# Table of Contents

Agenda ......................................................... 2
Minutes

- May 14, 2018 .............................................. 4
Amend Conditional Use Permit 17-02: Nito's Auto Body, Car Wash/Detail 14986 W. Stanislaus Avenue to add paint booth use

- Staff Report .............................................. 6
Annual Housing Element Report 2017

- Staff Report .............................................. 16
- Annual Housing Report 2017 .............................. 18
- Annual Housing Report Table C .......................... 23
OPENING CEREMONIES

Call to Order
Roll Call
Pledge of Allegiance

AGENDA APPROVAL/ADDITIONS/DELETIONS

1. PRESENTATIONS/CEREMONIAL MATTERS

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

RECOMMENDATION: Commission approve minutes as presented.

ATTACHMENTS: May 14, 2018
3. **PUBLIC HEARINGS**

   **A. SUBJECT:** Amend Conditional Use Permit 17-02: Nito's Auto Body, Car Wash/Detail 14986 W. Stanislaus Avenue to add paint booth use

   **RECOMMENDATION:** Commission by motion, Approve the Amendment of Conditional Use Permit 17-02: Nito’s Auto Body, Car Wash/Detail 14986 W. Stanislaus Avenue to add paint booth use

   **ATTACHMENTS:** Staff Report

4. **PETITIONS/RESOLUTIONS**

   **A. SUBJECT:** Annual Housing Element Report 2017

   **RECOMMENDATION:** Commission by motion, approve resolution recommending that Council approve 2017 Annual Housing Element Report and direct planning director to submit to Housing and Community Development

   **ATTACHMENTS:** Staff Report
   **ATTACHMENTS:** Annual Housing Report 2017
   **ATTACHMENTS:** Annual Housing Report Table C

5. **ADMINISTRATIVE REPORTS** None offered

6. **COMMUNICATIONS** As offered

   **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.

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 June 8, 2018.

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

Call to Order by Vice-Chair Kevin Nehring
Roll Call by Destiny Garcia, Assistant Secretary
Commission Present: Bishop, Espino, Felker, Nehring, Nunez, Wettlaufer
Commission Absent: Bandy (excused)
Pledge of Allegiance: Performed

AGENDA APPROVAL/ADDITIONS/DELETIONS C/Wettlaufer made a motion to approve, second C/Nunez, unanimously approved as presented.

1. PRESENTATIONS/CEREMONIAL MATTERS

A. Presentation of Proposed Sphere of Influence Expansion

Greg Collins of Schoettler and Collins Planning Consultants facilitated the informational workshop to update the public on the proposed Sphere of Influence (SOI) expansion that would be proposed as part of the General Plan Update (GPU 2040) being prepared by Mintier Harnish Planning Consultants. Mr. Collins explained that once the GPU is completed, (approximately in June 2019) and adopted, the SOI would be processed. The GPU is planning tool used to help guide the growth and development in Kerman.

Mr. Collins briefly reviewed the SOI with a power point presentation. He explained that the SOI is required by State law. It establishes growth boundaries for cities (defines areas that can be annexed into city for urban development). Kerman’s current SOI was last updated in 2007.

The City of Kerman has been growing rapidly over past 20 years and is running out of room in both the city limits and current SOI for growth – especially for residential development. Development now is up against city limits and SOI boundaries on east and west sides. The proposed SOI expansion is approximately 449 acres; 244 acres on west side; 205 acres on east site of the city. Staff explained that the 2007 Kerman General Plan already designates these areas for urban development and that the new updated General Plan will be analysing current trends, population, housing and other needs and might determine a slightly different SOI boundary line is needed to accommodate growth. For that reason, despite the strong demand and request to expand the SOI now for annexations, staff determined that it will be best to wait until the GPU is completed to move forward with the SOI. Staff explained that this workshop is an early effort of the city to keep the community aware of future expansion plans.

Notices were sent to all affected property owners. Staff took questions from the public in attendance
Various questions were addressed included:
-Concerning annexation: Question whether properties had to be annexed into the city limits? If they could continue to farm? Utility hookups, etc.

Staff gave several examples and stated that annexation is on an individual bases. Just because a SOI is expanded does not mean properties will being annexed into the city limits.

