OPENING CEREMONIES

Call to Order – Chairman, Robert D. Epperson called meeting to order at 6:33pm

Roll Call – Secretary, Olivia Pimentel

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

Absent: None

Pledge of Allegiance - performed

AGENDA APPROVAL/ADDITIONS/DELETIONS

1. PRESENTATIONS
   A. Commission to decide whether to select Vice-Chair position or leave vacant.
      C/Bandy nominated C/Charlie Jones for Vice-Chair position, no other nominations received,
      nomination accepted and unanimously approved by the Commission.

REQUEST TO ADDRESS THE COMMISSION - None Offered

2. APPROVAL OF MINUTES
   A. June 13, 2016   C/Jones made motion to approve as presented, second C/Wettlaufer.
      Unanimously approved as presented

3. PUBLIC HEARING - None Offered

4. PETITIONS/RESOLUTIONS - None Offered

5. ADMINISTRATIVE REPORTS
   A. Subject: Staff Request preliminary discussions on Kerman’s Adopted Multi-Jurisdictional
      Housing Element MJHE (2015-2023) required program implementation to formulate a priority
      list.

      Staff reviewed staff report and reviewed letter from the State of California Community
      Housing and Development (HCD) that accepted the City’s Multi-jurisdictional Housing Element
      dated July 25, 2016. The acceptance of Kerman’s Housing Element is conditioned on the actual
      implementation of programs established for Kerman in order to meet the housing needs in
      our community. Staff reviewed the preliminary list of required program implementations and
      referred to HCD letter and recommendations.
After much discussion, staff’s recommendations to focus on the primary time sensitive issues were accepted and direction was provided to begin the process as follows:

All Zone Ordinance Amendments to be processed at the same time:
- Including, Rezone of properties to meet required program No. 3: Rezone enough land to cover the unaccommodated need from the Fourth Cycle of 168 lower-income units (approximately 8.4 acres). It was noted that with the recent rezone of approximately 4.5 acres for the Gateway Villas Apartments, the City only needs to rezone approximately an additional 3.9 acres to meet this requirement.
- Program 10: Removal of Governmental Constraints, Zoning Code Amendments relating to Second Units, Farmworker/Employee Housing, Group Homes, reduction in parking requirements, density bonus and others listed.
- All other housecleaning amendments to the zoning ordinance listed by the State.

Staff listed five (5) issues, in this order:
1. Re-Zone of Property
2. Fee Update
3. Policy Adoption
4. Zone Ordinance Amendments
5. General Plan Amendments (Zone Ordinance and General Plan must be consistent)

Staff gave a preliminary estimate of time to process, keeping in mind fiscal costs:

By December 31, 2016: Required Property Rezone (Remaining 3.9 acres), Fee updates – modifications and policy adoption for water/sewer.

By March 2017: Zone Ordinance Amendments would be processed

By June 2017: General Plan Amendments. The Planning Commission also recommends beginning discussions on a General Plan Update. Staff noted that the City is ok with General Plan for now; however, Kerman must define today what it wants in the future, so that developers will not dictate future growth.

No other discussion, this will be brought back at a future meeting to be scheduled.

COMMUNICATIONS

ADJOURNMENT   Meeting Adjourned at 7:35pm

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