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OPENING CEREMONIES

Call to Order – Charlie Jones, Vice-Chairman
Roll Call – Olivia Pimentel, Secretary
Pledge of Allegiance

AGENDA APPROVAL/ADDITIONS/DELETIONS

1. PRESENTATIONS/CEREMONIAL MATTERS None offered

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 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 Mayor when that Agenda item is called, and the Mayor 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. 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 September 11, 2017

RECOMMENDATION:

ATTACHMENTS: Minutes September 11, 2017
3. PUBLIC HEARINGS

A. SUBJECT: Continued Public Hearing: Reade Funeral Home, Inc.

RECOMMENDATION: Applicant has requested to continue public hearing for conditional use permit, 17-03, Reade Funeral Home, Inc. 14910 W. D Street, Kerman CA

B. SUBJECT: Conditional Use Permit 17-05, A-1 Detailing and Car Wash 14960 W. E Street

RECOMMENDATION: Commission by motion, open public hearing, hear any public testimony, close public hearing and adopt resolution approving conditional use permit 17-05, A-1 Detailing and Car Wash located at 14960 W. E Street.

C. SUBJECT: Conditional Use Permit 17-06, La Estrella Motel 566 S. Madera Avenue

RECOMMENDATION: Commission by motion, open public hearing, hear any public testimony, close public hearing and adopt resolution approving conditional use permit 17-06, La Estrella Motel located at 566 S. Madera Avenue.

D. SUBJECT: Initiate Zone Ordinance Amendment to Title 17 of the Kerman Municipal Code Adding Section 17.98 relating to Electrical Vehicle Charging Stations to comply AB1736.

RECOMMENDATION: Commission by motion, open public hearing, take any public testimony, close public hearing and Recommend that City Council Initiate Zone Ordinance Amendment to Title 17 of the Kerman Municipal Code Adding Section 17.98 relating to Electrical Vehicle Charging Stations to comply AB1736.

ATTACHMENTS: Staff Report

4. PETITIONS/RESOLUTIONS

A. SUBJECT: Planning Commission Elections; Chairman Seat

RECOMMENDATION: With the resignation of Chairman Robert Epperson from the Planning Commission, there is a vacancy for the Chairman seat on the Planning Commission. The remaining Planning Commissioners are to select a new Chairman for the end of the term.

5. ADMINISTRATIVE REPORTS

6. COMMUNICATIONS

ADJOURNMENT

Agenda packet is available for review 72 hours prior to the meeting at the city clerk’s office and on the city website. Items received at the meeting will be available for review at the city clerk’s office.
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 October 6, 2017.

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

Call to Order – Vice-Chairman, Charlie Jones
Roll Call – Secretary, Olivia Pimentel
Commissioners Present: Bandy, Espino, Felker, Jones, Nunez, Wettlaufer
Commissioners Absent: None
Pledge of Allegiance - Performed

AGENDA APPROVAL/ADDITIONS/DELETIONS- Unanimously Approved as presented

1. PRESENTATIONS

   A. Presentation: Recognition of Chairman Robert D. Epperson, leaving office – as offered
   B. Presentation by City Attorney – City Attorney provided brief review of Planning Commissioners role, briefly reviewed Brown Act and answered questions from the Commission.

REQUEST TO ADDRESS THE COMMISSION - None

2. APPROVAL OF MINUTES

   A. August 14, 2017, C/Felker made a motion to approve minutes as presented, second C/Nunez. Unanimously approved as presented.

3. PUBLIC HEARING

   A. Subject: Public Hearing continued: Reade and Sons, Funeral Home, Inc. 14810 W. D Street

      No discussion, matter continued to future meeting as requested

      Recommendation: The applicants have requested a continuance to the next Planning Commission on October 9, 2017, the revised parking plans were not completed.

4. PETITIONS/RESOLUTIONS

   A. Subject: Petition of Amendment: Ordinance Amending to Title 17 of the Kerman Municipal Code, Adding Section 17.98 To Comply with AB1236 Regarding Expedited Permit Process For Electric Vehicle Charging Stations and set public hearing for October 9, 2017

      Commission set public hearing for October 9, 2017

5. ADMINISTRATIVE REPORTS – None Offered

COMMUNICATIONS - None Offered

ADJOURNMENT, 7:25 p.m.

Olivia G. Pimentel
Secretary to the Planning Commission
To: Kerman Planning Commission  
From: Olivia Pimentel, Assistant Planner, and David Brletic, Planning Consultant  
Subject: Conditional Use Permit (CUP 17-05) for A-1 Auto Detail and Car Wash (Ulises Rodriguez) 14960 W. E Street.

Recommendation:

Staff recommends that the Planning Commission consider all the facts and take the following action:

1. Adopt Resolution No. 17-11, approving request for Conditional Use Permit No. 17-05 for a car detail/wash located at 14960 W. E Street subject to conditions of approval.

Owner
Sonny Grewal  
15603 W. San Joaquin Avenue  
Kerman, CA 93630

Applicant
Ulises Rodriguez  
14358 W. Sheri Ct.  
Kerman CA 93630

Project Description:

The applicant, Ulises Rodriguez, submitted an application for a conditional use permit to operate the hand car wash and auto detailing business at 14960 W. E Street. The existing 16,400 square foot building has four commercial spaces, two are currently being occupied and two are currently vacant. The building is owned by Mr. Sonny Grewal. The hand care wash and auto detail business is proposing to operate out of the third rental space that faces the alley 14960 W. E Street, and the adjacent parking lot, as shown in attachments.

Discussion:

The hand car wash and auto detail business is an allowed use by way of a conditional use permit and should not have a negative impact on surrounding uses. The auto detail/car wash will not have a large volume of noise other then from the small cleaning equipment/vacuums used to clean and detail the autos. The hours of operation will be Monday thru Saturday 8:00a.m thru 7:00 p.m.
A-1 Auto Detail/Car Wash

The auto detail/car wash use is proposing to occupy a existing 1,092 s.f area for the car detailing site and the outside covered space, that has an existing grease trap for the car wash.

