Table of Contents

Agenda .................................................................................................................. 2
March 13, 2017
  March 13, 2017 .................................................................................................. 4
Petition of Amendment Accessory Dwelling Ordinance
  Petition of Amendment ....................................................................................... 6
New and Ongoing Project Update
  New and Ongoing projects ............................................................................... 7
OPENING CEREMONIES

Call to Order – Chairman, Robert D. Epperson
Roll Call – Secretary, Olivia Pimentel
Pledge of Allegiance

AGENDA APPROVAL/ADDITIONS/DELETIONS

1. PRESENTATIONS  None offered

REQUEST TO ADDRESS THE 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. APPROVAL OF MINUTES

A. March 13, 2017

3. PUBLIC HEARING  None offered
4. PETITIONS/RESOLUTIONS

A. Subject: Petition of Amendment Accessory Dwelling Ordinance

Recommendation: Commission by motion, Initiate Zone Ordinance Amendment to Title 17 of the Kerman Municipal Code Amending Sections 17.40 Single Family Residential and Section 17.42 Multi-Family to Add Accessory Dwelling Units to the permitted uses and Amend Section 17.66 Accessory Dwelling Units to permitted uses in all Residential Zone Districts in accordance with State standards adopted as of January 1, 2017 and set public hearing for June 12, 2017

5. ADMINISTRATIVE REPORTS

A. Subject: New and Ongoing Project Update

Recommendation: Informational

COMMUNICATIONS As offered

ADJOURNMENT

In compliance with the American with Disabilities Act (ADA), if you need special assistance to participate at this meeting, please contact the City Clerk at (559) 846-9380. Notification of 48 hours prior to the meeting will enable the City Clerk to make reasonable arrangement to ensure accessibility to this meeting. Pursuant to the ADA, the meeting room is accessible to the physically handicapped.

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 Friday, May 5, 2017

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

Call to Order – Chairman, Robert D. Epperson, called meeting to order at 6:35PM
Roll Call – Secretary, Olivia Pimentel
Commissioners: Present: Epperson, Bandy, Jones, Espino, Wettlaufer, Felker
Commissioners: Absent: Nunez
Pledge of Allegiance - Performed

AGENDA APPROVAL/ADDITIONS/DELETIONS – Unanimously approved as presented

1.PRESENTATIONS - None Offered
   A. Swear In Commissioner Robert Felker - Performed

REQUEST TO ADDRESS THE COMMISSION – None offered

2. APPROVAL OF MINUTES
   A. January 9, 2017, C/Jones made a motion to approve minutes as presented, second C/Wettlaufer. Unanimously approved as presented.

3. PUBLIC HEARING - None Offered

4. PETITIONS/RESOLUTIONS

   A. Subject: Request for extension Gateway Villa Apartments

   Staff provided a brief overview of project, the applicant Davis Slajchert requested an extension to allow time to apply for state and Federal tax credits to include in financing of the project. Acquisition of state and federal tax credits are very competitive. Staff explained that this same developer has been successful in several other projects in Kerman, for example: Kearney Palms I, II, III & the Hacienda Heights Apartments.

   C/Espino made motion to Approve Resolution extending Conditional Use Permit No. 16-02, Gateway Villas, a 61-Unit, Income Qualified Apartment Complex project on a vacant 4.38 acre parcel located the southeast of Whitesbridge (SR180) and Siskiyou Avenue, second C/Jones. Motion carried by following vote:
Yes: Epperson, Bandy, Jones, Espino, Wettlaufer, Felker
No: None
Absent: Nunez
Abstain: None

5. ADMINISTRATIVE REPORTS - None Offered

COMMUNICATIONS - C/Jones inquired regarding change of time of Planning Commission meetings. The consensus of the Commission was to leave meeting time as is. No other comments

ADJOURNED MEETING AT 7:20PM

/s/ Olivia G. Pimentel
Secretary to the Planning Commission
To: Chairman and Commissioners  
From: Olivia Pimentel, Assistant Planner and Dave Brletic, Planning Consultant/Collins & Schottler  
Subject: Petitions of Amendment to Zoning Ordinance

In accordance with Section 17.26.020 subsection D of the Municipal Code, this memorandum serves as a Petition of Amendment to the City of Kerman Zoning Ordinance. Under said code section the Petition of Amendment may be filed by a city planner with the Planning Commission.

The Petition of Amendment is a method for initiation of a Zoning Ordinance Amendment. The Petition requests that the Planning Commission consider amendments relating to the following amendments:

1. Zone Ordinance Amendment Amending Title 17 of the Kerman Municipal Code Amending Sections 17.40 Single Family Residential and Section 17.42 Multi-Family to Add Accessory Dwelling Units to the permitted uses and Amend Section 17.66 Accessory Dwelling Units to permitted uses in all Residential Zone Districts in accordance with State standards adopted as of January 1, 2017...

The specific language of the amendments will be presented at the public hearing and distributed to the Planning Commission with the agenda for that meeting.

Under Section 17.26.040 of the Municipal Code, upon receipt of a Petition of Amendment, the Planning Commission shall set a date for a public hearing on the proposed amendments.

By separate cover, the undersigned has submitted a detailed report to the Planning Commission that addresses the basis for the Petition of Amendment and the setting of a public hearing by resolution. That report is incorporated herein by reference.
To: John Kunkel, City Manager  
From: Olivia Pimentel, Assistant Planner  
Subject: Planning and Development Project Update

New and Ongoing Project Update

- **Tract 5478** (Crown Construction), winding down, ten lots remaining, five in completion.

- **Tract 5636** (Oriole Homes/Steve Schaad)  
  Building Plans received approvals from planning checkers, pending fire approval. Construction of approximately 76 single family residences. Zoned R-1-7.

- **Tract 5832/5921 total of 107 Single Family Lots. (Smart Development, smaller lots)**  
  Grading of the site has started  
  Tract 5832/ Zoned Smart Development (SDR-5) Min. Lot Size 5,000 sq.ft. proposed: 47 lots  
  Tract 5921/Zoned Smart Development (SDR-4.5) Min. Lot Size 4,500 sq. ft. proposed 60 lots.  
  Building Plans submitted for plan check

- **Kerman Neighborhood Shopping Center, Phase II on Southeast of Whitesbridge and Kline Avenue, just east of Auto Zone and CVS Shopping Center.**  
  Pre-construction meeting held on April 18th for site work schedule. City Engineer approved grading permit, set to begin in a few weeks for:  
  Proposed Jack-In-The-Box, Car Wash, Retail, Commercial Pads.

- **Pre-Annexation Meeting for two requested annexations. Schaad (10 ac) & Boyd (20ac) –**  
  - **Schaad property:** Total 30 acres Northwest of Kearney and Siskiyou (approximately 10 acres outside the city limits and not in the current sphere of influence), remaining 20 acres inside city limits. – Mitch Covington/Joseph Crown to develop a total of 30 acre site for an approximate 136 lot subdivision.  
  - **Boyd property:** Total 20 acres, Southwest of California and Kenneth Avenue (west of Bordeaux II (Tract 5636).  
    Approximately 20 acres on vacant ag land that in currently not in the city limits or in the city sphere of influence. Site for a proposed 99 single family lot subdivision.