

Table of Contents

Agenda	2
Submit Minutes of April 28, 2014 for consideration and approval	
Minutes April 28, 2014	4
Proposed Kerman Inn Mural Project	
Kerman Inn Mural Project.	6
Project Update	
Project Update	9

CITY OF KERMAN PLANNING COMMISSION AGENDA

REGULAR MEETING

DATE: Monday, June 23, 2014

TIME: 6:30 p.m.

Location: City Council Chambers 850 S. Madera Avenue, Kerman, Ca

Materials related to an item on this agenda that are public documents and are submitted after distribution and posting of the agenda are available for public inspection in the Planning Department at 850 South Madera Avenue, Kerman, during normal business hours. Documents that are public documents provided by others during a meeting will be available at the same location during business hours after the meeting.

Note: Individuals needing special assistance in order to participate should contact Olivia Pimentel, Planning Secretary at (559) 846-9386 for assistance prior to the meeting.

Call to Order – Chairman, Robert D. Epperson

Roll Call – Secretary, Olivia Pimentel

Pledge of Allegiance

Approval of Agenda

1. Approval of Minutes

Submit Minutes of April 28, 2014 for consideration and approval

Request to Address Commission

*This portion of the meeting is reserved for members of the public to address the Commission on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Commission. **Speakers shall be limited to (3) three minutes.** It is requested that no comments be made during this period on items on the Agenda. Members of the public wishing to address the Commission on items on the Agenda should notify the Chairman when that Agenda item is called, and the Chairman will recognize your discussion at that time. It should be noted that the Commission is prohibited by law from taking any action on matters discussed that are not on the Agenda. Speakers are asked to please use the microphone, and provide their name and address.*

2. Presentation(s) None Scheduled

3. Public Hearing(s) / Meeting(s) None Scheduled

4. Petitions, Resolutions None Scheduled

5. Administrative Reports

A. Proposed Kerman Inn Mural Project

Staff is soliciting input from the Planning Commission on the proposed Kerman Inn Mural Project. Artist Claudia Fletcher prepared a sketch of the Kerman Inn to be located on the building wall behind the Chamber of Commerce office facing the Sebastian parking lot. Parks & Recreation Director Philip Gallegos will present the concept.

B. Project Update

Enclosed is a brief update of ongoing projects in Kerman. This is informational only.

Communications

A. Commissioners Comments – As Offered

Adjournment

AGENDA POSTING CERTIFICATION

I, OLIVIA G. PIMENTEL, Planning Secretary for the City of Kerman, do hereby declare under penalty of perjury that I caused the above agenda to be posted at City of Kerman Planning & Development office at 850 So. Madera Avenue, and at Kerman Community/Teen Center, 15100 Kearney Plaza, and emailed to interested parties on June 20, 2014.

Olivia G. Pimentel
Secretary to the Planning Commission

CITY OF KERMAN PLANNING COMMISSION

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

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

Call to Order – Chairman, Robert D. Epperson- called to Order at 6:35p.m.

Roll Call – Secretary, Olivia Pimentel

Commissioners Present – Epperson, Bandy, Nehring, Melgoza, Wettlaufer, Kehler, Harris

Commissioners Absent - None

Pledge of Allegiance - performed

Approval of Agenda, Unanimously approved a presented

1. Approval of Minutes

Submitted Minutes of February 24, 2014 for consideration and approval, No Meeting on March 24, 2014
C/Bandy made a motion to approve as presented, second C/Melgoza, unanimously approved (7/0).
C/Nehring requested clarification whether C/Bandy was absent or was late on 2/24.

Request to Address Commission - None offered

2. Presentation(s) - None Offered

3. Public Hearing(s) / Meeting(s) - None Offered

4. Petitions, Resolutions

- A. Determination that the Capital Improvement Program (CIP) for Fiscal Year 2014-15 is consistent with the City of Kerman General Plan

Staff reviewed staff report, state law requires that the City's designated planning body reviews the proposed list of capital improvement projects and makes a determination that the CIP is consistent with the General Plan. The CIP includes 20 projects totaling \$5.6 million. In summary, staff did not find any General Plan goal or policy that directly or indirectly conflicts with the CIP.