The site consists of a an existing commercial building approximately 16, 400 square feet with four (4) tenant spaces (Quickaroo Market/Huerta Automotove and two vacant buildings. The proposed auto detail will be inside the building with access along the Alley and E street and the car washing will be done on the north side of the building with an overhang for shade outside, in an area with a grease trap as required. The site is along an alley.

Parking

Automobile Repair and Service Shops. For automobile repair shops, a paved surface shall be provided to accommodate automobiles at a ratio of at least three vehicles for every one thousand square feet of gross floor area. The site is approximatly 1,092 square feet that would require three (3) parking stalls. The site has the required parking on site. No additional parking is required.

City Engineer

The City Engineer’s primary concern was relating to the wash water. Since they will likely be using various cleaning and degreasing products, it must drain to the sanitary sewer, not the gutter. Conditions of approval have been addressed to mitigate this concern. The site has an existing functional grease trap on site to mitigate the concerns. There were no proposed site improvements and therefore the engineer had no further conditions.

Fire Department

The Fire Department reviewed and provided comments, included in conditions of approval.

Conditional Use Permits

Section 17.12.040 allows the Planning Commission to grant a conditional use permit provided that a public hearing is held on the proposed use to review and to consider any public testimony. Prior to the public hearing a staff report, environmental determination and general plan finding for the use permit shall be made available to the planning commission, interested agencies and the public. The auto detail/car wash is a commercial use that is permitted in the General Commercial zone district by way of conditional use permit.

Due to operational characteristics, conditional use permits are required for certain uses within each zone district in order to minimize impacts upon surrounding uses. In considering a conditional use permit, the Planning Commission must make certain findings, as follows:

1. That the location, size, design, and operating characteristics of the proposed uses are compatible with the existing and known future uses and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other
permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

2. That the proposed use in substantially is consistent with the Kerman General Plan and Zoning Ordinance.

3. That an environmental review as conducted and a determination made that the proposed use is exempt from the California Environmental Quality Act (CEQA) as an existing building that does not involve more than 10,000 square feet and is not in an environmentally sensitive area.(Section 15301 (E) (2).

4. That the subject site is physically suitable for the type and intensity of use being proposed.

Alternate Action:

The Planning Commission may modify the conditions of approval or deny the request for a conditional use permit.

Attachments:

A. Aerial Map
B. Site Plan
C. Resolution No. 17-11, approving Conditional Use Permit (CUP 17-05) for the auto detail and car wash on a existing commercial site on the northeast of Madera Avenue and E Street (A-1 Auto Detail/Car Wash) with conditions of approval
Attachment ‘A’

Aerial Map
Attachment ‘B’

Site Plan
Attachment ‘C

Resolution No. 17-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KERMAN APPROVING A CONDITIONAL USE PERMIT (CUP 17-05) FOR A AUTO DETAIL/CAR WASH COMMERCIAL USE AT AN EXISTING BUSINESS SITE 14960 W. E STREET (A-1 AUTO DETAIL/CAR WASH)

WHEREAS, at a regular meeting of the Planning Commission of the City of Kerman (the “Planning Commission”) duly called and held on October 9, 2017, at 6:30 p.m., it was moved by Commission member _______________ and second by Commission member _______________ and carried that the following resolution be adopted:

WHEREAS, the Planning Commission considered an application for a conditional use permit from Ulises Rodriguez to do business as a auto detail and car wash at a existing business site located at 14960 W. E Street as reflected in Exhibit ‘A’; and ‘B’,

WHEREAS, pursuant to Section Section 17.12.040 of the Kerman Municipal Code, the Planning Commission hereby grants the conditional use permit based on the following findings:

1. That the location, size, design, and operating characteristics of the proposed uses are compatible with the existing and known future uses and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

2. That the proposed use in substantially is consistent with the Kerman General Plan and Zoning Ordinance.

3. That an environmental review as conducted and a determination made that the proposed use is exempt from the California Environmental Quality Act (CEQA) as an accessory structure to an existing commercial or industrial use (Section 15311, Class 11).

4. That the subject site is physically suitable for the type and intensity of use being proposed.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission after considering all the evidence presented, including public testimony, determined that the conditional use permit is hereby granted, subject to conditions of approval listed in Exhibit ‘C’.

I HEREBY CERTIFY that the foregoing Resolution was approved at a regular meeting of the Planning Commission of the City of Kerman on the 9th day of October, 2017, and was fully adopted at said meeting by the following vote:
AYES:  
NOES:  
ABSENT:  
ABSTAIN:  

_________________________________
Charlie Jones, Vice-Chair

ATTEST:  

_________________________________
Olivia Pimentel, Secretary

Exhibits
A. Location of Proposed Car Detail/Car Wash
B. Site Plan
C. Conditions of Approval
Exhibit ‘A’

Proposed Location of Car Detail and Car Wash

14960 W. E Street

Location Map
Exhibit ‘B

Site Plan’
Exhibit ‘C’

Conditions of Approval – A-1 Auto Detail/Car Wash

1. Conditional Use Permit No. 17-05 is granted to allow Ulises Rodriguez to conduct business for a Auto Detail/Car Wash and to occupy a space in an existing business located at 14960 W. E Street for use as a hand car wash and auto detail business.

2. The approval of Conditional Use Permit No. 17-05 is valid for a period of one (1) year from the approval date (until October 9, 2018). If the use approved by this action is not established within such period of time, the permit shall expire unless upon written request by the applicant prior to the expiration date, an extension is granted by the Planning Commission.

3. The proposed use shall conform substantially to the site plan dated "Received September 26, 2017, on file with the Planning and Development Services Department, except as modified by these conditions. Minor changes to the plans may be allowed subject to the approval of the Director if found to be in substantial conformance with the approved exhibits.

4. The applicant shall obtain a Car Washing and Polishing Certificate through the California Department of Industrial Relations and show proof to the Planning and Development Department that such a certificate was obtained within 30 days of the date of approval of CUP No. 17-02. The Planning Director or designated staff may issue as cease and desist order for failure to obtain certificate.

5. In the event that the applicant proposes to modify the hours of operation for services beyond those indicated of 8:00 a.m. to 5:00 p.m. or other aspects of the business or modify the exterior of the building or site, the modification shall be subject to the review of the Planning Director. The Planning Director may approve the modification or refer the matter back to the Planning Commission if judged to be substantial.

