

**KINGSBURG PLANNING COMMISSION
REGULAR MEETING
AUGUST 8, 2019**

Call to order – At 6:01 PM the Kingsburg Planning Commission meeting was called to order.

Commissioners Present – Carlson, Rountree, Brock, Blayney and Kruper

Commissioners absent – Kinney and Cozbey

Staff Present – City Manager Alex Henderson, Planning Director Greg Collins and Planning Secretary Mary Colby.

Others Present – Efrain Yanez, Peter Erickson

Introduction of newest Planning Commissioner Ben Carlson

APPROVAL- Commissioner Blayney made a motion, seconded by Commissioner Rountree to approve the minutes of the July 11, 2019 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.

REQUEST FOR 1 YEAR EXTENSION FROM HARBOUR & ASSOCIATES FOR TENTATIVE TRACT NO. 6151 – ERICKSON PROPERTY

Planning Director Greg Collins stated that this is pretty straightforward and standard with subdivisions. First approved in 2017 and the time is nearing for expiration.

Commissioner Blayney made a motion, seconded by Commissioner Rountree to approve resolution 2019-04 granting a 1-year extension for Tentative Tract Map no. 6151 – Erickson property. The motion carried by unanimous vote of those Commissioners present.

Commissioner Carlson recused himself from item #5 due to a conflict of interest with property ownership.

**PUBLIC HEARING – FOR CONSTRUCTION OF A MULTI USE (COMMERCIAL & RESIDENTIAL) BUILDING LOCATED AT 1300 DRAPER STREET (STONE PLAZA).
APPLICANT EFRAIN YANEZ**

The Public Hearing was opened at 6:06 P.M.

Planning Director Greg Collins stated that this is a Conditional Use Permit (CUP) for a mixed-use development, located at the corner of Draper & California St. It is a unique project which contains residential and commercial spaces in the downtown area which requires a CUP with a public notice. There is a trend occurring in the valley with more of these types of projects being introduced. Ground floor commercial, 3 spaces and on second floor 9 living units and one living unit downstairs. Will have a courtyard at the center with parking on the south side for the residents.

AT 6:14PM Commissioner Brock recused himself from the public hearing due to a conflict of interest with property ownership.

Mr. Collins outlined the conditions for approval before turning the discussion back to the Planning Commission.

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Commission Discussed the following items:

- The entrance will be on Draper Street
- Parallel parking will be provided from California Street
- Residents will exit to Lewis Street
- Should the applicant be required to help with reconstruction of alley behind post office.
- Recommended that a fund be set aside for future improvements to this alley.
- Research two-way traffic from California Street
- Sound proofing of residential units.

At 6:36 PM the Public Comment was opened.

Peter Erickson was very interested in the discussion of the architecture and design.

His Concerns about the project:

- Parking seems to be a little light for this project.
- Appearance – would like to see the final renderings of the buildings and what will it look like. This is a cornerstone building and one of the first things people see when coming into town from Simpson St.

Close Public Comment at 6:46PM

Continued Commission Discussion

Look at the two-way alley

Close Public Hearing at 6:48PM

Possible Actions:

Commissioner Blayney made a motion, seconded by Commissioner Rountree to approve the finding of categorical exemption for Conditional Use Permit 2019-01 under the California Environmental Quality Act Guideline Section 15332 – In-fill site within the City of less than 5 acres consistent with the guidelines for Class 32, Section 15332. The motion carried by unanimous vote of those Commissioners present.

Commissioner Blayney made a motion, seconded by Commissioner Rountree to adopt resolution 2019-05 approving with conditions, CUP 2019-01 to construct a mixed-use project with 10 residential units, and 9,198 square feet of commercial space on two parcels of land, located on the southeast corner of draper and California streets in the City of Kingsburg. The motion carried by unanimous vote of those Commissioners present.

FUTURE ITEMS

Parcel Map Abe Wiebe

ADJOURN Commissioner Blayney made a motion, seconded by Commissioner Rountree to adjourn the Kingsburg Planning Commission meeting at 6:52PM. The motion carried by unanimous vote of those Commissioners present.

Submitted by

Mary Colby, Planning Secretary