OPENING CEREMONIES
Call to Order, by Chairman Robert Bandy at 6:30 PM
Roll Call, by Destiny Garcia, Assistant Secretary
Commission Present: Bandy, Espino, Nehring, Wettlaufer, Nunez, Bishop, Felker
Commission Absent: None
Pledge of Allegiance: Performed

AGENDA APPROVAL/ADDITIONS/DELETIONS – C/Bishop, Second C/Nehring, unanimously approved as presented.

1. PRESENTATIONS/CEREMONIAL MATTERS - None offered

REQUEST TO ADDRESS COMMISSION
Mr. Jose Morales of Nito Auto Body and Car Wash at 14986 W. Stanislaus requested to address the Commission regarding a decision by staff relating to paint booth in General Commercial zone district in a very heavily concentrated area. Commission directed staff to send out a notice to surrounding property owners to determine if there would be any objections also to research the ordinance relating to these types of business uses and bring back to the Commission for review.

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: C/Nehring made a motion to approve Minutes of January 8, 2018, second C/Bishop, unanimously approved as presented. 7/0/0

3. PUBLIC HEARINGS None offered

4. PETITIONS/RESOLUTIONS

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

Staff provided a brief summary of the project which included a 61-unit affordable apartment project that was approved by the Planning Commission and City Council that included several entitlements (General Plan Update/Rezone/Conditional Use Permit). The applicants are requesting an extension of all the entitlements which are due to expire March 31, 2018. The applicant, Mr. Davis Slajchert of Willow Partners, discussed the proposed project and reasons for not being able to start the project. He noted the funding source is from tax credits, the funding criteria is very competitive, they have not been successful in being awarded the funding. He is hopeful this time around in July 2018. Mr. Slajchert assured the Commission he will continue to diligently work on getting this project funded and constructed in Kerman. He noted there is a great need for affordable housing, he has a 200 waiting list at the existing Hacienda Heights Apartments. Willow partners constructed several similar successful projects in Kerman with the same tax credits funding, Kearney Palms I, II, & III.
RECOMMENDATION: C/Nehring, made a motion to Adopt Resolution Approving Extension of Entitlements for Gateway Villa Apartments, second C/Felker

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

5. ADMINISTRATIVE REPORTS

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

Staff provided a brief review of the ongoing status of the 2017-2037 General Plan Update, a planning consultant has been hired, Mintier Hamish Planning Consultants. Staff noted that a joint meeting with the Planning Commission and City Council will be scheduled to kick off the process to get input.

B. Outdoor sales

Staff addressed the Commission regarding complaints received regarding outdoor displays. In 2016, as a result of several public and Council complaints relating to the excessive amount of outdoor displays that were being held especially during the holidays. Council directed staff to enforce the ordinance that would require all outdoor displays have a permit and qualify. Several businesses that did not qualify for a permit complained. Staff requested the Commission’s input on whether to continue the enforcement or to allow all businesses with a business license to have outdoor sales with a permit. The Commission was in support of the Council’s direction and pleased with staff’s enforcement efforts. They noted that the goal to cleanup Madera Avenue, including signage should continue to be strongly encouraged.

6. COMMUNICATIONS None offered

ADJOURNMENT Adjourned at 7:45PM

/s/ Olivia G. Pimentel
Secretary to the Planning Commission