CITY OF KERMAN PLANNING COMMISSION

City Council Chambers 850 S. Madera Avenue, Kerman CA 93630
Minutes Regular Meeting Monday October 27, 2014 6:30pm

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

Roll Call – Secretary, Olivia Pimentel

Commissioners Present: Epperson, Bandy, Nehring, Kehler, Wettlaufer, Harris

Commissioners Absent: Melgoza (unexcused)

Pledge of Allegiance- Performed

Approval of Agenda, C/Nehring made a motion to approve Agenda as presented, second C/Harris unanimously approved as presented

1. Approval of Minutes, September 22, 2014 C/Nehring made a motion to approve minutes as submitted, second C/Kehler. Unanimously approved as presented

Request to Address Commission – None offered

2. Presentation(s)

A. Presentation of Conceptual Plan for Seniors Housing Project

Davis Slajchert of Willow Partners, LLC gave a presentation to the Planning Commission in hopes of getting input and support to develop a 62-unit senior housing project on a 4.5 acre parcel located at the northeast corner of Siskiyou and Gateway Avenues. Mr. Slajchert presented a conceptual layout of the project before proceeding with a formal application at the recommendation of staff. The site is currently zoned Neighborhood Commercial (C-N) and will require a rezone in order to allow for residential development. A letter from Mr. Slajchert describing the proposed project and a conceptual site plan was presented.

The Commission heard the presentation, gave some preliminary input The Commission's comments on the project included; circulation egress/ingress entrance on Siskiyou recommending right in right out only. There was some question whether senior apartments would be suitable for this location. The site is along two major streets; highway (SR180) and Siskiyou Avenue and next to another apartment complex for multifamily (Hacienda Heights). The architectural design and layout were overall supported; however, the location for this type of use was not fully embraced by the Commission.

Mr. Slajert and Mr. Covington spoke in support of the proposed site, pointing out that this site has sat vacant for a very long time because there were simply no buyers or investors wanting to place a commercial use at this intersection because the majority of businesses are going to the east of Madera Avenue (CVS, Walmart, etc). Senior Housing would be the best fit for this site because it would be a gated senior community that would complement and be consistent with the existing housing in the neighborhood and enhance the western entryway into the city.

Staff and the Commission recommended that the proposed project be presented to the community for their input before submitting an actual application.

3. Public Hearing(s) / Meeting(s)

A. Conditional Use Permit No. 14-02, TBS Holding for a 1,000 square foot detached automated drive-thru car wash In connection with a proposed convenience store and fueling station located in Phase II of the Kerman Crossing Neighborhood Shopping Center (SEC Whitesbridge Road and Kline Street)
Staff recommends that the Planning Commission open the public hearing, take public testimony, close the public hearing and take the following action:

1. Adopt resolution No. 14-04 approving Conditional Use Permit No. 14-02 for an automated drive-thru car wash, subject to conditions of approval.

Staff gave a brief summary of the staff report. The subject property is a 4.36 acre undeveloped lot located on the SEC of Whitesbridge Road and Kline Street. The site was part of a larger two-phased neighborhood commercial retail center (Kerman Crossing Neighborhood Center, Site Plan Review 07-19) approved in 2008. A 10,200 s.f. medical building for a dialysis center is planned for construction later this year on the remaining pad. Development of phase II was deferred due to the economic recession. The project will include the following uses that were all permitted by right in the General Commercial zone district, except for the car wash and drive thru that were allowed by way of a conditional use permit, staff noted that several conditions would address any noise issues relating to the car wash:

Phase I:
-Convenience Store- 2,800 s.f., fuel island with 9 pumps and a 1,000s.f. carwash.
-Retail/Office Building – 13,500 s.f., with a pedestrian garden and seating area.
-**Restaurant** – 2,588 s.f. Jack in the Box Restaurant, 24 hour, drive-thru.

Phase II:
-**Retail Building** – 4,500 s.f.
-**Restaurant (Retail)** -5,365 s.f.

Opened Public Hearing at 6:40pm

Mr. Robert Martinez, Architect & Associates, representing the applicant TBS Holdings was present in the audience for any questions from the Commission or staff.

There were no public comments offered.

Commissioners had several questions including,
C/Epperson, regarding the temporary storm drain basin after filled, staff addressed noting it had already been diverted to the southwest corner, etc.
C/Bandy, inquired about the car wash whether it was fully automated, Applicants, responded and explained that the car wash would be fully automated, no employees, outdoor seating, etc.

Closed Public Hearing at 6:45p.m.

C/Bandy made a motion to approve Resolution No. 14-04, For a Conditional Use Permit for an automated drive thru car wash in the Plaza Development, TBS Holdings, LLS. Known as Phase II of Site Plan Review 07-19, second C/Kehler. Unanimously approved with following votes;

Ayes: Epperson, Nehring, Bandy, Harris, Kehler, Wettlaufer
Nays: None
Abstain: None
Absent: Melgoza

4. Petitions, Resolutions None offered

A. Residential Design Guidelines

On September 22, staff introduced draft residential design guidelines for single-family and multi-family residential project. Staff revised the guidelines to incorporate the Commission's comments. Staff is asking that the Commission adopt a resolution recommending that the City Council adopt the Residential Design Guidelines.

Staff reviewed the draft residential design guidelines noting that the guidelines were cleaned up incorporating the comments from the planning commission on September 22, 2014. Staff explained that the proposed guidelines will help staff streamline and expedite development review process for new residential projects into the community in a manner that encourages quality design, variation of architecture, street connectivity, walkability and social interaction. The guidelines cover both single-family and multi-family projects. Staff added conditions of approval for Resolution 14-05, A Resolution of the Kerman Planning Commission recommending to the City Council Adoption of the Residential Design Guidelines.

C/Nehring made a motion to approve resolution 14-05, A Resolution of the Kerman Planning Commission recommending to the City Council Adoption of the Residential Design Guidelines, second C/ Harris, unanimously approved as presented by the following vote:

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Ayes: Epperson, Nehring, Bandy, Harris, Kehler, Wettlaufer
Nays: None
Abstain: None
Absent: Melgoza

5. Administrative Reports

Staff offered two (2) verbal reports;

-regarding past Planning Commissioner Louie Souza

-Two (2) seats on the Planning Commission will expire on December 31, 2014 (Harris/Melgoza) Commissioners were encouraged to re-apply for the seats. A call for applications will be sent out.

Communications

A. Commissioners Comments
C/Nehring inquired if staff had received any response from AT & T Cell Tower, any designs, staff reported that nothing had been received; but that staff had discussed with county staff and they would contact them and get back to the City.

Meeting was Adjourned at 8pm

Minutes submitted by:

Olivia A. Pimentel

Planning Commission Secretary