OPENING CEREMONIES

Call to Order by Chairman Robert Bandy at 6:35 p.m.
Roll Call by Destiny Garcia, Assistant Secretary
Commission Present: Bandy, Wettlaufer, Espino, Felker, Nehring,
Commission Absent: Nunez, Bishop
Pledge of Allegiance: Performed

AGENDA APPROVAL/ADDITIONS/DELETIONS – agenda approved as presented.

1. PRESENTATIONS/CEREMONIAL MATTERS - None Offered

REQUEST TO ADDRESS COMMISSION – None Offered

2. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the audience or a Commission Member may request an item be removed from the Consent Calendar and it will be considered separately.

A. SUBJECT: Minutes: K/Nehring made a motion to approve minutes of September 10, 2018 as presented, second K/Wettlaufer, unanimously approved as presented.

3. PUBLIC HEARINGS

A. SUBJECT: Resolution recommending City Council Adopt Ordinance Amending Chapter 17 of the Kerman Municipal Code (KMC) Relating to Permitted Uses in the Urban Reserve, Open Space, Rural Residential, Single Family Residential and Multiple Family Residential Districts and Definitions for Employee Housing and Farmworker Housing.

Staff reviewed staff report explaining that this was one of the three (3) house cleaning items before the Commission this evening. The Housing Element was “conditionally” approved by the Housing and Community Development Department (HCD) provided that several amendments would be made in order to be in compliance with state law and HCD. Adding Employee and Farmworker Housing to all of the City’s zone districts that allow residential uses and definitions. This Ordinance adds Employee Housing and Farmworker Housing as a permitted use in all zone districts that allow residential uses either by right or conditionally as follows: Urban Reserve (UR), Open Space (O), Rural Residential (RR), Single Family Residential (SFR), Multiple Family Residential (MFR) and adds to the city’s definitions.

Open public hearing: 6:44 pm
Commission had no objections.

Close Public Hearing: 6:50 pm

**RECOMMENDATION:** L/Espino, made motion to approve Resolution 18-08, adopt resolution recommending City Council Adopt Ordinance Amending Chapter 17 of the Kerman Municipal Code (KMC) Relating to Permitted Uses in the Urban Reserve, Open Space, Rural Residential, Single Family Residential and Multiple Family Residential Districts and Definitions for Employee Housing and Farmworker Housing K/Nehring, approved as presented by the following vote:

Yes: Bandy, Nehring, Wettlaufer, Espino, Felker,
Noes: None
Abstain: None
Absent: Nunez, Bishop

B. **SUBJECT:** Resolution recommending City Council Adopt Ordinance Amending Chapter 17.42 of the Kerman Municipal Code Relating to Multiple Family Residential Districts Density Standards

Staff Report reviewed with Commission. The proposed Ordinance Amendment was a clean up item. The Housing Element was “conditionally” approved by HCD, provided that amendments to the municipal code be made relating to density standards in the multiple family zone districts. This Ordinance will bring the city into compliance with state law and HCD.

Open public hearing: 6:57pm

Commission had no objections.

Close Public Hearing: 6:58pm

**RECOMMENDATION:** K/Nehring, made motion to approve Resolution 18-09, Adopt Ordinance Amending Chapter 17.42 of the Kerman Municipal Code Relating to Multiple Family Residential Districts Density Standards, second by B/Felker, approved as presented by the following vote:

Yes: Bandy, Nehring, Wettlaufer, Espino, Felker,
Noes: None
Abstain: None
Absent: Nunez, Bishop

C. **SUBJECT:** Resolution recommending City Council adopt Land Use Amendments relating to parcels located on the northwest corner of Kearney Blvd and Vineland Avenue as follows: (1) Amend the General Plan land use designations from “Very Low Density Residential” and “Low Density Residential” to “High Density Residential” and (2) Rezone the site from “RR” (Rural Residential) and SD-R-4.5 (Smart Development (4,500 s.f. minimum lot size) to R-3 (Multi-family Residential), and (3) Adoption of Mitigated Negative Declaration.

Staff Report was reviewed with Commission. The proposed Ordinance Amendment was a clean up item. The Housing Element was “conditionally” approved by HCD, provided that amendments to the municipal code be made relating to adequate affordable zone sites. The City was required to rezone approximately 8.4 acres, it has rezoned 4.5 acres and 3.9 remained to be rezoned. However, after an inventory of available site, staff found several parcels in the city limits that was zoned Rural Residential and was vacant. Staff reached out to the property owners (Sims, Joe and Talmachoff)
and they were all in agreement to rezone of the property in order to assist the City in complying with available sites for affordable housing.

Open public hearing: 7:11 pm

Commission had no objections. Property owners (Sims) were in attendance they had no comments.

Close Public Hearing: 7:13 pm

**RECOMMENDATION:** K/Nehring, made motion to approve Resolution 18-10, adopt Land Use Amendments relating to parcels located on the northwest corner of Kearney Blvd and Vineland Avenue as follows: (1) Amend the General Plan land use designations from “Very Low Density Residential” and “Low Density Residential” to “High Density Residential” and (2) Rezone the site from “RR” (Rural Residential) and SD-R-4.5 (Smart Development (4,500 s.f. minimum lot size) to R-3 (Multi-family Residential), and (3) Adoption of Mitigated Negative Declaration, second by B/Felker, approved as presented by the following vote:

Yes: Bandy, Nehring, Wettlaufer, Espino, Felker,
Noes: None
Abstain: None
Absent: Nunez, Bishop

4. **PETITIONS/RESOLUTIONS** - None offered

5. **ADMINISTRATIVE REPORTS** – None offered

6. **COMMUNICATIONS**

**ADJOURNMENT** – Meeting adjourned at 7:20

Prepared by: Olivia G. Pimentel
Secretary to the Planning Commission