There was some discussion, the Commission had several questions for staff's response including, priority of projects, where measure 'C' fund money was used, what percentage of residences were completed as far as installing water meters (50%, staff anticipated all or most to be installed by target date thanks to a grant of \$737,000 that the public works director and city engineer were able to get for the City). Staff will be applying for more grant money this summer for other projects.

Commission also asked whether public works department had sufficient staff to complete projects, staff responded they did not; but a bid would be put in for manpower. C/Bandy commented that his father had to pay the city of Fresno \$8,000 to hook up to sewer and water. Staff responded that it is expensive; but the city of Kerman works with residences who are required to or wish to hook up to city services and offer a payment plan amortized over a certain time (i.e. 10 years, etc.).

C/Bandy made a motion to approve Resolution No. 14-02, making a determination that the projects listed in the Capital Improvement Program for Fiscal Year 2014-15 are consistent with the General Plan, second C/Melgoza. Vote was approved by the following vote:

Ayes: Bandy, Nehring, Melgoza, Harris, Wettlaufer, Kehler, Epperson

Nays: None

Absent: None

Abstain: None

5. Administrative Reports - None Offered

- A. Update on Ongoing Projects – Staff reviewed and gave summary of projects.

B. Sphere of Influence Boundary Update

Staff reviewed staff report, and requested support to proceed with an application to the Local Agency Formation Commission (LAFCo) for an amendment to the City's sphere of influence (SOI) boundary this year.

Staff is asking that the Planning Commission by motion vote recommends that the City Council proceed with an application to LAFCo to amend the SOI.

After some discussion, the Commission by unanimous consensus made a motion to recommend that the City Council proceed with an application to LAFCo to amend the SOI.

C/Bandy inquired if the School District had contacted the City regarding the School Facilities Needs? Staff reported that the superintendent had briefly discussed with city manager, staff will follow up.

C. Consider cancelling the May 26 Planning Commission meeting due to the Memorial Day Holiday

The Memorial Day holiday falls on May 26, which is the same day of the regularly scheduled meeting of the Planning Commission. Staff does not anticipate any items for the May 26 meeting. However, if an item requiring action is presented staff will notify the Commission and schedule a special meeting.

Staff recommended that the Planning Commission consider cancelling the May 26 meeting. The Commission by consensus approved cancelling the May 26th meeting; the next meeting will be scheduled for June 23, 2014, unless a special meeting is required.

C/Nehring also asked if the Commission could consider canceling the November and December meetings because of the holidays. The Commission agreed to hold off until June to decide.

Communications

A. Commissioners Comments

C/Nehring commented on the excessive amount of signage visible along Whitesbridge and Madera. Signs include for commercial businesses and now political signs that have gotten out of hand, staff will look into this.

Adjournment, meeting adjourned at 7:40p.m.



Olivia G. Pimentel
Secretary to the Planning Commission



City of Kerman

"Where Community Comes First"

MAYOR
Gary Yep

MAYOR PRO-TEM
Doug Wilcox

COUNCIL MEMBER
Raj Dhaliwal

COUNCIL MEMBER
Nathan Fox

COUNCIL MEMBER
Bill Nijjer

DEPARTMENT: PLANNING & DEVELOPMENT
STAFF REPORT
PLANNING COMMISSION MEETING
MEETING DATE: JUNE 23, 2014

To: Mayor and City Council
From: Luis Patlan, Director of Planning & Development
Subject: Proposed Kerman Inn Mural Project

RECOMMENDATION

Planning Commission review and provide input on the proposed Kerman Inn Mural Project.

EXECUTIVE SUMMARY

Staff is proposing to commission a mural of the Kerman Inn on the Sebastian building wall. The pencil sketch is being presented to various community groups for review and comment before proceeding with a colored rendering and cost for the mural.

OUTSTANDING ISSUES

Sebastian owns the building where the mural is proposed and will require their approval to place the mural on the wall.

DISCUSSION

The City of Kerman is proposing to commission a mural project of the Kerman Inn on the wall behind the Chamber of Commerce Office facing the Sebastian parking lot. The first step was to have Clovis-based artist Claudia Fletcher prepare a sketch of the mural. Claudia was the artist who painted the steamboat and rail station "gateway" murals located at the north and south end of Kerman along Madera Avenue.