6. That this approval is expressly granted to the A-1 Auto Detail and Car Wash located at 14960 W. E Street and is not transferable unless and until the new owner/operator submits a letter to the City’s Director of Planning Development Services wherein said owner/operator states he has read, understand, and agrees to the conditions of approval of Conditional Use Permit No. 17-05.

7. The applicant shall maintain the site clean and free of any trash or debris related to the hand car wash and auto detail business.

8. The applicant shall not store any vehicles overnight or conduct any auto repair or service work to vehicles on the site or connection with the business.

9. Pursuant to Government Code Section 66474.9, the applicants (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Kerman and its
agents, officers and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attach, set aside, void, or annul the City’s approval concerning this application, which action is brought within the time period provided for in Section 55499.37. The City will promptly notify the applicants of any such claim action or proceeding and cooperate fully in the defense.

10. On-site signage shall be allowed in accordance with the Sign Ordinance and Sign Design Guidelines, and a separate sign permit application shall be submitted to the Planning and Development Services Department for review and approval prior to installation.

11. The applicant shall maintain the area surrounding the use including but not limited to the sidewalk area and parking area in a clean and orderly manner at all times.

12. Except for the approved times for hours of operation, all other activities on the site shall be limited to administrative functions during normal business hours, unless subsequent approval by the Planning Director is given for a modification.

13. Prior to occupancy, the applicant shall meet all applicable provisions of the Uniform Building Code, Fire Code, and all other applicable City codes, ordinance, and development standards in effect at the time of this approval shall be complied with.

14. If operation of this use results in conflicts pertaining to parking, noise, traffic, or other impacts, at the discretion of the Director, this conditional use permit may be referred to the Planning Commission for subsequent review at a public hearing. If necessary, the Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said conditional use permit bound upon applicable findings.

15. That failure to abide by a faithfully comply with any and all conditions attached to the granting of this conditional use permit shall constitute grounds for revocation of said site plan approval by the Planning Commission.

16. The Planning Director has the right to request that the use permit be revoked for noncompliance of any conditions or if the operations under this use permit is deemed to be detrimental to the public health, safety, welfare, morals of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvement in the neighborhood or the city.

17. Applicant shall within 24 hours remove any graffiti, paint or other markings on the building upon notification by city staff.

18. Maintain the sanitary sewer service with commercial grease trap that is on the site, per City Standards for collection of all wash water. No wash water will be allowed to enter the City’s storm drainage system. The site shall be graded and adequate wash water collection facilities installed to prevent wash water from entering the storm drainage system. All wash water shall be conveyed to the sanitary sewer system.
Fire Department Comments

19. Fire Department completed review of project. Approved as submitted. Approval of this plan does not authorize or approve any omission or deviation from applicable adopted codes and adopted standards. Final approval is subject to field inspection. Contact Laurie.Sawhill@Fresno.gov

END OF CONDITIONS

APPLICANT’S ACKNOWLEDGMENT

I have read, understand, and accept the conditions of approval set forth herein above in this resolution of approval for Conditional Use Permit No. 17-05.

_________________________________________   ______________________________
Date                                           Ulises Rodriguez
                                               Applicant
To: Chairman and Commissioners
From: Olivia Pimentel, Assistant Planner
Subject: Conditional Use Permit, La Estrella Motel 566 S. Madera Avenue

RECOMMENDATION

That the Planning Commission Adopt Resolution, approving Conditional Use Permit 17-06, La Estrella Motel 566 S. Madera Avenue

EXECUTIVE SUMMARY

The applicant, CVES, Inc. architects representing the property owner are requesting a Conditional Use Permit to develop the property at 566 S. Madera Avenue with an existing vacant building that will be demolished to make way for a two-story 14 room hotel with associated parking along the frontage and rear of the proposed motel site.

Applicant(s)/Owner(s): Ahmed Alamari
109 De Santi Avenue
Madera, CA 93637-5410
APN: 023-233-16s

Architects: Central Valley Engineering & Surveying, Inc.
CVES, Inc.
2132 High Street
Selma, CA 93662
(559) 891-8811 office / (559) 891-8815 fax
BACKGROUND:
A site plan review committee meeting was held on September 7, 2017 for the proposed two-story motel at 566 S. Madera Avenue - an 8,400 sq. ft. lot located north of the La Estrella Market. The same owner of La Estrella Market is the owner of the proposed motel.

The current site has an existing 1,480 sq. ft. commercial building that was built in 1964. This building is currently vacant and is to be demolished to make way for the 2,363 sq. ft. motel with 14 units. The final number of rooms will depend on the number of parking spaces required - to meet city standards.

OUTSTANDING ISSUES
The proposed site plan will require some revisions to the parking lot to meet the city standards. Due to various shared/cross uses among three adjacent lots, the owner will have to execute and record a covenant/agreement that runs with the land to allow shared cross-drainage, cross-utilities, trash enclosure, landscaping, as well as any other shared/cross uses not listed. The owner has provided title report and there was an intent to merge the parcels into one in 1978, but never completed. In 1983, there was a cross access agreement for parking, ingress/egress recorded; however, the cross access agreement does not cover the trash enclosure or any cross utilities or other shared uses. It may be best to clean up and record one for all shared used to supercede the covenant agreement of 1983.

ANALYSIS
Project Location:
Figure 1-1 shows the location of the project site.

A. Figure 1-1
GENERAL INFORMATION:

Site Location: East side of Madera Avenue, north of F Street
APN(s): 023-233-16s, 8,400 SF
Existing Uses: The existing commercial building is currently vacant-used for storage
General Plan
Designation: General Commercial
Zoning: (CG), General Commercial

Surrounding Uses & Zoning:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Land Uses</th>
<th>General Plan Designations</th>
<th>Zone Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential/Commercial</td>
<td>General Commercial</td>
<td>CG</td>
</tr>
<tr>
<td>South</td>
<td>Commercial-Restaurants</td>
<td>General Commercial</td>
<td>CG</td>
</tr>
<tr>
<td>East</td>
<td>Church/Residential</td>
<td>Medium Density</td>
<td>R-1</td>
</tr>
<tr>
<td>West</td>
<td>Commercial-Restaurants</td>
<td>General Commercial</td>
<td>CG</td>
</tr>
</tbody>
</table>

General Plan/Zoning

The 2007 General Plan Land Use Element designates the subject site “General Commercial”. The subject property is zoned CG, (General Commercial). This zone district permits a wide range of retail and office uses such as apparel stores, restaurants, cafes, drive-in restaurants, pharmacy, medical offices and professional offices. The proposed development will be consistent with the land use and zoning for the site as well as promote the general plan’s goal of enhancing downtown.