Annexation only occurs when a property owner requests it. Then they must submit a project for approval like a subdivision.
Staff explained that in the event a property located behind another applied for an annexation, then the entire site would be included because LAFCo and Fresno County would not allow an island to be created. Once a property is annexed into the city limits they will have up to two (2) years to tie into the city services.

Staff reviewed the next steps
- City is currently updating its General Plan. Expected completion by Fall of 2019.
- Once complete, City will initiate an expansion of the Sphere of Influence
- Staff must prepare an environmental analysis and a Plan for Services (MSR)
- Property owners will be notified of all hearings
- Expansion must be approved by City Council
- Expansion must be submitted and approved by Fresno Local Agency Formation Commission (LAFCo) and Fresno County Board of Supervisors
- If expansion is approved, property owners could request annexation

**RECOMMENDATION:** Informational only.

**REQUEST TO ADDRESS COMMISSION** None offered

2. **CONSENT CALENDAR**

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

A. **SUBJECT:** MINUTES: C/Espino made motion to approve minutes as presented, second C/Bishop, unanimously approved minutes for March 12, 2018 as presented.

3. **PUBLIC HEARINGS** None offered

4. **PETITIONS/RESOLUTIONS** None offered

5. **ADMINISTRATIVE REPORTS** None offered

6. **COMMUNICATIONS** None offered

**ADJOURNMENT** Meeting adjourned at 7:30pm

Olivia G. Pimentel
Secretary to the Planning Commission
To: Kerman Planning Commission  
From: Olivia Pimentel, Assistant Planner, and Collins & Schoettler Planning Consultants  
Subject: Amend Conditional Use Permit (CUP 17-02) to add a paint booth for auto parts at an existing commercial site at 14986 W. Stanislaus Avenue, Nito’s Auto Body/Car Wash

Recommendation:

Staff recommends that the Planning Commission open the public hearing, take public testimony, close the public hearing and by motion adopt a resolution amending Conditional Use Permit (CUP 17-02) to add a paint booth for auto parts at an existing commercial site located at 14986 W. Stanislaus Avenue, Nito’s Auto Body/Car Wash.

Applicant:

Ihsanulhag Mohammad  
774 S. Kenneth Avenue  
Kerman, CA 93630

Background:

The applicants have submitted a request to amend their existing conditional use permit to add a paint booth to paint auto parts. Paint booths are allowed in the General Commercial zone district by way of a conditional use permit. The original conditional use permit was approved on June 12, 2017.

Project Description:

The building is owned by Mr. Ihsanulhag Mohammad. There are three tenant spaces of which two are occupied by an auto body/car wash detail shop that is operated by Mr. Juan Luis Morales, doing business as ‘Nito’s Car Detail’. The tenant is proposing to add a paint booth use in order to paint small auto parts. The paint booth’ exterior dimensions are 13 feet wide x 8 feet, 10 inches high x 23 feet, 4 inches long. The proposed paint booth is a “Mid-Size Cross Flow-1000” model paint booth that draws fresh air through filters in the drive-in doors. The paint booth will be placed within the third rental space, Suite C.

According to the applicant, small auto parts that are being repaired will be placed within the paint booth. This paint booth will not be for entire automobiles, only the auto parts. The MSCF-1000 model comes with
a back wall style plenum. The filtered exhaust air is pulled through the exhaust plenum and discharged straight up and into the atmosphere through an exhaust stack.

Land Use and Zoning

The subject property is designated General Commercial (CG) on the land use map and zoned General Commercial (CG) which allows for a wide range of commercial and office uses which, according to the Zoning Ordinance “are diverse, visually pleasing, and convenient in terms of parking and access, attractive and used by citizens of Kerman as well as visitors to the area”. The proposed site is centrally located, and will provide good access and will not conflict with existing land uses. The proposed additional use requires an amendment to the existing conditional use permit in order to be consistent with the land use designation.