The sketch of the Kerman Inn is enclosed as Attachment 'A' and the building face view is depicted in Attachment 'B'. The proposed location of the mural is the large wall on the building behind the Chamber of Commerce office facing the Sebastian parking lot. The original Kerman Inn was built in 1906 at the northeast corner of Madera Avenue and C Street. The Kerman Inn was razed in 1993 and a parking lot was developed in its place.

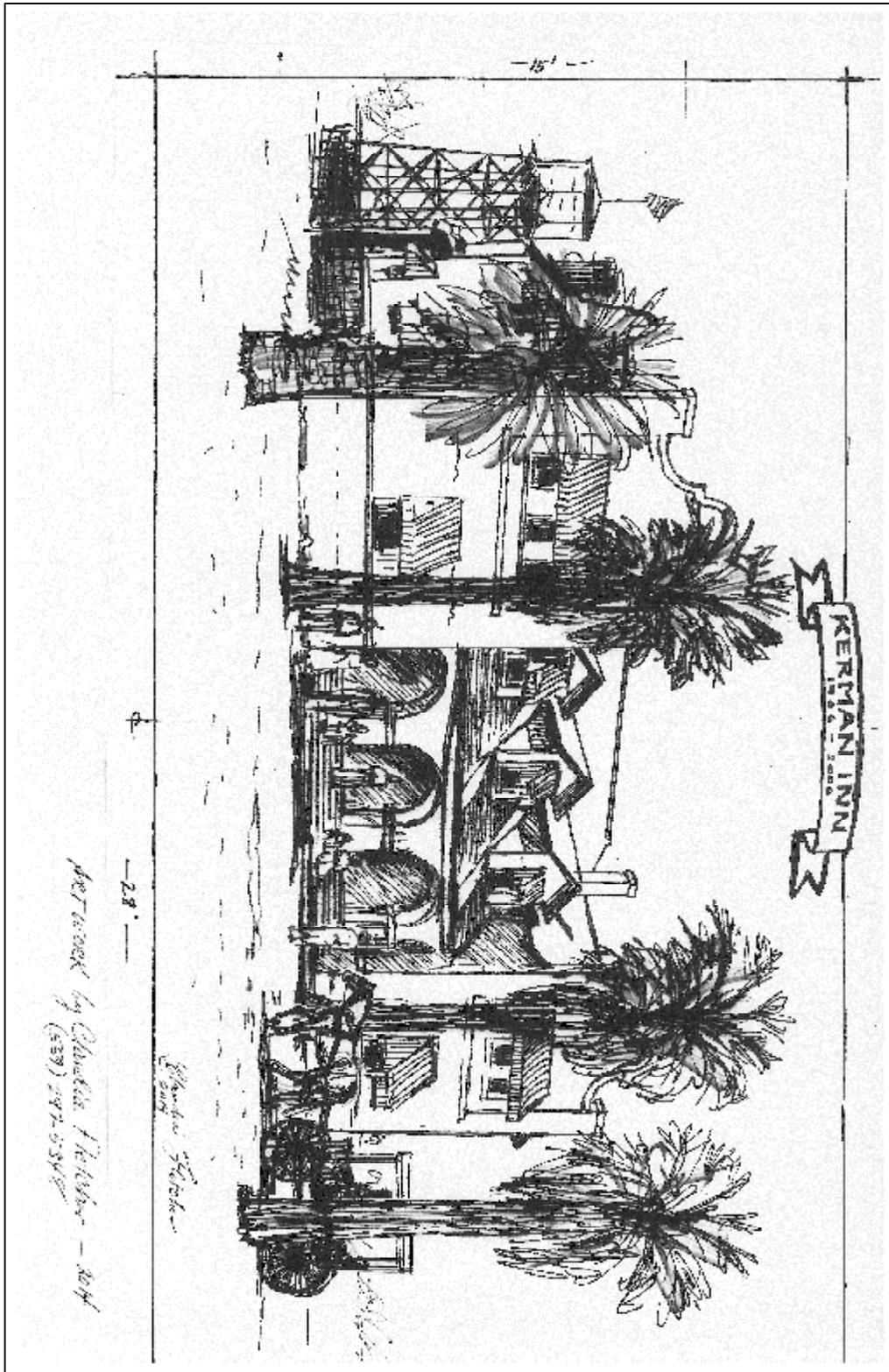
The building wall presents a unique opportunity to pay tribute to the Kerman Inn by placing the mural facing its original location. The mural depicts the Kerman Inn over time and includes the old water tower in the background. The next step is for the artist to prepare a colored rendering and cost estimate for the mural. If approved by the City Council and Sebastian, a fundraising effort will follow to raise funds for the project.

