OPENING CEREMONIES

Call to Order – Chairman, Robert D. Epperson, called meeting to order at 6:30pm
Roll Call – Secretary, Olivia Pimentel
Commissioners Present: Epperson, Bandy, Jones, Espino, Wettlaufer, Felker, Nunez
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. May 8, 2017, C/Jones made a motion to approve minutes dated May 8, 2017 as presented, second C/Wettlaufer. Unanimously approved as presented.

3. PUBLIC HEARING

A. Subject: Conditional Use Permit 17-01, Mario Castelan Tire Shop 14306 W. Whitesbridge (adjacent to JS Auto Sales and Kerman Auto Dismantling Site)

Staff report was reviewed the applicant Mr. Mario Castelan was requesting a conditional use permit to conduct business to sell new and used tires at 14306 W. Whitesbridge. The site is currently owned by Mr. Jack Sidhu who has an existing conditional use permit (CUP 03-03) for auto sales/auto repair and auto dismantling; however, tire sales is not listed as a conditional use, therefore a new application was required to have a tire sales and repair shop on this site.
The proposed tire shop will occupy an vacant office and two garages, one open and the other closed. JS Auto sales currently occupies the front office. The auto sales will be removing several vehicles to allow space and access for the tire shop.

Opened public hearing at 6:43 p.m.

Mr. Castelan’s son spoke on behalf of Mr. Castelan who did not speak English, he explained that they have other tire shops in Fresno and wanted to expand to Kerman area. The Commission has several questions and concerns, regarding parking, access, etc. they wanted to see a plot plan and directed staff to work with applicant to prepare plot plan for the Commission to review at the next meeting. Tire sales and repair are allowed in the Industrial zone district by way of a conditional use permit.

Closed public hearing at 7:18 p.m.

C/Bandy made a motion to approve resolution approving Conditional Use Permit 17-01, Mario Castelan Tire Shop 14306 W. Whitesbridge (adjacent to JS Auto Sales and Kerman Auto Dismantling Site, also directing staff to bring back plot plan to next meeting, as amended to bring back plot plan to next meeting, second C/Espino. Resolution passed by following votes:

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

B. Subject: Conditional Use Permit 17-02, Auto Detail/Car Wash 14986 W. Stanislaus Avenue

Staff report was reviewed, the applicant Mr. Ihsanulhag Mohammad, is proposing to operate a hand detail and auto car wash in one of his tenant spaces located at 14986 W. Stanislaus Ave. The site is zoned general commercial which allows car washes with a conditional use permit.

Commissioners had questions regarding drainage for car wash, and water line, staff noted that these were addressed in the conditions of approval that required a grease trap and separate water meter. C/Jones also requested that the signage be updated and to remove existing signs on site walks. He noted that the signage has a negative impact on the new building.

Opened public hearing at 7:26 p.m.

Mr. Dale Mele the applicants engineer was present and spoke in support of the proposed project. Mr. Mohammed indicated that he would put in better signs.
Closed public hearing at 7:38 p.m.

C/Felker made a motion to approve resolution approving Conditional Use Permit 17-02, Auto Detail/Car Wash at 14986 W. Stanislaus Avenue, Kerman CA, second C/Jones, unanimously approved as presented. Resolution passed by following votes:

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

C. Subject: Public Hearing of the City of Kerman Planning Commission On Proposed Ordinance Amending Chapter 17.40, Single Family Residential; Chapter 17.42, Multi-Family Residential; and Chapter 17.66, Second Residential Units of Title 17 of the Kerman Municipal Code.

Staff report was reviewed, noting that the proposed Ordinance Amendment is intended to comply with the City's 5th Cycle, 2015-2023, Housing Element requirements as well as new comprehensive legislation regarding Accessory Dwelling Units that became effective January 1, 2017. The new law encourages second units by allowing them in all residential zone districts by right and no longer requires a conditional use permit. Chapter 17.66 has been amended to be consistent with state law.

Open public hearing at 7:48 p.m.

No comments

Closed public hearing at 7:50

C/Felker made a motion to recommend that Council adopt resolution to initiate Ordinance Amending Chapter 17.40 Single Family Residential; Chapter 17.42 Multiple Family Residential; and Chapter 17.66, Second Residential Units of the Kerman Municipal Code. Resolution passed by following votes:

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

4. PETITIONS/RESOLUTIONS

A. Subject: Approve Street Names for tract 5832 and tract 5921 (Benchmark Communities)

Staff reviewed staff report, the applicants Benchmark Communities are requesting to move forward without a tentative tract map, which is allowed by the map act. The street names
are for the development of two tracts 5832 and 5921 located on Kearney Blvd on both sides of sixteenth street. The proposed streets are to be approved by the Planning Commission and presented to Council with the final map. The approval of street names allows the addressing of the subdivision and notification to local interested agencies, such as the united states post office, p.g. & e and telephone company, etc.

C/Espino made a motion to approve resolution approving street names for tract 5832 and tract 5921, that are to be presented to Council at final map, as presented, second C/Wettlaufer. Resolution passed by following vote:

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

B. Subject: Petition of Amendment Relating to Front Yard Fence Heights in Residential Zone Districts

Commission requested to see what other cities were doing and directed staff to come back with some photos of proposed fence heights.

C/Bandy moved to set public hearing to August meeting, second C/Jones. Unanimous consensus to set public hearing for August meeting.

5. ADMINISTRATIVE REPORTS  None Offered

A. Planning Consultant, David Brletic gave a brief overview of the General Plan Amendment and requirements and noted that city staff is in the process of working on the financing of this project. The city has received several requests for annexation in what is called “Project Area 1” which is located on the western edge of Kerman’s 2017 boundary line. Staff has had preliminary discussions with LAFCo who indicated they would support this project area.

COMMUNICATIONS  None offered

ADJOURNMENT – Adjourned at 8:30p.m.

Minutes prepared by Olivia G. Pimentel
Secretary to the Planning Commission