Site Design:

The site plan shows a two-story hotel having a total floor area of 2,363 square feet. The building floor plans for the first floor show an office, Laundry/Storage Room, and six units. The second floor shows eight units for a total of 14 units. The main entrance to the hotel is on the west side of the building next to the office.

The City's consultant did recommend an alternate design that is more of a “downtown style” - that would place the entire building up against Madera Avenue, with parking to the rear – to be accessed via a breezeway through the building (see Exhibit “F”). The feeling was that this design would better complement the existing character of downtown. However, the applicant wishes to stick with their proposed site plan. The Commission may still want to discuss this topic.
Architecture

The exterior elevations show Spanish style architecture for the building, consistent with the La Estrella Market, including, exterior stucco finish and trim, window treatment and tower elements. These architectural elements provide a visually attractive building design that would compliment the existing La Estrella Market and the entire downtown. The architect and contractor are the same that made improvements to La Estrella Market that was recently remodeled.

Parking

The property site has a recorded cross access agreement for shared parking between several parcels that include La Estrella Market 580 s. Madera Avenue and the proposed La Estrella Motel 566 S. Madera. The parking requirements for each is as follows:

Current parking requirements for the proposed motel is one (1) parking space per unit. The motel is proposing 14 units which would require 14 parking spaces. The site plan shows eleven (11) spaces, and the site does not meet current city standards.

Current parking requirement for La Estrella Market (6,000 sq.ft) is 4.5 stalls per 1,000 s.f. = 27 spaces

The proposed motel project is located in the older part of downtown area that was developed long before modern zoning and parking standards were applied. Parking standards should be relaxed. Kerman’s ordinance should be amended to provide flexibility for parking in the downtown area. Kerman’s ordinance does allow for a special parking review of parking requirements associated with a particular project. Section 17.74.130 (C) Parking reductions. The applicant has submitted a request for a special parking review (see Exhibit ‘G’).

Landscaping

The conceptual landscape plan shows landscaping with shade tree and shrubs at open space areas on east and west of property.

Traffic/Circulation

The site will be accessed from the west by one existing driveway from Madera Avenue between La Estrella Market and the proposed Motel. There is a secondary access off the alley on the rear of the property. The city engineer required a title report to show property lines and cross access agreement. Staff has concluded that with the conditions of approval for parking, etc., adequate traffic circulation has been provided for the project. Caltrans reviewed the revised site plan and had no additional comments.

Fire Protection & Services

The fire district has reviewed the revised site plan and provided standard comments relating to minimum driveway widths, fire lanes, turning radius, fire hydrants, sprinkler systems, and fire extinguishers. The requirements of the fire district are included in the conditions of approval.

Infrastructure
The City Engineer has reviewed the site plan and determined that the existing infrastructure is adequate to serve the proposed project. The applicant is also required to submit a grading and drainage plan to the city engineer for review and approval. Infrastructure improvements required by the city engineer are included in the conditions of approval.

**Trash Enclosure**

The site plan shows a trash enclosure on the east end of the property in the alley to serve the hotel and La Estrella, a cross access agreement will be required, if the property has separate owners.

**ENVIRONMENTAL DETERMINATION:**

This is an infill project and therefore additional environmental review is not required.

**CONCLUSION:**

The proposed La Estrella Motel project is consistent with Kerman’s General Plan, Land Use Element and the Zoning Ordinance. Further, the conditions that have been applied to the proposed use permit will insure that the public’s health, safety and welfare are protected; and that the project is well designed and will be an asset for the community.

**EXHIBITS:**

‘A’ – Location Map  
‘B’ – Site Plan, La Estrella Motel  
‘C’ – Floor Plans, La Estrella Motel  
‘D’ – Elevations, La Estrella Motel  
‘E’ – Conceptual Landscape Plans  
‘F’ – Alternate Site Plan Design  
‘G’- Special Parking Review Request  
‘H’ - Resolution No. 17-12, Approving Conditional Use Permit 17-06  
‘I’- Conditions of Approval
Exhibit ‘B’

Site Plan
Exhibit ‘C’

Floor Plans
Exhibit ‘D’

Elevations
Exhibit ‘E’

Conceptual Landscape Plans
Exhibit “F”

**NOTES**

- Orient building to face onto street, with parking to the rear
- Building fronting onto Madera Avenue better reinforces downtown pedestrian-oriented environment.
- Breezeway aisle allows cars through from Madera Avenue to rear parking lot
- Exterior walkway on rear of building provides access to units
- Design frees up area for landscaping (perhaps a pool or hot tub) in the rear
- 90-degree parking allows cars to travel both ways (not just exit into the alley)

**Elevation View from Madera Ave.**

**Perspective View**

**NOTES**

- Central drive “breezeway” allows access from Madera Avenue to rear parking lot
- Spanish “old town” facade design is recommended, with whitewash smooth-finish stucco, French-style wood-frame windows, accent tiles, curved cornice molding and painted base course
Exhibit ‘G’

Request for Special parking review

California Shine Construction
3251 N Marks Ave
Fresno, Ca 93722
(559) 999-1509
calshineconstruction@yahoo.com

10/05/2017

To: Olivia Pimentel, Assistant Planner
Planning & Development Services Department
850 S. Madera Avenue
Kerman, CA 93630
559-846-9385

Re: Special Consideration for Parking
566 S Madera Ave.
Kerman, Ca

To Olivia Pimentel,

I am writing this letter to request special consideration for parking for motel at 566 S. Madera Ave. Kerman Ca. The owner wants the 14 rooms to be built. We are requesting if you would please consider the motel borrowing 3 parking space from La Estrella Market located at 580 S. Madera Ave. Kerman Ca. The Estrella Market would be closed during the night and have its parking spaces available.

