OPENING CEREMONIES

Call to Order – Chairman, Robert D. Epperson, called meeting to order at 6:30pm

Roll Call – Secretary, Olivia Pimentel

Commissioners Present: Epperson, Bandy, Wettlaufer, Nunez, Jones, Espino

Commissioners Absent: None

Pledge of Allegiance - Performed

AGENDA APPROVAL/ADDITIONS/DELETIONS – Unanimously approved as presented

1. PRESENTATIONS - None Offered

REQUEST TO ADDRESS THE COMMISSION  None Offered

2. APPROVAL OF MINUTES

A. August 8, 2016, C/Jones made a motion to approve minutes as presented, second C/Wettlaufer. Unanimously approved as presented.

PUBLIC HEARING


At the request of the applicant, Kerman Unified School District, the public hearing was opened, and continued to the December 12th meeting.

4. PETITIONS/RESOLUTIONS

A. Subject: Petition of Amendment to Title 17 -Zoning, of the Kerman Municipal Code, relating to text amendments required for compliance with the Multi-Jurisdictional Housing Element by City Planner and setting a public hearing for December 12, 2016.

Staff petitioned the Commission to set public hearing for December 12th to consider a resolution recommending that the City Council adopt an amendment to Title 17 – Zoning, of the Kerman Municipal Code, relating to text amendments pertaining to specialized housing types. Commission set public hearing as requested for December 12, 2016.
B. **Subject:** Request for Extension of Conditional Use Permit No. 14-02 and Site Plan Review No. 14-03, Phase II of the Kerman Crossing Neighborhood Center

Staff provided a brief review of the project. The Commission approved this project originally on October 27, 2014 (CUP 14-02) TBS Holdings, Phase II Kerman Crossings, Kerman Neighborhood Shopping Center. There are no changes proposed for the project only an extension. The project was due to expire by November 9, 2016 since no construction has begun; however, the applicants did provide a written request for extension prior to the expiration date as required.

The project includes: the development of Phase II which is to develop approximately 29,753 square feet of retail and restaurant uses on five separate parcels. The proposed uses planned for the sites are a 13,500 square foot retail building, a 2,800 square foot convenience store with fueling station and a detached 1,000 square foot automated drive-thru car wash, and a 2,588 square foot Jack in the Box restaurant. Future development includes a smaller 4,500 square foot retail building and a 5,365 square foot building for a restaurant type use.

**Recommendation:** Commission consider staff report findings and Approve Resolution Extending Conditional Use Permit No. 14-02 and Site Plan Review No. 14-03, Phase II Kerman Neighborhood Shopping Center.

C/Jones made a motion to approve the extension request for one (1) year (November 14, 2017), second C/Wettlaufer, unanimously approved as presented by the following vote:

- **Ayes:** Bandy, Epperson, Jones, Wettlaufer, Nunez, Espino
- **Nays:** None
- **Abstain:** None
- **Absent:** None

5. **ADMINISTRATIVE REPORTS** - None Offered

**COMMUNICATIONS**

A. **Call For Applications** - Two (2) Planning Commission Terms Of Office Expire 12/31/2016. (Bandy, Wettlaufer) Incumbents were encouraged to re-apply by deadline of 12/2/2016.

**ADJOURNMENT** – Meeting adjourned at 6:54 p.m.

Minutes prepared by:

Olivia Pimentel
Planning Commission Secretary