

Commissioner Kruper made a motion, seconded by Commissioner Kinney to adopt resolution 2016-04 approving Tentative Parcel Map (TPM) 73 subject to the listed conditions of approval identified during the Site Plan Review meeting held on November 3, 2015. With revision to Condition #2 stating applicant shall provide an irrevocable offer of dedication for 12' along the south boundary of the property for use as a pedestrian pathway. The motion carried by unanimous vote of those Commissioners present.

PUBLIC HEARING - CONDITIONAL USE PERMIT – CUP-2016-01- FOR THE CONSTRUCTION OF A WORSHIP CENTER AND MULTI PURPOSE BUILDING FOR GRACE CHURCH OF THE VALLEY LOCATED AT 1101 MARION STREET, APPLICANT GRACE CHURCH.

Open Public Hearing at 6:24PM

Planning Director Holly Owen gave a brief presentation of the project stating that this is a new Conditional Use Permit for a project that was reviewed last year. There were changes made to the layout of the project and the square footage of the buildings has been reduced along with the elimination of the warehouse use as it would be too costly to convert. This warehouse building will remain vacant. We have received two letters just recently one was from Fresno County Health Department regarding underground tanks, the other was from Kings River Conservation District but they had no other comments. The traffic study was revised for the new proposal.

Commission Discussion –

Commissioner Kinney asked what the future plans were for the warehouse.

Commissioner Kruper asked if the statement about the underground tanks would change the mitigated negative declaration? Planning Director Owen stated that they would need to follow up with the Health Department regarding the tanks. She stated that language can be added to the conditions of approval to require the applicant to have the tanks inspected and contact the county to determine there are no environmental issues with the tanks.

City Engineer stated that the letter does not specifically say that there are underground storage tanks and if there is any evidence of tanks present at grading all work will be stopped to address the issue.

Open for Public Comment – 6:36PM

Charlie Fernandez, project manager for the Grace Church Project stated that they are hoping to create a sportsplex out of the warehouse in the future. This would include indoor batting and possibly a skate park that would be open to the public.

The following topics were discussed:

- Width of sidewalk up to the overpass. 5 foot wide per City Council.

- There will be no fence around the property but it will be landscaped.
- The warehouse building will not be removed and will be used in the future.
- The total square foot of construction is 45,228.

Close Public Comment – 6:48PM

Continued Commission Discussion – No further discussion by the Commissioners.

Close Public Hearing – 6:52PM

Commissioner Kruper made a motion, seconded by Commissioner Poynor to approve Resolution 2016-05 determining that the approval of Conditional Use Permit 2016-01 and the project will have no significant effect on the environment, subject to mitigation measures, and adopt the mitigated negative Declaration for the project. The motion carried by unanimous vote of those Commissioners present.

Commissioner Kruper made a motion, seconded by Commissioner Cozbey to approve Resolution 2016-06 as modified by the Planning Commission, recommending approval of Conditional Use Permit 2016-01 subject to conditions of approval attached to the resolution, including the findings required by Kingsburg Municipal Code Section 17.68.070 and the following additions:

- Addition of Attachment B to the Resolution
- Attachment B add #6 under General Section – Applicant shall investigate the presence of any underground storage tanks and mitigate per Fresno County Standards.
- Adjustment of fees based on corrected square footage.

The motion carried by unanimous vote of those Commissioners present.

FUTURE ITEMS

Commissioners discussed items for future agendas.

- Infill properties
- Multi-family housing
- Lot sizes.
- Inclusionary Housing
- Changes in general to the North Kingsburg Specific Plan

ADJOURN – At 7:35PM the Kingsburg Planning Commission meeting was adjourned.

Submitted by

Mary Colby
Planning Secretary