Thank You,

Luis Bravo
Exhibit ‘H’

Resolution 17-12

BEFORE THE PLANNING COMMISSION
CITY OF KERMAN, STATE OF CALIFORNIA

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KERMAN
APPROVING CONDITIONAL USE PERMIT 17-06, FOR LA ESTRELLA MOTEL
566 S. MADERA AVENUE

WHEREAS, at a regular meeting of the Planning Commission of the City of Kerman (the "Planning Commission") duly called and held a public hearing on October 9, 2017, at 6:30 p.m.,

WHEREAS, a conditional use permit application for a proposed motel on a site occupying approximately 8,400 square foot lot was filed by CVES, Inc., 2132 High Street, Selma, Ca, 93662, on behalf of property owner Ahmed Alamari for property located East of Madera Avenue (Hwy 145) and North of ‘F’ Street in the City of Kerman (see Exhibit B), and

WHEREAS, the applicant wishes to construct a 2,363 two-story 14-unit motel, including an office/lobby, laundry room/, and

WHEREAS, the project will provide 11 parking stalls, including one accessible space. and

WHEREAS, a public hearing notice was published in the Kerman News ten days prior to the Planning Commission's public hearing on Conditional Use Permit 17-06; and

WHEREAS, on October 9, 2017 the Planning Commission accepted public testimony, regarding Conditional Use Permit 17-06, and reviewed the Planning Department's staff report.

WHEREAS, as an infill project, the project is exempt from environmental review under the Guidelines of the California Environmental Quality Act (CEQA)

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission after due consideration of the testimony, comments and evidence presented does find as follows:

1. That Conditional Use Permit 17-06, will not have an adverse impact on the neighborhood’s or community’s public health, safety or welfare.

2. That Conditional Use Permit 17-06 is consistent with Kerman’s Land Use Element.

3. That Conditional Use Permit 17-06 is consistent with Kerman’s Zoning Ordinance.

4. That the Planning Commission on the basis of the whole record before it finds that there is no substantial evidence the project will have a significant effect on the environment and the project is exempt from review under the Guidelines of the California Environmental Quality Act (Class 15332 (Infill Exemption).
BE IT FURTHER RESOLVED by the Planning Commission hereby approves Conditional Use Permit 17-06 and recommended conditions of approval of City Staff

It was moved by Commission member _________ and second by Commission member _______ to approve Resolution 17-12, approving Conditional Use Permit 17-06, La Estrella Motel, East side of Madera Avenue (Hwy 145) and North of ‘F’ Street in Kerman, CA.

Passed and adopted at a regular meeting of the Kerman Planning Commission held on October 9, 2017, by the following vote.

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

__________________________________
Vice-Chairman, Charles H. Jones

ATTEST:

__________________________________
Secretary, Olivia Pimentel
EXHIBIT “I”

Conditions of Approval

General Requirements

1. Conditional Use Permit No. 17-06 is granted to allow, Ahmed Alamari, property owner to occupy space known as La Estrella Motel, as approved subject to conditions of approval. The parcel is located on the East side of Madera Avenue, north of F Street. APN 023-233-16s.

2. The approval of Conditional Use Permit No. 17-06 is valid for a period of one (1) year from the approval date (until October 9, 2018). If the use approved by this action is not established within such period of time, the permit shall expire unless upon written request by the applicant prior to the expiration date, an extension is granted by the Planning Commission.

3. The proposed use shall conform substantially to the site plan dated "July 6, 2017 and revised October 2, 2017", on file with the Planning and Development Services Department, except as modified by these conditions. Minor changes to the plans may be allowed subject to the approval of the Director if found to be in substantial conformance with the approved exhibits.

4. In the event that the applicant proposes to modify the hours of operation for services beyond those indicated or other aspects of the business or modify the exterior of the building or site, the modification shall be subject to the review of the Planning Director/designee. The Planning Director/designee may approve the modification or refer the matter back to the Planning Commission if judged to be substantial.

5. That this approval is expressly granted to La Estrella Motel and is not transferable unless and until the new owner/operator submits a letter to the City’s Director of Planning Development Services wherein said owner/operator states he has read, understand, and agrees to the conditions of approval of Conditional Use Permit No. 17-06.

6. The applicant shall maintain the site clean and fee of any trash or debris related to the motel business.

7. Pursuant to Government Code Section 66474.9, the applicants (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Kerman and its agents, officers and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attach, set aside, void, or annul the City’s approval concerning this application, which action is brought within the time period provided for in Section 55499.37. The City will promptly notify the applicants of any such claim action or proceeding and cooperate fully in the defense.

8. On-site signage shall be allowed in accordance with the Sign Ordinance and Sign Design Guidelines, and a sign permit application shall be submitted to the Planning and Development Services Department by a separate permit for review and approval prior to installation.

9. The applicant shall maintain the area surrounding the use including but not limited to the sidewalk area and parking area in a clean and orderly manner at all times.
10. The applicant shall provide adequate parking for the site as required by city standards or submit special parking review pursuant to section 17.74.130 Parking reductions.

11. Except for the approved times for hours of operation, all other activities on the site shall be limited to administrative functions during normal business hours, unless subsequent approval by the Planning Director is given for a modification.

12. Prior to occupancy, the applicant shall meet all applicable provisions of the Uniform Building Code, Fire Code, and all other applicable City codes, ordinance, and development standards in effect at the time of this approval shall be complied with.

13. If operation of this use results in conflicts pertaining to parking, noise, traffic, or other impacts, at the discretion of the Director, this conditional use permit may be referred to the Planning Commission for subsequent review at a public hearing. If necessary, the Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said conditional use permit bound upon applicable findings.

14. That failure to abide by a faithfully comply with any and all conditions attached to the granting of this conditional use permit shall constitute grounds for revocation of said site plan approval by the Planning Commission.

15. The Planning Director has the right to request that the use permit for noncompliance of any conditions or if the operations under this use permit is deemed to be detrimental to the public health, safety, welfare, morals of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvement in the neighborhood or the city.

16. Applicant shall within 24 hours remove any graffiti, paint or other markings on the any of the proposed structures upon notification by city staff.