Attachments:

- A. Proposed Kerman Inn Mural
- B. Building Face View

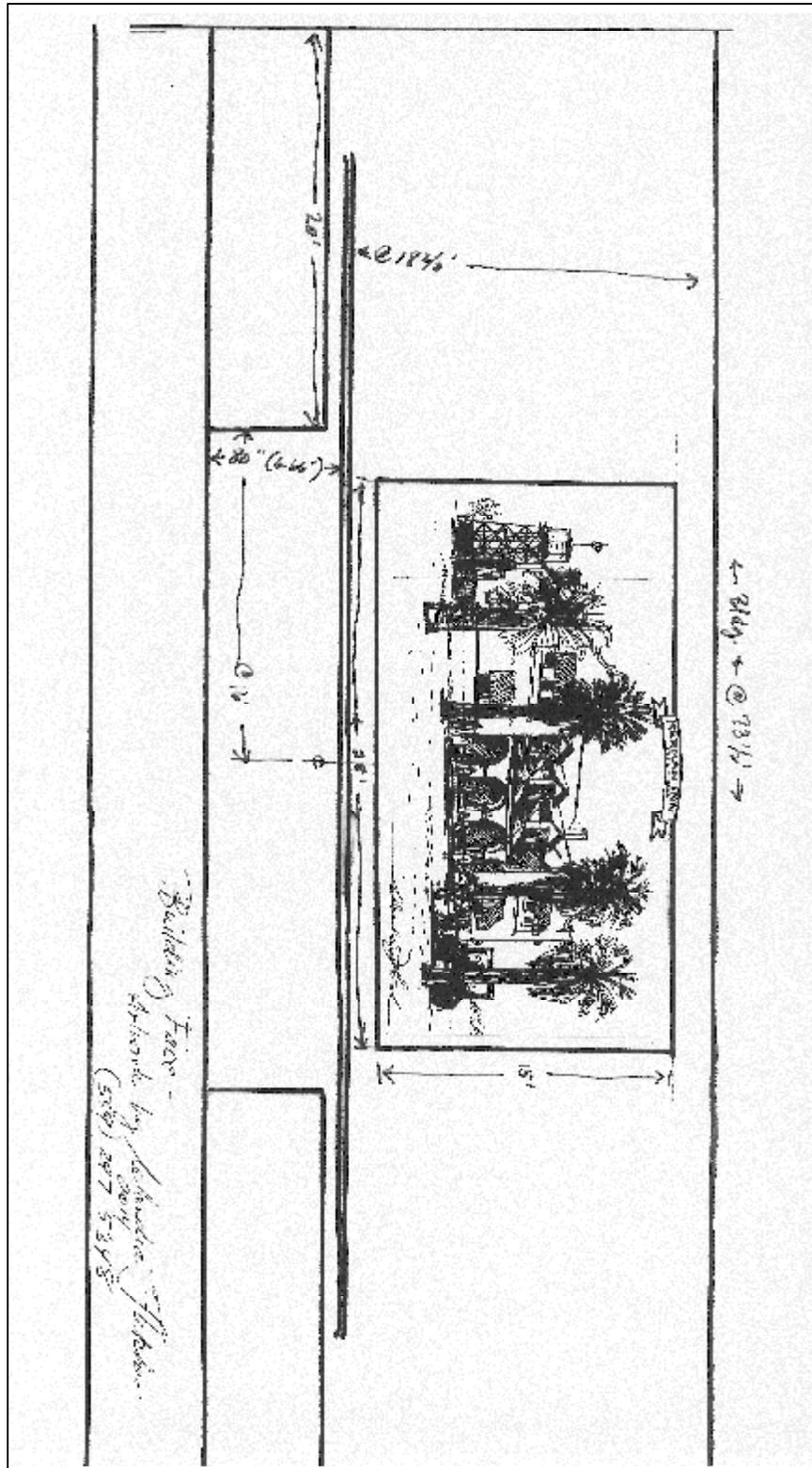
Attachment 'A'

