AGENDA
KERMAN PLANNING COMMISSION
REGULAR MEETING
Kerman City Hall
Monday, March 12, 2018
6:30 PM

Chairman Robert Bandy
Vice-Chairman Kevin Nehring
Commissioners
Scott Bishop
Leopoldo Espino
Robert Felker
Mario Nunez
Katie Wettlaufer

ALL MEETING ATTENDEES ARE ADVISED THAT ALL PAGERS, CELLULAR TELEPHONES AND ANY OTHER COMMUNICATION
DEVICES SHOULD BE POWERED OFF UPON ENTERING THE COUNCIL CHAMBERS,
AS THESE DEVICES INTERFERE WITH OUR AUDIO EQUIPMENT.

OPENING CEREMONIES

Call to Order
Roll Call
Pledge of Allegiance

AGENDA APPROVAL/ADDITIONS/DELETIONS

1. PRESENTATIONS/CEREMONIAL MATTERS

REQUEST TO ADDRESS COMMISSION

This portion of the meeting is reserved for members of the public to address the Commission on
items of interest that are not on the Agenda and are within the subject matter jurisdiction of the
Commission. Speakers shall be limited to three minutes. It is requested that no comments be made
during this period on items on the Agenda. Members of the public wishing to address the
Commission on items on the Agenda should notify the Mayor when that Agenda item is called, and
the Mayor will recognize your discussion at that time. It should be noted that the Commission is
prohibited by law from taking any action on matters discussed that are not on the Agenda.
Speakers are asked to please use the microphone, and provide their name and address.

2. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one
motion and one vote. There will be no separate discussion of these items. If discussion is desired, a
member of the audience or a Commission Member may request an item be removed from the
Consent Calendar and it will be considered separately.

A. SUBJECT: Minutes

RECOMMENDATION: Commission approve minutes as presented.

ATTACHMENTS:

3. PUBLIC HEARINGS
4. PETITIONS/RESOLUTIONS

A. **SUBJECT:** Resolution Approving Extension of Entitlements for Gateway Villa Apartments.

**RECOMMENDATION:** Commission by Motion Adopt Resolution Approving Extension of Entitlements for Gateway Villa Apartments.

**ATTACHMENTS:** [Staff Report - Gateway Villa Extension](#)

5. ADMINISTRATIVE REPORTS

A. Update on The 2017-2037 General Plan Amendment and Proposed Sphere of Influence Expansion

B. Outdoor sales

6. COMMUNICATIONS

ADJOURNMENT

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Agenda packet is available for review 72 hours prior to the meeting at the city clerk’s office and on the city website. Items received at the meeting will be available for review at the city clerk’s office.

In compliance with the American with Disabilities Act (ADA), if you need special assistance to participate at this meeting, please contact the City Clerk at (559) 846-9380. Notification of 48 hours prior to the meeting will enable the City Clerk to make reasonable arrangement to ensure accessibility to this meeting. Pursuant to the ADA, the meeting room is accessible to the physically handicapped.

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**AGENDA POSTING CERTIFICATION**

I, OLIVIA G. PIMENTEL, Planning Secretary for the City of Kerman, do hereby declare under penalty of perjury that I caused the above agenda to be posted at City of Kerman Planning & Development office at 850 So. Madera Avenue, and at Kerman Community/Teen Center, 15100 Kearney Plaza, and emailed to interested parties on March 8, 2018.

/s/ Olivia G. Pimentel
Secretary to the Planning Commission
MINUTES
KERMAN PLANNING COMMISSION
REGULAR MEETING
Kerman City Hall
Monday, January 08, 2018
6:30 PM

Chairman: Robert Bandy
Vice-chairman: Kevin Nehring
Commissioners
Scott Bishop
Leopoldo Espino
Robert Felker
Mario Nunez
Katie Wettlauffer

OPENING CEREMONIES

Call to Order – Commissioner Bandy called meeting to order at 6:30 PM.
Roll Call – Assistant, Destiny Garcia for Olivia Pimentel, Secretary
Commissioners Present: Bandy, Nehring, Bishop, Espino, Felker, Nunez, Wettlauffer
Commissioners Absent: None
Pledge of Allegiance: Performed

AGENDA APPROVAL/ADDITIONS/DELETIONS – Approved as presented

1. PRESENTATIONS/CEREMONIAL MATTERS

   A. Swearing In of New Planning Commission Members - Performed
      Deputy City Clerk, Olivia G. Pimentel, swore in returning Commissioners Mario Nunez and
      two new Commissioners Scott Bishop and Kevin Nehring

      **RECOMMENDATION:**

   B. Planning Commission Appointments to Fill the Chairman and Vice-Chairman Positions

      C/ Felker nominated C/Bandy for Chairman, second C/Nunez. Unanimously approved.
      C/ Bandy nominated C/Nehring for Vice-Chairman, second C/Nunez, Unanimously approved.

