

**KINGSBURG PLANNING COMMISSION**  
**REGULAR MEETING**  
**FEBRUARY 9, 2017**

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

**Commissioners Present** – Kinney, Rountree, Poyner, Cozbey, Bullis and Kruper

**Commissioners Absent** – Johnson

**Staff Present** – City Manager Alex Henderson, City Attorney Mike Noland, Planning Director Greg Collins, Building Official Mike Koch and Planning Secretary Mary Colby.

**Others Present** – Dave Stark, Brian Conway, John Gerard, Barbara Winslow, Beverly Jones, Joshua Smith, Don Workman, Betsy Tunnell and Mark Jones.

Commissioner Kruper made a motion, seconded by Commissioner Bullis to amend the agenda and move item #4 Nominations for Chairperson and Vice Chairperson to Item #2. The motion carried by unanimous vote of those Commissioners present.

**NOMINATIONS FOR CHAIRPERSON AND VICE CHAIRPERSON.**

Commissioner Bullis made a motion, seconded by Jason Poyner, to nominate Commissioner Kruper for Planning Commission Chairperson. The motion carried by unanimous vote of those Commissioners present.

Chairperson Kruper made a motion, seconded by Commissioner Cozbey to nominate Commissioner Poyner for Planning Commission Vice Chairperson. The motion carried by unanimous vote of those Commissioners present.

**APPROVAL** – Commissioner Kinney made a motion, seconded by Commissioner Cozbey to approve the minutes of the January 12, 2017 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.

**PUBLIC HEARING – CUP-2016-02 MODIFICATION OF CONDITIONAL USE PERMIT CUP-2014-02 ADDING ADDITIONAL BED AND OFFICE SPACE TO THE CRESTWOOD BEHAVIORAL HEALTH FACILITY LOCATED AT 1200 SMITH STREET, APPLICANT CRESTWOOD BEHAVIOR HEALTH.**

At 6:12PM the Public Hearing was opened.

Planning Director Greg Collins presented background on this proposal which was heard first in 2014, then presented a power point slide show. He stated that staff is recommending approval subject to the conditions as presented.

Commission Discussion –

- The use will remain the same
- There will be a total of 66 beds when completed, this is maximum capacity
- Increased noticed area from 300 foot which is required to 500 foot

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David Stark who is the Architect for SKW and has been involved in this project from the beginning explained the scope of expansion.

Open for Public Comment at 6:31PM

John Gerard who has lived in Kingsburg for a while stated that while Crestwood has done a beautiful job with the building he does not want this facility located by two elementary schools. Two patients have already walked away and don't want to see this happen again. He stated that he has been opposed to this from the beginning.

Barbara Winslow who is a long time resident of Kingsburg and was employed by the Kingsburg Hospital for 38+ years, stated that she knows the footprint of the hospital building better than most people. She described the progression of uses for the hospital and feels it is difficult to treat patients who are ambulatory as opposed to the original use which is bed ridden patients. She feels that the building is too small to accommodate 66 beds.

Mark Jones who owns a business located near the facility stated that he is in full support of this project and read a letter into the record.

Betsy Tunnel who lives on Road 15 in Kingsburg, stated that she understands there are violations of the original conditions of approval and would like to point them out:

- Incidences of smoking on the site
- Curbs not painted red for no parking
- Project was done in two phases to avoid meeting CEQA requirements
- Providing care to residents other than Fresno County
- No evacuation plan
- There was one probation call for service at the facility, this is against COA #45
- Impact on Fire and Police Service

Patricia Curtin the land use attorney for Crestwood, stated that they are in compliance with all of the conditions of approval.

Patty Blum, Hospital administrator for Crestwood stated that the expansion is needed and that Fresno County purchases or sponsors all of the available beds at this facility.