Proposed Kerman Inn Mural



Attachment 'B'

Building Face View





PLANNING & DEVELOPMENT SERVICES

850 S. Madera Avenue

Kerman, CA 93630

Phone: (559) 846-9387

Fax: (559) 846-6199

lpatlan@cityofkerman.org

MEMORANDUM

TO: Kerman Planning Commission
FROM: Luis Patlan, City Manager/Director of Planning & Development
DATE: June 23, 2014
SUBJECT: Project Update

Below is a brief summary of ongoing projects:

Approved Projects

1. **Panda Express** – The project is under construction and is expected to be completed in August. Panda Express and Verizon Wireless are two of the confirmed businesses to anchor the 8,125 sq. ft. commercial building. Three tenant spaces remain available for lease.
2. **Mid Valley Disposal Expansion** – Design for phase I is in progress. MVD has no firm start date for the project.
3. **Medical Building** – The 10,000 sq. ft. medical (dialysis clinic) building is in plan check. Construction is expected to begin this summer. The project is located in the Kerman Crossing Neighborhood Shopping Center occupied by CVS and AutoZone.

Residential Developments

4. **Tract 5488 (Boudreaux I)** – Thirteen finished lots remained after the housing crash in 2008. Since then, RJ Covington purchased and built five homes and recently acquired an additional 5 lots. He plans on starting homes this summer. Only two lots remain.
5. **Tract 5487 (Pacific Mountain)** – RJ Hill purchased 10 finished lots in tract 5487 and a Bakersfield-based homebuilder is negotiating with the bank to purchase the remaining 105 finished lots in the tract. New homes should begin construction sometime this summer.

Capital Projects

6. **Whitesbridge & Vineland Traffic Signal** – The project is expected to begin construction this summer.

Luis Patlan
Director

Chris Kufis
Acting Building Official

Olivia Pimentel
Dept. Secretary/Planning Technician

7. **Goldenrod & California Rail Crossing Upgrade** – The design is complete and submitted to the railroad company for approval. Construction expected to begin this summer.
8. **Katey's Kids Nature Park** – Over 100 volunteers planted 160 trees and shrubs at the park on Saturday, June 21. The turf and restroom will be installed next. The 4 acre park is located at the SWC of Gateway Blvd. and Park Avenue. The park is expected to be completed by the end of October.
9. **Water Meter Project (Phase II)** – The City of Kerman received a \$724,000 Proposition 84 grant to install approximately 665 residential water meters. The City will provide a match of \$241,000 for a total of \$965,000. In Phase I, the City installed 1,725 water meters on all residential units built after 1992. There are 1,350 residential units that require meters. The City has until 2025 to complete meter installations on the unmetred homes.
10. **Jensen/Madera Avenues Roundabout** – The project is under construction and is expected to be completed this fall. Caltrans public information officer for the project is Gloria Rodriguez. Any questions about the project, please contact Gloria at (559) 444-2409 or via email gloria.rodriguez@dot.ca.gov.

Commercial/Industrial Prospects

11. **Tractor Sales & Repair** – An existing tractor sales and repairs business is interested in relocating to Kerman on a 3.56 acre site in the industrial area. The company is currently located south of Kerman in the County.
12. **Small Retail Project** – Staff is in discussion with a developer interested in a small retail center on a 4.5 acre lot at the southwest corner of Whitesbridge and Vineland. The developer is conducting due diligence for the site and is working with an Alabama-based leasing and management company representing several corporate retail companies.

Comprehensive Planning

13. **Housing Element** – On June 18th, the City Council approved participation in the preparation of a Multi-Jurisdictional Housing Element with the County of Fresno and 13 cities (excluding Fresno, Orange Cove and Firebaugh). The City's share is \$26,000. Mintier Harnish was the consultant selected to prepare the housing element through a request for proposal process. The Housing Element is due to the state by December 31, 2015.
14. **Sphere of Influence Boundary Change** – On July 2, I will be asking the Council to approve a two-tiered sphere of influence boundary. County staff is supportive of our ultimate sphere influence boundary if there is a 60% development threshold for the 2017 boundary line before any new development can occur in the 2027 boundary area. Staff will submit a formal SOI boundary change to the County and LAFCo in July/August.