

CITY OF KERMAN PLANNING COMMISSION

City Council Chambers 850 S. Madera Avenue, Kerman, CA 93630

Minutes Regular Meeting Monday March 23, 2015 6:30pm

Call to Order – Chairman, Robert D. Epperson called meeting to order at 6:35pm

Roll Call – Secretary, Olivia Pimentel

Planning Commissioner's Present: Epperson, Bandy, Nehring, Kehler, Wettlaufer, Jones

Planning Commissioner's Absent: Nunez (unexcused)

Pledge of Allegiance - Performed

Approval of Agenda, C/Jones made a motion to approve Agenda as presented, second C/Nehring, unanimously approved as presented.

1. Approval of Minutes C/Nehring made motion to approve Minutes of February 23, 2015 as presented, second C/Jones, unanimously approved as presented.

Request to Address Commission – None offered

2. Presentation(s) None Offered

3. Public Hearing(s) / Meeting(s)

A. Conditional Use Permit No. 15-02 for Trini's Second Hand Store at 622 S. Madera Avenue

Staff gave a brief summary of application for a conditional use permit from Carmen Ceja to operate Trini's Second Hand Store in an existing vacant building located at 622 S. Madera Avenue. Staff reported that unfortunately, after the public hearing notice was published the applicant advised staff that the owner subsequently leased the building to another party. Therefore, the applicant withdrew the conditional use permit application for this site. As a courtesy for any public testimony, staff recommended to open and close the public hearing and take no action.

The applicant will occupy another existing vacant building located at 311 S. Madera Avenue, which was previously occupied by Hind's Hospice Thrift Store under Conditional Use Permit 03-07. Hind's Hospice operated a Thrift Store and sold used or second hand merchandise at the location for approximately ten years until it closed in July of 2013. The site was subsequently occupied by another use between May of 2014 and February of 2015. Because the proposed Trini's Second Hand Store is an identical use, staff has determined that the applicant could operate under the existing CUP No. 03-07 and conditions of approval. Staff reviewed conditions with the applicant who agreed to comply. Staff recommended that the Commission conduct a public hearing, receive public testimony, close the public hearing and take no action on Conditional Use Permit No. 15-02 because the applicant withdrew the application.

Opened Public Hearing: 6:40pm

No comments offered, staff noted that a concern was voiced about outside storage in the alley. Applicant was informed about the concern and the conditions of approval that prohibited outside displays or storage and said she would comply.

Closed Public Hearing: 6:41pm: No further action required

B. Resolution Initiating Zoning Ordinance Amendment No. 15-01 Recommending City Council Initiate Zone Ordinance Amendment Related to Emergency Shelters, Transitional and Supportive Housing for the Homeless

Staff gave a brief summary explaining the City of Kerman is in the process of preparing the 5th Cycle Housing Element Update for submittal to the California Department of Housing and Community Development (HCD) by December 31, 2015. Prior to HCD certifying the Housing Element, the City of Kerman must be in compliance with the provision of Senate Bill 2 (SB2) related to emergency, transitional and supportive housing for the homeless. The proposed zoning ordinance amendment identifies emergency shelters as a permitted use by right in the Service Commercial (C-S) and Light Industrial (M-1) Zone Districts, provided certain standards are met related to maximum occupancy, length of stay, hours of operation, parking and submittal

of management and operation plan. Staff recommended that the Planning Commission adopt resolution initiating zoning ordinance amendment and recommending that the City Council approve Zoning Ordinance Amendment No. 15-01 related to emergency, transitional and supportive housing for the homeless.

Opened Public Hearing: 6:50pm

Ms. Acosta, a women who stated she was currently a homeless person, addressed the Commission she inquired about the proposed ordinance and what services would be available for people in her situation. She inquired about how the numbers of homeless people was calculated, staff explained that this was based on a survey and gave her the reference information.

Closed Public Hearing: 6:55 pm

C/Jones Made a motion to *Approve* Resolution No. 15-01, Recommending City Council Initiate Zoning Ordinance Amendment No. 15-01 Related to Emergency Shelters, Transitional and Supportive Housing for the Homeless, second C/Nehring, approved with following vote:

AYES: Bandy, Nehring, Wettlaufer, Kehler, Jones, Epperson

NAYS: None

ABSTAIN: None

ABSENT: Nunez

4. Petitions, Resolutions None Offered

5. Administrative Reports

A. Multi-Jurisdictional Housing Element Update Informational item only

The consultant preparing the Multi-Jurisdictional Housing Element Update, Mintier-Harnish, held two separate Stakeholder Workshops on March 4 in Kerman and in Selma. Staff shared the PowerPoint presentation provided at the workshop in agenda packets.

Communications None provided

A. Commissioners Comments

C/Jones inquired when the last pay increase was given to Planning Commission; he requested a stipend increase of at least \$100 per meeting be considered. Staff said they would check the last pay increase and bring back for discussion and would need to take to City Council for approval. Staff would get back to the Commission.

C/Kehler inquired about the AT& T Cell Tower, Fresno County Conditional Use Permit, conditions of approval, the conditions required that the Cell tower contact the City of Kerman within One (1) year of operation. Staff reported that they did receive contact from AT&T representatives who indicated that because the costs to make the design improvements were so high, they were not inclined to do so. Staff will contact Fresno County to get a status update and report back to the Commission next month.

No other comments

Adjournment C/ Kehler made a motion to adjourn the meeting, second C/Jones, unanimously approved meeting adjourned at 7:00pm

Respectfully Reported by:



Olivia Pimentel
Planning Commission Secretary