Brian Conway, administrator for Crestwood addressed some of the issues raised by Ms. Tunnel:

- They do have an evacuation plan, this is a State requirement.
- Of the calls for service at the facility the longest interaction was an employee's stolen car.
- 12 of the employees at the facility live in Kingsburg.

Greg Collins stated there was an issue with the piece mealing or phasing of this project, staff has filed an exemption and CEQA stated as long as usage is not changing and remaining a health related facility that notice of exemption stands.

The following questions were raised:

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Q. Is there space for ambulatory patients to move around?

A. There is plenty of room within the sleeping areas and entire facility for people to socialize and relax.

Q. Will there be additional staff and is there adequate parking?

A. There is adequate parking for the expansion and additional staff will be hired.

Q. A report was read regarding altercations that occurred at other similar facilities.

A. These facility were a higher level of psychiatric care than the Kingsburg facility.

Q. What were the circumstances of the two patients who walked away from the facility?

A. One incident involved a malfunction in one of the door locks, this has been resolved. The other was an assist in getting over the wall.

Q. An incident of smoking on the premises was reported what were the circumstances?

A. An employee was smoking but was informed of the rules.

Neil Dadian, Kingsburg Chief of Police stated the following:

- There were 31 calls for service as of January 31, 2017
- 12 were ambulance calls
- 1 was a community contact call, some of the officers stopped by for a tour of the building.
- 4 calls for 911, Involving patient behavior and misdials.
- 1 vehicle theft, which would happen anywhere in town.
- There was a total of 8 hours' worth of calls for Crestwood the Police Department spends 5 to 10 times that on animal complaints within the City.
- The one probation check was a wrong address given.
- Crestwood has been very cooperative and are a good partner.

Close Public Comment at 7:44PM

Continued Commission Discussion

The Commissioners discussed briefly:

- What was in the 6 month report? Nothing remarkable was reported mostly discussion.
- Do not change condition 47 from the original wording. Leave all as presented.
- Should a designated smoking section be added? Since original CUP was approved without a smoking section Crestwood will need to apply for a change and come back before the Planning Commission.

Close Public Hearing 7:50PM

Commissioner Bullis made a motion, seconded by Commissioner Rountree, to determine that the project is Categorical Exempt in accordance with the California Environmental Quality Act (CEQA) because it is an existing facility that will undergo interior remodeling for an existing mental health rehabilitation center and the project involves negligible or no

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expansion of an existing use. The motion carried by unanimous vote of those Commissioners present.

Commissioner Rountree made a motion, seconded by Commissioner Cozbey to adopt Resolution 2017-01 as presented by the Planning Commission recommending that it make the findings required by Kingsburg Municipal Code Section 17,68.070 and approve the Amendment to Conditional Use Permit 2014-02 subject to conditions in the resolution. The motion carried by unanimous vote of those Commissioners present.

At 7:55PM a 5 minute break was taken

At 8:00PM the Planning Commission was called back to order

**STUDY SESSION/DISCUSSION REGARDING CHANGES TO THE KINGSBURG MUNICIPAL CODE ON SETBACKS AND HEIGHT FOR ACCESSORY STRUCTURES IN REAR YARDS.**

Planning Director Greg Collins stated the primary issue is how we treat accessory structures in rear yards and gave a background of the issue. He stated that staff needs direction from the commission whether we should we relax the height limitation and allow residents to build accessory structures 10 foot in height but no larger than 120 square feet without a permit. Anything larger than 120 square feet would require a permit and would have to meet the setbacks. Also if the Commission would like to add a Minor Deviations section allowing for relaxation of the setbacks on a case by case basis. Once staff has direction this will return to the Planning Commission with a Public Hearing.

After a lengthy Commission discussion Staff was given the following direction:

- 6" maximum deviation.
- Addition of aesthetics
- RV standard defining what an RV Cover really is.
- Maximum height

**FUTURE ITEMS** - None discussed

**ADJOURN** – At 8:33 the Kingsburg Planning Commission meeting was adjourned