



MINUTES

KERMAN PLANNING COMMISSION

Regular Meeting Kerman City Hall 850 S. Madera Avenue Kerman

Monday, April 11, 2016, 6:30 PM

Chairman Robert Epperson, Vice-Chairman Kevin Nehring

Commissioners Robert Bandy, Charlie Jones, Leopoldo Espino, Mario Nunez, Katie Wettlaufer

OPENING CEREMONIES

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

Roll Call – Secretary, Olivia Pimentel

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

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. March 14, 2016 minutes, C/Jones made a motion to approve as presented, second C/Nehring, unanimously approved as presented.

3. **PUBLIC HEARING** - None Offered

4. PETITIONS/RESOLUTIONS

A. Petition of Amendment filed by City Planner, An Amendment to the Text of the Zoning Ordinance, amending Title 17 of the Kerman Municipal Code: Section 17.40.020, R-1 Single Family Residential Districts, Permitted Uses; and Section 17.42.020 Multi-Family Residential District, Permitted Uses, to Add Food Cottage Operations as permitted use in the R-1 Single family Residential Zone Districts and the Multi-Family Residential Zone Districts. A Public Hearing before the Planning Commission be scheduled for May 2, 2016.

Commission was given a brief overview of the proposed Ordinance by the City Planner and by motion moved to set public hearing for May 2, 2016 to recommend that the City Council Initiate Zone Ordinance Amendment to the Text of the Zoning Ordinance, amending Title 17 of the Kerman Municipal Code: Section 17.40.020, R-1 Single Family Residential Districts, Permitted Uses; and Section 17.42.020 Multi-Family Residential District, Permitted Uses, to Add Food Cottage Operations as permitted use in the R-1 Single family Residential Zone Districts and the Multi-Family Residential Zone Districts.

- B. Petition of Amendment filed by City Planner, to the Zone Map rezoning property on the southeast corner of State Route 180/Whitesbridge and Siskiyou Avenue and set Public Hearing for May 2, 2016 for the Gateway Villa 61 Unit Apartments. Proposed use will require Mitigated Negative Declaration, General Plan Amendment and Conditional Use Permit for consideration.

Commission was provided a brief overview and summary of the proposed Rezone and other entitlements and by motion, moved to set public hearing for an May 2, 2016 to consider the following entitlements for the southeast corner of State Route 180/Whitesbridge and Siskiyou Avenue (Note Applicant is same developer of Hacienda Heights Apartments across the street from proposed project):

1. Rezone (No. 16-01) property from the Neighborhood Commercial zone district to the Multi-family (R3) zone district.
2. General Plan Amendment (No. 16-02) to reclassify property site from the Neighborhood Commercial density to the Multi-family (High Density) residential land use designation
3. Adopt a Mitigated Negative Declaration and;
4. Approve a Conditional Use Permit (No 16-02) for the 61 unit apartment complex. *A maximum of 40 units is allowed (unless a conditional use permit is approved)*

5. ADMINISTRATIVE REPORTS

- A. Commission Cancel Meeting of May 9, 2016

Commission by motion approved to move regular meeting to May 2, 2016 and cancel the regular meeting of May 9, 2016..

COMMUNICATIONS

- A. Informational: Oriental Massage Business filed an appeal relating to Conditional Use Permit - scheduled for City Council April 20, 2016. Informational Only.

ADJOURNMENT



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