

CITY OF KERMAN PLANNING COMMISSION

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

Minutes, Regular Meeting Monday July 28, 2014 6:30pm

Call to Order – 6:30 p.m. by Chairman, Robert D. Epperson

Roll Call – Secretary, Olivia Pimentel

Commissioners- Present: Nehring, Kehler, Wettlehour, Melgoza, Harris, Bandy, Epperson

Commissioners-Absent: None

Staff: Gary Horn, City Engineer, Olivia Pimentel, Planning Secretary

Pledge of Allegiance - performed

Approval of Agenda. Approved as presented

1. Approval of MinutesC/Nehring made a motion to approve Minutes of June 23, 2014 as presented, second C/Melgoza, Minutes unanimously approved as presented (7/0/0)

Request to Address Commission – None offered

2. Presentation(s) - None Scheduled

3. Public Hearing(s) / Meeting(s) C/Melgoza, stated he had a conflict he was a property owner and lived within 300 feet of the site, he left the podium and remained in the audience.

A. Tentative Parcel Map 14-01, Avila E Street Lots

staff reviewed staff report with the Commission and audience regarding an application for a tentative parcel map to subdivide a 1.0-acre parcel into four (4) residential lots ranging in size from 8,400 sq.ft. up to 15,000 sq.ft. The subject property is located on the southeast corner of E Street and Siskiyou Avenue. The applicant's representative, Jane Avila was in the audience.

Gary Horn, City Engineer, facilitated the meeting in the absence of the Planning Director. GH stated that he added three (3) conditions that were added in too late and were not included in the conditions of approval and would added to final resolution as follows:

Condition # 20: Request annexation into the City of Kerman Landscaping and Lighting District No. 1, Area No. 9 and consent to the first year assessment. The current annual assessment for Area No. 9 is \$126.76 per parcel. The annual assessment is adjusted annually based upon the percentage change in the Consumer Price Index over the previous year.

Condition #21: The existing Agreement for Utility Service which covers this property shall be modified to apply to only Parcel 4.

Condition #22: Offer for dedication to the City of Kerman the following easements and rights of way:

- a. 10' public utility easement (PUE) along Siskiyou Avenue and E Street frontages.
- b. 2' pedestrian easement (PE) along Siskiyou Avenue frontage.

Open Public Hearing at 6:43pm.

C/Bandy asked if the existing trailer would be removed, the applicant said not at this time.

C/Bandy asked about the other structures. Mrs. Avila stated she understood that any other existing structures would have to be removed prior to development. C/Bandy asked regarding access to the sites, staff noted that there is access from both Siskiyou and E street. Parcels 1 & 2 (the smaller lots) will have access off of E street and be sold. Parcels 3 & 4 (larger lots) will be developed for the family's residences. C/Bandy inquired about the well whether it would be abandoned, Mrs. Avila state she would still use it for landscaping only and only lot #3 will have access to well. Staff said they will need to address this matter. C/Nehring inquired about septic tank, Mrs. Avila noted the septic tank has been abandoned and filled with sand.

The sidewalks are already constructed along E Street and Siskiyou. Driveways will be put in when homes are built. The applicant requested a deferment of the improvements until each lot was individually developed. The City Engineer said this would have to be approved by the Council, staff would support such a request and a Condition could be added. If Council approved the agreement would go with the land and the buyer would have to be made aware. C/Bandy asked if the masonry block wall along the frontage of Siskiyou Ave. south of the site would be extended north. Staff replied that it would not since the lots south of Avila property do not face onto Siskiyou, whereas the Parcel 4 has frontage and access onto Siskiyou Ave. Mrs. Avila asked when she has to pay & record final map, staff said a final map must be paid and recorded before two (2) years of approval date.

Closed Public Hearing at 6:50pm

No other comments.

C/Bandy made a motion to approve Tentative Parcel Map 14-01, Avila E Street Lots as amended with additional conditions by City Engineer, second C/Nehring

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

NOES: None

ABSENT: None

ABSTAIN: Melgoza

4. Petitions, Resolutions – None Scheduled

5. Administrative Reports – None Scheduled

Communications

A. Commissioners Comments

C/Kehler inquired about the cell tower, whether they had submitted design options to the City? They were given one year to submit design options to the City as a condition of approval by the board of supervisors last year. Staff said to date there had not been anything submitted by AT&T; but this was on our calendar to send them a notice and it would be going out very shortly. Staff would report back to the Commission.

Adjournment 6:56pm



Olivia G. Pimentel
Secretary to the Planning Commission