City Engineer

17. Submit Grading and Drainage Plan on 24’x36’ sheet for review and approval by the City Engineer. Plan shall include utility services or a separate Utility Plan shall be submitted. These plans shall be prepared by a registered civil engineer. All plans shall be approved by the City and all other involved agencies prior to the release of any development permits.

18. Within twenty (20) calendar days after all improvement have been constructed and accepted by the City, the developer shall submit to the City of Kerman Engineering Division on PDF file on CD and one black and white copy of the approved set of construction plans revised to reflect all field revisions and marked “AS BUILT”.

19. The developer shall pay grading plan check, and permit fees and applicable development impact fees at the rate in effect at the time of payment prior to the issuance of Building Permit.

20. The developer shall comply with, and be responsible for obtaining encroachment permits from the City of Kerman for all work performed within the City's right-of-way and Caltrans for all work within State right-of-way.
21. The developer shall be responsible for all actions of his contractors and subcontractors during the course of any work occurring on the site. The developer shall designate, in writing before starting work, an authorized representative who shall have complete authority to represent and to act for the developer. Said authorized representative shall be present at the site of the work at all times while work is actually in progress on the development. During periods when work is suspended, arrangements acceptable to the City Engineer shall be made for any emergency work which may be required. When the developer or his authorized representative is not present on any particular part of the work where it may be desired to give directions, orders may be given by the City Engineer which shall be received and obeyed by the person or persons in charge of the particular work in reference to which the orders are given. Whenever orders are given to the developer’s representative or superintendent or foreman to do work required for the convenience and safety of the general public because of inclement weather or any other such cause, such work shall be done at the developer’s expense.

22. The developer shall take all responsibility for his contractors and shall not allow them to work on, place debris on, store supplies or equipment on, or in any other way encroach upon any other properties without the written permission of such property owners. In the event other properties are encroached upon without written permission, work shall be automatically shut down until resolved.

23. During the site construction, any public streets fronting the project shall be kept clear of any construction debris and shall not be used as a storage area for equipment, materials, or other items.

24. Due to the various shared/cross uses amongst APN 023-233-06S, 16S, and 17S, owner shall prepare, execute, and record a covenant/agreement that runs with the land for the applicable shared uses. Covenant shall address the shared use of parking, ingress/egress, cross access, cross drainage, cross utilities, trash enclosure, landscaping, as well as any other shared/cross uses not listed. Recorded document must be submitted prior to approval of building permits.

25. All new utilities shall be underground, including all electrical conductors.

Water and sewer services shall be installed from existing mains in alley along east side of property. Separate domestic, landscape, and fire water services shall be installed. All services shall be per City Standards.

26. Install reduced pressure backflow preventers on all water services per City Standards.

27. Parking lot shall be designed and constructed per City Standards.

28. Install/replace drive approaches per City Standards and provide accessible pedestrian path of travel around approaches. Dedicate pedestrian easements as required to accommodate path of travel.

29. Replace all damaged or sub-standard concrete improvements along the public street frontage.

Fire Conditions
The Fire Department has completed a review of above listed building plan. The following requirements and conditions are to be placed on this plan as a condition of approval by the Fire Department.

30. Show the existing fire hydrants on the site plan. Show proposed location for the fire sprinkler riser and fire department connection (FDC). Note: Interior sprinkler risers not located within five feet of an exterior door require an exterior wall mounted indicating control valve. FFD policy section 405.025 and 405.003 Fire department connections shall not be installed within five feet (5’) of any building opening, excluding a fire department riser access door. (FFD Development Policy 405.025)

31. The minimum size of all fire department connections shall be based upon the system type. No connection shall be less than 2 ½” in size. (FFD Development Policy 405.025)

This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of Kerman Planning & Development when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.

If you have any further questions, please contact at Laurie.Sawhill@Fresno.gov (559) 621-4147

End of conditions

____________________________
Applicant/Owner

___________________
Date
To: Vice-Chairman and Commission
From: Olivia Pimentel, Assistant Planner
Subject: Public Hearing: Recommending that City Council Adopt Ordinance Adding Title 17 to the Kerman Municipal Code Relating To Expedited Permit Process For Electric Vehicle Charging Stations.

RECOMMENDATION

By motion, Planning Commission, open public hearing, hear any testimony, close public hearing and Approve Resolution recommending that the City Council Add Title 17 to the Kerman Municipal Code to comply with AB 1236 relating to expedited permitting procedures for electrical vehicle charging stations.

EXECUTIVE SUMMARY

In 2015, the State of California adopted Assembly Bill 1236 (2015, Chiu, Codified as Government Code Section 65850.7), which requires local jurisdictions with a population less than 200,000 residents to adopt an ordinance to create an expedited, streamlined permitting process for electric vehicle charging stations on or before September 30, 2017. Assembly Bill 1236 provides statewide standards to ensure timely, cost-effective installations of charging stations.

An electric vehicle charging station is any level of electric vehicle supply equipment station which delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle. AB 1236 may refer to the recommendations in the most current version of the “Plug-In Electric Vehicle Infrastructure Permitting Checklist” of the “Zero-Emission Vehicles in California: Community Readiness Guidebook” published by the Governor’s Office of Planning and Research. AB 1236 eliminates the City’s ability to perform discretionary review on electric vehicle chargers based on aesthetics and only allows for review on the basis of health and safety.

BACKGROUND

Assembly Bill 1236, which amended Government Code Section 65850.7 to require jurisdictions with a population less than 200,000 residents to establish procedures for expedited, streamlined processes for permitting of electric vehicle charging stations. The amendments to Section 65850.7 include the requirement for a jurisdiction to adopt an ordinance for the expedited, streamlined process on or before September 30, 2017. The ordinance shall include the requirement that a jurisdiction adopt a checklist of requirements with which a permit application for an electric vehicle charging station will be eligible for expedited review.
This process includes the establishment of a checklist containing objective requirements for the installation of an electric vehicle charging station and a process for electronic submittal of permit applications. The content of the checklist requires the permit applicant to check the features of the existing electrical service such as rating in amperes, system voltage, connected or calculated load, spare capacity in amperes, voltage and ampere rating of the electric vehicle supply equipment, circuit rating of the electric vehicle supply equipment, location of the electric vehicle supply equipment, if ventilation is/or is not required, and clearances of the charging equipment to comply with all applicable building and fire safety laws. The checklist also assists the applicant in confirming that the location of the electric vehicle supply equipment will comply with any vehicle clearance requirements in the City’s Zoning Ordinance. Section 65850.7 requires that the City’s checklist may be based on the “Plug-In Electric Vehicle Infrastructure Permitting Checklist” of the “Zero-Emission Vehicles in California: Community Readiness Guidebook” of the Governor’s Office of Planning and Research.