      **RECOMMENDATION:** Commission by motion nominated and elected: Robert Bandy for Chairman and
      Kevin Nehring for Vice-Chairman positions.

REQUEST TO ADDRESS COMMISSION - None

2. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion
and one vote. There will be no separate discussion of these items. If discussion is desired, a member of
the audience or a Commission Member may request an item be removed from the Consent Calendar
and it will be considered separately.

A. **SUBJECT:** Minutes of December 11, 2018 were approved as presented. Motion C/Felker, second
C/Espino, unanimously approved 7/0/0
3. PUBLIC HEARINGS

A. **SUBJECT:** Conditional Use Permit 18-01, La Fiesta Market 307 S. Madera Avenue and recommendation that City Council make a finding of public convenience and necessity for a Type 21 Off Sale General Alcohol License Permit

Staff gave a brief report regarding the request for a Conditional Use Permit for La Fiesta Market located at 307 S. Madera Avenue and recommendation that City Council make a finding of public convenience and necessity for a Type 21 off sale general alcohol license permit.

Open public hearing: 6:40 pm

C/ Bandy inquired about the hours of operation. No other comments, commission had no objections.

Close public hearing: 6:41 pm

**RECOMMENDATION:** C/ Espino, made motion to adopt resolution no. 18-01, approving Conditional Use Permit 18-01, La Fiesta Market 307 S. Madera Avenue and recommend that City Council make a finding of public convenience and necessity for a Type 21 off sale general alcohol license permit, second C/Bandy, approved as presented by the following vote:

Yes: Bandy, Nehring, Nunez, Espino, Felker, Bishop, Wettlaufer
Noes: None
Abstain: None
Absent: None

B. **SUBJECT:** Conditional Use Permit 18-02, Mid Valley Disposal Amending Conditional Use Permit 12-02, to add Eight Additional Compost Bunkers to Site Plan

Staff gave a brief staff report regarding the request for an amendment to an existing Conditional Use Permit (12-02), Mid Valley Disposal. The amendment was to allow an additional eight compost bunkers to the site.

Opened public hearing: 6:15 pm

The Applicant, Joseph Kalpakoff addressed the commission and gave a brief description of the reason for requesting the amendment to the conditional use permit. The amendment would allow eight additional compost bunkers to be added to the site plan and project. Cal Recycle awarded Mid Valley Disposal a grant to add the additional bunkers.

Commission had a few questions; very supportive and congratulated Mid Valley Disposal.

Closed public hearing: 7:55 pm

**RECOMMENDATION:** C/Felker, made a motion to adopt resolution no. 18-02, approving Conditional Use Permit 18-02, Mid Valley Disposal Amending Conditional Use Permit 12-02, to add eight additional compost bunkers to site plan, second C/Nunez, approved as presented by the following vote:

Yes: Bandy, Nehring, Nunez, Espino, Felker, Bishop, Wettlaufer
Noes: None
Abstain: None
Absent: None
4. PETITIONS/RESOLUTIONS

A. **SUBJECT:** Site Plan Review 18-01, Kerman Neighborhood Shopping Center Phase II, to Amend Architectural Design and Footprint of Jack in the Box

**RECOMMENDATION:** C/Nehring made a motion to approve resolution 18-03, Approving Site Plan Review 18-01, Kerman Neighborhood Shopping Center Phase II, to amend architectural design and footprint of Jack in the Box, second by C/Wettlaufer, approved as presented by the following vote:

Yes: Bandy, Nehring, Nunez, Espino, Felker, Bishop, Wettlaufer
Noes: None
Abstain: None
Absent: None

5. ADMINISTRATIVE REPORTS – None offered

6. COMMUNICATIONS – As offered

**ADJOURNMENT** – Meeting adjourned at 7:03 pm

Prepared by: Olivia G. Pimentel
Secretary to the Planning Commission
TO: Chairman and Commissioners
FROM: Olivia Pimente, Assistant Planner
SUBJECT: Resolution Approving Extension for all entitlements, Gateway Villas Apartment Complex.

RECOMMENDATION

Commission by motion adopt resolution approving extension for all entitlements for Gateway Villas – 61 Unit, Income Qualified Apartments on Gateway Drive, located on the southeast corner of State Route 180/Whitesbridge Avenue and Siskiyou Avenue.

Entitlements that were approved by both the Planning Commission and the City Council in 2016 were:
- General Plan Amendment No. 16-02
- Zone Change Amendment No. 16-01
- Mitigated Negative Declaration 16-02
- Conditional Use Permit No. 16-02

EXECUTIVE SUMMARY

An Extension request was received on February 21, 2018 from Davis Slajhert, of Willow Partners LLC for a 61 unit affordable housing apartment complex on Gateway Drive.

The applicant has been working on securing financing with tax credits since its approval in June of 2016. This is a 61 unit apartment project for low income residents. The project will be funded with Federal Low Income Housing Tax Credits which is very competitive with other applicants throughout the state.

