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# CITY OF KERMAN PLANNING COMMISSION AGENDA

## REGULAR MEETING

DATE: Monday, January 27, 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 November 25, 2013 for consideration

No Meeting December 23, 2013 for consideration

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)

A. Presentations: Swearing-in ceremonies for newly appointed Commissioners

On December 5, the City Council appointed Robert Bandy and Katie Wettlaufer to the Planning Commission for a three-year term (Dec.31, 2013 through Dec. 31, 2016). On January 15, the City Council appointed Eric Kehler to the Commission to fill the vacancy created by the resignation of Michael Lopez for a two year term (Dec. 31, 2013 through Dec. 31, 2015).

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

4.Petitions, Resolutions None

5.Administrative Reports None

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 January 24, 2014.

Olivia G. Pimentel
Secretary to the Planning Commission

# CITY OF KERMAN PLANNING COMMISSION

City Council Chambers 850 S. Madera Avenue Kerman, CA 93630
Regular Meeting Monday November 25, 2013, 6:30pm

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

Roll Call – performed by secretary, Olivia Pimentel

Commissioners Present: Epperson, Nehring, Harris, Melgoza, Bandy, Nijjer

Commissioners Absent: (none-vacant seat)

Pledge of Allegiance - performed

Approval of Agenda

1.Approval of Minutes

Minutes of Special Meeting August 19, 2013 for approval- Approved as presented

Minutes of Continued Public Hearing August 27, 2013 for approval- Approved as presented.

No Meeting September 23, 2013

No Meeting October 28, 2013

Request to Address Commission- None offered

2. Presentation(s) - None offered
3.Public Hearing(s) / Meeting(s) - None offered
4.Petitions, Resolutions - None offered

5. Administrative Reports

A. County-Wide Housing Element

The Fresno County Council of Governments (COG) has been in discussion with the fifteen cities and the County of Fresno about the possibility of preparing a County-wide housing element in order to reduce costs and to ensure that all elements are completed and certified by the California Department of Housing and Community Development (HCD). The estimated cost for an individual city ranges from $15,000 up to $115,000. By preparing a consolidated element, the costs for each city are projected to be much less based on a comparison of actual costs for the county-wide Housing Element prepared for Kings County. A county-wide Housing Element will assure that each city has a completed Housing Element that is certified by HCD. Currently, the Housing Element for several cities is out of compliance. This is primarily due to cost and lack of staffing to prepare the Housing Element. The next step will be for the COG and the Housing Element Technical Committee to release a request for proposals (RFP) in February 2014 to determine the interest and the cost associated with preparing a County-wide Housing Element.

Staff is requesting that the Planning Commission recommend to the Council that the City of Kerman participate in the preparation of a County-wide Housing Element. Staff noted that Kerman's cost would be $15,000, compared to an estimated fee of $50,000 if it was prepared for us individually. After some discussion, the Commission voted to recommend to the City Council that the City of Kerman participate in the preparation of a County-wide Housing Element. Staff will present to the City Council on December 15th for their consideration. If Council agrees, COG will release a cost estimate of fees, RFP in February 2014. This will allow cities to apply for grants and affordable housing projects once their Housing Element is completed and approved.

B. Street Median Master Plan

Staff worked with a landscape architect (Patrick Boyd) to prepare a conceptual landscape plan for the Madera Avenue median. Following the presentation of the plan to the City Council, the Council wanted to include an overall master plan for all street medians. Staff has prepared a Street Median Master Plan for all medians city-wide. A power point presentation of the proposed Street Median Master Plan was presented to the Commission for additional input. A public workshop to present the conceptual Street Median Master Plan is scheduled for December 10, 2013 at 6:30 p.m. in the Council Chambers.

The Planning Commission reviewed the Street Median Master Plan and provided some comments.

C Consideration of Canceling the December 23, 2013 Meeting Due to the Christmas Holiday

Christmas falls on Wednesday, December 25. The Commission was asked to consider cancelling the December 23 meeting. There are no projects or other major items pending.

Consensus was to cancel the December 23rd meeting. Next meeting will be in January 27, 2014

D Report on Ongoing Projects
Below is a brief update of ongoing projects:

1. Taco Bell - under construction on outlot 3 in front of Walmart. Expected completion December/January.
2. Site plan review for a proposed 8,125 sq. ft. commercial building on outlot 1 in front of Walmart has been approved. This project will be anchored by Panda Express and will feature four leasable tenants' spaces. Construction is expected to begin in early 2014.
3. The annexation for Mid Valley Disposal expansion has been finalized. They expect to begin construction of phase one (of three) in 2014.

E. The solar photovoltaic project at the wastewater treatment plant is operational. The solar project will provide 70% of the electricity to power the plant by harnessing the suns energy. The city will save up to 40% on utility costs with the solar project.

Communications

A. Commissioners Comments – Staff updated the Commissioners on the Call for Planning Commission Appointments. There are Three (3) appointments to be made, (2) two for a three-year term from January 1, 2014 – December 31, 2016 and one (1) for a vacated position (two years remaining) expiring on December 31, 2015. All applications are to be submitted to the City Clerk's Department by 4:00 pm on Friday, December 6, 2013. Appointments are scheduled to be made at the City Council meeting on December 18, 2013.

The meeting was adjourned at 7:40pm

Minutes prepared by: Olivia Pimentel

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