Assembly Bill 1236 (2015) also clarifies that a jurisdiction shall not condition approval of a permit for an electric vehicle charging station based on the approval of an association as defined in California Civil Code, Section 4080.

Staff recommends that the Planning Commission, conduct public hearing, hear any testimony, close public hearing and Recommend that City Council Adopt Ordinance to create an expedited, streamlined permitting process for electric vehicle charging stations. The deadline by the state for local jurisdictions to adopt ordinances was on or before September 30, 2017; therefore, the deadline has passed. There are no known penalties for noncompliance; however, the City must show good intentions to comply. Most of the procedures, such as electronic submittal of plans are currently available and staff will review and comply with the requirements of the Assembly Bill including assuring that successful implementation of an expedited, streamlined process will be available to permit applicants upon adoption of the ordinance.

NEXT STEPS

After the Planning Commission’s public hearing, the Planning Commission’s recommendation will be submitted to the City Council. In the meantime, staff is taking measures to meet all requirements of Assembly Bill 1236 (2015) as soon as possible. This includes finalizing the application checklist in conjunction with the “Plug-In Electric Vehicle Infrastructure Permitting Checklist” of the “Zero-Emission Vehicles in California: Community Readiness Guidebook”, measures for electrical compliance, and standard items for fire prevention safety. Building and Fire inspection staff are also developing procedures for expedient and thorough inspection of the electric vehicle charging stations.

OUTSTANDING ISSUES

The AB 1236 deadline for cities to be in compliance has passed; however, the setting of a Public Hearing for adoption of an ordinance shows the City’s intent to comply.

There is no anticipated fiscal impact, as the costs would be recovered through existing building permit fees.
DISCUSSION

The attached ordinance conforms the City Code to the requirements of AB1236 and is based upon the model ordinance promulgated by the California Building Officials’ Association.

PUBLIC HEARING

A public hearing notice on the proposed ordinance amendment was published in the Kerman News on September 27, 2017 at least ten days prior to the October 9, 2017 Planning Commission meeting.

Attachments:

A. Resolution
B. Ordinance
C. Streamline Permitting Checklist
RESOLUTION NO. 17-__
BEFORE THE PLANNING COMMISSION
CITY OF KERMAN, STATE OF CALIFORNIA

A RESOLUTION RECOMMENDING THAT CITY COUNCIL INITIATE
ZONING ORDINANCE AMENDMENT TO TITLE 17, ADDING CHAPTER
17.98 TO THE KERMAN MUNICIPAL CODE RELATING TO EXPEDITING
PERMITTING PROCEDURES FOR ELECTRIC VEHICLE CHARGING
STATIONS IN ALL ZONE DISTRICTS

WHEREAS, at a regular meeting of the Planning Commission of the City of Kerman (the
“Planning Commission”) duly called and held on October 9, 2017, at 6:30 p.m., it was moved by
Commission member ______________ second by Commission member __________ and carried
that the following resolution be adopted:

WHEREAS, the Planning Director has initiated a zoning ordinance amendment to Title 17
of the Kerman Municipal Code Relating to Electric Vehicle Charging Stations; and

WHEREAS, the Electric Vehicle Charging Station Ordinance, is attached hereto as
Attachment A and incorporated by this reference; and

WHEREAS, the Planning Commission pursuant to chapter 17.26, Zoning Ordinance
Amendments, section 17.26.030 held a duly scheduled public hearing for October 9, 2017, to
consider the zoning ordinance amendments and additions; and

WHEREAS, the Planning Department has determined that the proposed amendments and
additions are statutorily exempt from environmental review pursuant to Section 15282 (i) of the
California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission, after considering
all the evidence presented, determined the following findings were relevant in evaluating this
ordinance:

1. The proposed zoning ordinance amendments are consistent and compatible with other goals,
policies and implementation programs set forth in the General Plan.

2. That the proposed zoning ordinance amendments will not be detrimental to the public health,
safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

3. The proposed zoning amendments have been processed in accordance with the applicable
The foregoing resolution was adopted at a regular meeting of the Kerman Planning Commission held on this 9th day of October 2017, by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED BY:

__________________________ _______________
Vice-Chairman, Charlie Jones Date

__________________________ _______________
Secretary, Olivia Pimentel Date
ORDINANCE NO. 17-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KERMAN
ADDING CHAPTER 17.98 TO TITLE 17 OF THE KERMAN MUNICIPAL
CODE RELATING TO EXPEDITED PERMIT PROCESS FOR
ELECTRICAL VEHICLE CHARGING STATIONS

THE CITY COUNCIL OF THE CITY OF KERMAN DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 17.98 is added to Title 17 of the Kerman Municipal Code to read as follows:

Chapter 17.98

EXPEDITED PERMIT PROCESS FOR
ELECTRICAL VEHICLE CHARGING STATIONS

17.98.010 Purpose and Intent
17.98.020 Definitions
17.98.030 Expedited Permitting Process
17.98.040 Permit Application Processing
17.98.050 Technical Review
17.98.060 Electrical Vehical Charging Station Installation Requirements

17.98.010 Purpose and Intent.

The purpose of this chapter is to provide an expedited, streamlined permitting process for electric vehicle charging stations that complies with AB 1236, codified in Government Code Section 65850.7, which intends to facilitate the convenient charging of electric vehicles. This Ordinance supports the goals of advancing of zero emissions vehicles.

17.98.020 Definitions

As used in this chapter:

“Association” means a nonprofit corporation or unincorporated association created for the purpose of managing a common interest development.