DISCUSSION

The applicant, Davis Slajhert of Willow Partners is requesting a second extension to allow time to apply for the upcoming tax credit rounds in 2018. The proposed sixty-one (61) unit income qualified apartment complex consists of one (1) manager’s/office unit, thirty (30) two-bedroom/two bath units, and thirty (3) three-bedroom/two bath units. The sixty (60) rental units are two-story. The proposed project also includes a clubhouse, children’s playground, pool, lanai, barbecue area, and laundry room. Development of the proposed project requires a General Plan Amendment, Zone Map Amendment, Conditional Use Permit, and Environmental Review. The Planning Commission approved an extension of all the entitlements on March 13, 2017.

Attachments:

A. Request for Extension
B. Photo of site
C. Site Plan
D. Elevations
E. Resolution
February 21, 2018

Olivia Pimentel
Planning and Development Services
City of Kerman

Ms. Pimentel,

The Gateway Apartment development has been working to secure financing since its approval in June of 2016. Because the property will be funded with Federal Low Income Housing Tax Credits we must compete for the credit allocation with other applicants throughout the state. To receive an award the project must demonstrate firm commitments in funding sources other than tax credits. Typically this entails applications to County, State or Federal funding sources. These funding sources also entail a competitive process which takes time to receive a funding commitment.

The good news is we expect to have County and Federal Home Loan Bank commitments prior to the second round of the tax credit application cycle this year. We remain committed to building the 60-unit affordable Gateway apartment community. The site remains under contract and the demand for affordable housing in the city of Kerman has never been higher. We know this because we have a two year waiting list at our affordable Hacienda Heights community adjacent to our Gateway site.

Willow Partners would like to thank the city of Kerman for their ongoing support of the Gateway project. We hope to begin construction in early 2019.

Regards,

[Signature]

Davis Slajchert
Managing Member
Willow Partners, LLC.
Attachment 'B'

Photo of site
Attachment 'C'
Site Plan

'GATEWAY VILLAS'
FAMILY APARTMENT COMMUNITY
DEVELOPED BY:
WILLOW PARTNERS LLC.
Attachment 'D'

Elevations
Attachment 'E'

RESOLUTION NO. 18—____

BEFORE THE PLANNING COMMISSION
CITY OF KERMAN, STATE OF CALIFORNIA

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KERMAN APPROVING AN EXTENSION REQUEST FOR ALL ENTITLEMENTS REQUIRED FOR CONDITIONAL USE PERMIT (16-02) FOR CONSTRUCTION OF GATEWAY VILLAS, A 61 UNIT, INCOME QUALIFIED APARTMENT COMPLEX ON PROPERTY LOCATED ON THE SOUTHEAST CORNER OF WHITESBRIDGE AVENUE AND SISKIYOU AVENUE IN KERMAN CALIFORNIA.

WHEREAS, Davis Siaichert of Willow Partners, LLC applied for a conditional use permit (CUP) and was approved at a regular meeting of the Planning Commission of the City of Kerman (the "Planning Commission") duly called and held on May 2, 2016, at 6:30 p.m. to allow construction of Gateway Villas, a 61 unit income qualified apartment complex on property located on the southeast corner of State Route 180/Whitesbridge Avenue and Siskiyou Avenue; and

WHEREAS, on June 1, 2016 the Kerman City Council held a public hearing for the proposed project, that included several entitlements General Plan Amendment, Rezone and Conditional Use Permit, heard any public testimony and held a second meeting on June 15, 2016

WHEREAS, an approved conditional use permit shall lapse and become void one year from the date it became effective if said use is not operating within that time period unless a lesser or greater time was prescribed by the resolution pursuant to Section 17.12.090 of the Kerman Municipal Code; and

WHEREAS, the applicant filed an extension request on February 24, 2017 and was approved. The project has not started due to delay in obtaining funding and again filed for an extension on February 21, 2018 for all of the entitlements. The request was received electronically prior to the expiration date and therefore said use may be renewed for an additional year or for a lesser or greater time period as may be specified; provided, that an application for renewal is filed with the planning commission prior to the expiration of the time period granted in accordance with Section 17.12.100, and

WHEREAS, the project is categorically exempt from environmental review per Section 15311, Class 32 of CEQA Guidelines (In-fill Development), and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Kerman does hereby approve an extension as specified for Conditional Use Permit No. 16-02, General Plan Amendment, and Rezone, subject to all original conditions as originally approved:

The foregoing resolution was adopted at a regular meeting of the Kerman Planning Commission held on this 12th day of March 2018, by the following vote:

AYES:

NOES:
ABSENT:

ABSTAIN:

APPROVED BY:

______________________________  _______________________
Chairman, Robert Bandy           Date

______________________________  _______________________
Secretary, Olivia Pimentel        Date