CITY OF KERMAN PLANNING COMMISSION
City Council Chambers 850 S. Madera Avenue Kerman, CA 93630
Minutes Regular Meeting Monday February 24, 2014, 6:30pm

Call to Order – Chairman, Robert D. Epperson-Calmed to Order 6:34pm
Roll Call – Secretary, Olivia Pimentel.
Commissioners-Present – Epperson, Kehler, Wettlaufer, Nehring,
Commissioners Absent- Harris, Bandy, Melgoza (ex)
Pledge of Allegiance -performed
Approval of Agenda, Agenda unanimously approved as presented.
1. Approval of Minutes  Minutes of January 27, 2014- unanimously approved as presented
Request to Address Commission – None offered
2. Presentation(s) None offered
3. Public Hearing(s) / Meeting(s)
   A. Resolution 14-01, Approving a Conditional Use Permit for a Large Family Daycare for up to fourteen (14) children at 14088 B Street for Guadalupe Avila-Segovia.

   The applicant, Guadalupe Avila-Segovia, was present. An application for a conditional use permit to expand an existing small family day care home for eight (8) children to a large family day care licensed for up to fourteen (14) children to be conducted at 14088 W. B Street was received and considered by the Commission. After some discussion and questions, the conditional use permit was approved, with the listed conditions of approval.

   Opened Public Hearing at 6:45pm.
   C/Nehring asked regarding the existing children and ages
   Closed Public Hearing at 6:46pm.

   C/Nehring, motion to approve, Resolution 14-01, Avila Large Family Daycare for up to fourteen (14) children at 14088 W. B Street for Guadalupe Avila-Segovia as presented, second C/Wettlaufer, approved as presented.

   AYES: Epperson, Kehler, Wettlaufer, Nehring
   NAYES: None
   ABSENT: Harris, Bandy, Melgoza
   ABSTAIN: None

4. Petitions, Resolutions - None offered
5. Administrative Reports – None offered
   A. Project Update February 24,2014
       C/Epperson inquired about starbucks business, so far this has not been proposed.
• Taco Bell is moving forward with 2nd phase, additional commercial building on outlot #3 of Walmart Shopping Center.
• Panda Express has submitted tenant improvement plans are in plan check, on outlot #1, in Walmart Shopping Center.
• Mid Valley Phase 1 in design, expect to go out to bid in March, start in summer.
• Medical Building, Staff conducted a site plan review for a 10,200 s.f. medical building on lot in Kerman Crossing Neighborhood Shopping Center occupied by CVS & Auto Zone.
• Jensen/Madera Roundabout- According to Caltrans, contract awarded to RSB Group. Firm date has not been set, however Caltrans plans on scheduling a pre-construction meeting hopefully sometime in March.
• Water Meter Project (Phase II) – the City of Kerman received a 4725,000 Proposition 84 grant to complete the installation of water meters on all existing residential units. The City will provide a match of $240,000 for a total of $965,000. In Phase 1, the City installed 1,725 water meters on all residential units built after 1992. There are 1,350 residential units that require meters. The City has until 2025 to complete meter installations.
• Potential Industrial Prospect – Staff met with a site selector representing a major food processing company that is looking for 40 acres near wastewater treatment plant. The company plans on investing $350 million in two phases and employ up to 400 people. Kerman has been short-listed along with four other communities, next step is to discuss in greater detail water demands, volume, etc. A final decision on site expected by the end of year.

Communications

A. Commissioners Comments – As offered

Adjournment Meeting Adjourned at 7:15p.m.

Olivia G. Pimentel
Secretary to the Planning Commission