“Electric vehicle charging station or charging station” means an electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads on the effective date of this chapter, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.
“Electronic submittal” means the submittal of the application utilizing electronic mail, the internet, or facsimile.

“Specific adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

17.98.030 Expedited Permitting Process

Consistent with Government Code Section 65850.7, the Building Official shall implement an expedited, streamlined permitting process for electric vehicle charging stations and adopt a checklist of all requirements with which electric vehicle charging stations shall comply with in order to be eligible for expedited review. The expedited, streamlined permitting process and checklist may refer to the recommendations contained in the most current version of the “Plug-In Electric Vehicle Infrastructure Permitting Checklist” of the “Zero-Emission Vehicles in California: Community Readiness Guidebook” as published by the Governor’s Office of Planning and Research. The City’s adopted checklist shall be published on the City’s website.

17.98.040 Permit Application Processing

A. Prior to submitting an application for processing, the applicant shall verify that the installation of an electric vehicle charging station will not have specific, adverse impact to public health and safety and building occupants. Verification by the applicant includes but is not limited to: electrical system capacity and loads; electrical system wiring, bonding and overcurrent protection; building infrastructure affected by charging station equipment and associated conduits; areas of charging station equipment, and vehicle parking.

B. A permit application that satisfies the information requirements in the City’s adopted checklist shall be deemed complete and be promptly processed. Upon confirmation by the Building Official that the permit application and supporting documents meet the requirements of the City’s adopted checklist, and are consistent with all applicable laws and health and safety standards, the Building Official shall, consistent with Government Code Section 65850.7, approve the application and issue all necessary permits. Electric vehicle charging stations cannot be installed or utilized until approval is granted by the Building Official. If the Building Official determines that the permit application is incomplete, he or she issue a written correction notice to the applicant, detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

C. Consistent with Government Code Section 65850.7, the Building Official shall allow for electrical submittal of permit applications covered by this chapter and associated supporting documentations. In accepting such permit applications, the Building Official shall also accept electronic signatures on all forms, applications and other documentation in lieu of a wet signature by any applicant.

17.98.050 Technical Review

A. The permitting requirements in this chapter do not supersede the Building Official’s authority to address higher priority life-safety situations. The Building Official may deny an application to install an electric vehicle charging station only if the Building Official makes written findings...
based upon substantial evidence in the record that the proposed installation would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. The findings shall include the basis for the rejection of potential feasible alternative of preventing the adverse impact. The decision of the Building Official to deny an application to install an electric vehicle charging station may be appealed to the Planning Commission.

B. The City shall not condition the approval for any electric vehicle charging station permit on the approval of such a system by an association.

17.060 Electrical Vehicle Charging Station Installation Requirements

A. Electric vehicle charging station equipment shall meet the requirements of the California Electric Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories, and rules of the Public Utilities Commission or a Municipal Electric Utility Company regarding safety and reliability.

B. Installation of electric vehicle charging stations and associated wiring, bonding disconnecting means and overcurrent protective devices shall meet the requirements of Article 625 and all applicable provisions of the California Electrical Code.

C. Installation of electric vehicle charging stations shall be incorporated into the load calculations of all new or existing electrical services and shall meet the requirements of the California Electrical Code. Electric vehicle charging equipment shall be considered a continuous load.

D. Anchorage of either floor-mounted or wall-mounted electric vehicle charging stations shall meet the requirements of the California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer’s installation instructions. Mounting of charging stations shall not adversely affect building elements.”

SECTION 2 CEQA. The proposed ordinance amendment to the City of Kerman Zoning Ordinance is exempt from environmental review pursuant to Section 15061(b) (3) of the California Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 15061(b) (3), the general rule exemption, states that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment that the activity is not subject to CEQA. No significant environmental impacts would occur as a result of these ordinance amendments.

SECTION 3. Severance. If any section, subsection, phrase, or clause of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. Effective Date. This ordinance shall become effective thirty days after its adoption.

SECTION 5. Publication. Upon passage, this ordinance or a summary of the same shall be published within fifteen (15) days of passage, pursuant to the laws of the State of California, in the
Kerman news, a newspaper of general circulation published and circulated in said City of Kerman. If a summary of the ordinance is published, the City Clerk shall cause a certified copy of the full text of the proposed ordinance to be posted at City Hall at least five days prior to the meeting at which the ordinance is adopted and again after the meeting at which it is adopted. The ordinance shall become effective thirty days after its adoption.

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Kerman on _____________, and was passed and adopted at a regular meeting of the City Council of the City of Kerman on _________________ by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

The foregoing ordinance is hereby approved:

________________________________
Rhonda Armstrong,
Mayor

ATTEST:

________________________________
Marci Reyes
City Clerk
This checklist must be completed by the contractor or an authorized agent of the contractor in order to determine if the electrical vehicle charging station is eligible for streamlined permitting.

**GENERAL REQUIREMENTS:**
Plans shall consist of the following:

**Commercial:** 3 sets of plans on 18”x24” to 36”x48” sheets, or Electronic Submittal.

**Residential:** 3 sets of plans on 11”x17” to 36”x48” sheets, or Electronic Submittal.

**Required General Information** (required to be included on the drawings):

- Site address on all plan sheets.
- Site/plot plan drawn to scale, show all allowed parking.
- Vicinity map.
- Show protection from physical damage, per current codes.
- Electrical site plan that shows the location of PEV charging equipment.
- Location of existing service/meter panel and Utility Transformer.
- Single-line-diagram and Panel Schedule.
- Show Existing/New lighting to avoid tripping hazards from cords, etc.
- Show dimension of PEV Parking Stall/Space.
- Show the location of any Hazardous Materials on site.
- PEV Charging Equipment cut-sheets for each type of unit proposed.
- Provide details that height of all controls and connectors, including cord management.
- Show that a minimum of 36” pathway is maintained at all times.
- Commercial – Show compliance with the current Accessibility Codes.
- Identify appropriate codes.
- Structural calculations (if applicable).

**Plan review and zone check fees must be paid upon submittal of plans:**
As the responsible contractor or authorized agent for the project I understand that I am responsible for the accuracy of all information provided in this check list.

Contractor/Authorized Agent Name: ___________________________email/phone: ___________________________

Accepted: Date ____________ City Building Official initials: ________