



MINUTES
KERMAN PLANNING COMMISSION
Regular Meeting Kerman City Hall 850 S. Madera Avenue
Monday, May 2, 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 6:35p.m.

Roll Call – Secretary, Olivia Pimentel

Commissioners Present: Bandy, Epperson, Wettlaufer, Nunez, Jones, Espino, Nehring (arrived 6:40pm)

Commissioners Absent: None

Pledge of Allegiance: Performed

AGENDA APPROVAL/ADDITIONS/DELETIONS: C/Epperson made a request to move agenda item 3.B before agenda item 3.A –public hearings. C/Jones made a motion, second C/Wettlaufer, unanimously approved. Agenda approved as amended.

1. PRESENTATIONS – None Offered

REQUEST TO ADDRESS THE COMMISSION: None offered

2. APPROVAL OF MINUTES

A. April 11, 2016, minutes, C/Jones made a motion to approve minutes as presented, second C/Bandy, unanimously approved as presented (7/0/0)

3. PUBLIC HEARING

B. Subject: Public Hearing for Gateway Villas – 61 Unit, Income Qualified, Apartment Complex, General Plan Amendment No 16-02, Zone Change Amendment No. 16-01, Mitigated Negative Declaration No. 16-02 and Conditional Use Permit No. 16-02

Staff gave a brief overview of the staff report, project, and attachments. On April 11, 2016 as required by the Kerman Municipal Ordinance a petition of amendment was filed by city planner and approved. A public hearing was scheduled for this evening, May 2, 2016.

Gateway Villas Apartment proposed project is a (61) unit income qualified apartment complex that will consists of one (1) manager’s office unit, thirty (30) two-bedroom/two bath units, and thirty (30) three-bedroom/two bath units. The sixty-one (61) unit project will be two-story. The proposed project includes a clubhouse, children’s playground, pool, lanai, barbeque area, and laundry room. Staff explained the project will require several entitlements: General Plan Amendment, Rezone and Conditional Use Permit.

Staff reported that a Mitigated Negative Declaration has been circulated for the required 20 days per CEQA guidelines and a public notice had been published and property owners within 300 feet had been duly noticed. Staff did not receive any comments to date.

Staff reported that there has been no commercial interest for this site for over a decade primarily because the commercial interest was on the east side of town or in downtown. While the site has received no interest for commercial development, there is an interest and a demand for property designated High Density Residential (HDR). This was evidenced by the recently adopted 2015-2023 Housing Element that determined the City of Kerman was deficient (approximately eight acres) in property designated High Density Residential (HDR).

Opened Public Hearing: 6:42 P.M.

Mr. Davis Slajchert, developer of the proposed project, addressed the Commission in support of the project. He noted that the need in Kerman for affordable housing is self-evident with the long waiting list (approximately 168 in Hacienda Heights). He was proud and pleased with the previous projects he has developed in Kerman; Hacienda Heights affordable housing, Kearney Palms I, II, & III senior housing projects.

He noted that the type of housing he is proposing is of the highest quality that will not only meet the standards of Hacienda Heights; but in many cases surpass them. Mr. Davis noted that most of the tenants are working class, families not financially able to afford to buy a house or pay the market rate higher rents. Tax credit projects like this one and Hacienda Heights and give those families an opportunity to pay less to save up to buy a home one day. The project will be market rate with restrictions. To qualify the applicant must be at 40 – 70% of Medium Income levels set by the State. The apartment complex will work along with Police Department and provide an afterschool program.

Mr. Bob Davidson, the architect for the project spoke in support of the project and gave some details of the architectural and site plans. He noted that spoke regarding parking and requested clarification on the parking ratio, he felt that with the type of housing project that two (2) parking stalls per unit was more than adequate because most tenants only have one car or none at all. Staff informed them that the Council would have to approve any variance from the parking standards.

Closed Public Hearing: 7:30 P.M.

C/Jones, spoke in support of the project, was very impressed with Hacienda Heights and other projects. He did inquire of the summer program and who paid for it. Davis responded that Willow Partners pays for this service as part of the an incentive, this project is very strictly regulated and audited annually by Home Funds to be in compliance.

C/Nehring, spoke in support of the project, very impressed with well-maintained existing project at Hacienda Heights

C/Bandy, spoke in support, inquired about tax credits and deadlines. Davis responded gave dates and also noted that the loss of RDA funding has made it challenging, since often the tie breaker for these types of projects is to get some type of ‘soft money’ support from the city to show that the city and community it serves is supportive of the project.

C/Epperson, spoke in support of the project, very impressed with the Hacienda Heights project.

C/ Nehring, made a motion to recommend that the City Council initiate and adopt the actions listed below, for Gateway Villas – 61 Unit, Income Qualified, Apartment Complex, on property located on the southeast corner of State Route 180 / Whitesbridge Avenue and Siskiyou Avenue, for following entitlements:

General Plan Amendment No. 16-02
Zone Change Amendment No. 16-01
Mitigated Negative Declaration 16-02
Conditional Use Permit No. 16-02

Second C/Jones, as amended to reflect the changes to conditional use permit.
Unanimously approved by following vote:

Ayes: Epperson, Bandy, Nehring, Wettlaufer, Nunez, Espino, Jones
Noes: None
Absent: None
Abstain: None

- A.** Subject: Public Hearing to Initiate Zone Ordinance Amendment 16-03, to the Kerman Municipal Code Title 17, Chapters 17.40 Single Family and Chapter 17.42 Multi-Family Residential Zone Districts to Add Cottage Food Operations to Permitted Uses in the Single Family and Multi-Family Residential Zone Districts in compliance with California AB 1616.

Staff report was summarized and reviewed with Commission, this is an ordinance clean up item that is intended to update the ordinance with current law requirements relating to Food Cottage Operations that were adopted in 2013 that allow these types of uses in the residential zone districts by right only requiring a business license and approvals from Fresno County Health Department.

Open Public Hearing: 7:43 p.m.

Close Public Hearing: 7:44 p.m.

C/Jones, made a motion to recommend the City Council Initiate Zone Ordinance Amendment 16-03, to the Kerman Municipal Code Title 17, Chapters 17.40 Single Family and Chapter 17.42 Multi-Family Residential Zone Districts to Add Cottage Food Operations to Permitted Uses in the Single Family and Multi-Family Residential Zone Districts in compliance with California AB 1616, second C/Wettlaufer, approved unanimously by following vote:

Ayes: Epperson, Bandy, Nehring, Wettlaufer, Nunez, Espino, Jones
Noes: None
Absent: None
Abstain: None

4. PETITIONS/RESOLUTIONS - None

5. ADMINISTRATIVE REPORTS - None

COMMUNICATIONS - None

ADJOURNMENT: Adjourn at 7:55pm

Olivia G. Pimentel
Secretary to the Planning Commission