Surrounding Uses

The surrounding uses are described as follows:

<table>
<thead>
<tr>
<th>Location</th>
<th>Land Use</th>
<th>Zoning</th>
<th>Existing Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>West</td>
<td>Commercial Use</td>
<td>(CG) General Commercial</td>
<td>Commercial Businesses</td>
</tr>
<tr>
<td>East</td>
<td>Residential</td>
<td>(R-1) Residential</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>North</td>
<td>Commercial</td>
<td>(CG) General Commercial</td>
<td>Commercial Business</td>
</tr>
<tr>
<td>South</td>
<td>Commercial</td>
<td>(CG) General Commercial</td>
<td>Commercial Business</td>
</tr>
</tbody>
</table>

The hours of operation will remain Monday thru Saturday 8:00 a.m thru 7:00 p.m. A notice was sent out to all surrounding properties within 100 feet of the proposed paint booth. There was one objection received (see Attachment “E”).

San Joaquin Valley Air Board Pollution District Review

The San Joaquin Valley Air Board Pollution District was contacted and submitted their requirements for the proposed paint booth. According to the San Joaquin Valley Air Board District, the following applies:

District Rule 2020 (Exemptions) lists the following exemption for a coating operation:

6.8.2 Surface coating operations, except for powder coating operations, which use less than one quart of coating per day or less than eight gallons of coating per year.

If the coating operation uses more coating than listed above, it will be required to have a permit. The applicant will be required to provide verification of either exemption or compliance with these requirements as part of the conditions of approval for the project.

The auto body/car wash detail business is proposing to install the paint booth in Suite C. Suite C is 3,440 s.f. area.

The entire site consists of an existing commercial building with three (3) tenant spaces (Suite ‘A” 1,255 s.f., Suite ‘B’ 2,768 s.f. and Suite ‘C’ 3,440 s.f. for a total building area of 5,443 s.f.).

The Fire Department reviewed and had no additional conditions; however, final approval is subject to a field inspection.
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.

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 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.

Alternate Action:

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

Attachments:

A. Aerial Map
B. Site Plan
C. Elevations of proposed paint booth
D. Resolution No. 18-05, approving Amendment to Conditional Use Permit (CUP 17-02) to add auto parts paint booth use at 14986 W. Stanislaus Avenue (Nito’s Auto Body/Car Wash/Detail)
Attachment ‘A’

Aerial Map
Attachment ‘B’

Site Plan

Proposed Paint Booth (Inside, suite C)
Attachment ‘C’

Proposed Paint Booth, Specifications

The paint booth is a mid-size cross flow booth that draws fresh air through filters in the drive-in doors. This clean filtered air is pulled through the booth and then exhausts through a wall of filters on the other end. The MSCF-1000 model comes standard with a back wall style plenum. The filtered exhaust air is pulled through the exhaust plenum and discharged straight up and into the atmosphere through an exhaust stack. (Optional Add-on Feature).

- 8'H x 10'W entrance doors
- 12' 9"W x 8' 4"H x 20' 1"L interior dimensions
- 13'W x 8' 10"H x 23' 4"L exterior dimensions
- 24" fan with 3-phase - 3 hp motor with belts, pulleys and sheave
- All 18 gauge galvanized steel construction
- All hardware, fasteners and sealants
- 16 - 20" x 20" intake filters and exhaust filters
- 6 - 48" 4-tube light fixtures with clear tempered glass
- Assembly instructions/permit package
- Draft Gauge
- UL approved components
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KERMAN APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT (CUP 17-02) TO ADD A PAINT BOOTH TO AN EXISTING BUSINESS AT 14986 W. STANISLAUS AVENUE (NITO’S 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 June 11, 2018, at 6:30p.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 an amendment to a conditional use permit from Ihsanulhag Mohammad to add a paint booth to the existing business (an auto detail and car wash) at 14986 W. Stanislaus Avenue as reflected in Exhibit ‘A’; and,

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 ‘B’.

I HEREBY CERTIFY that the foregoing Resolution was approved at a regular meeting of the Planning Commission of the City of Kerman on the 11th day of June, 2018, and was fully adopted at said meeting by the following vote:
AYES:

NOES:

ABSENT:

ABSTAIN:

_________________________________
Robert Bandy, Chairperson

ATTEST:

_________________________________
Olivia Pimentel, Secretary

Exhibits
   A. Location of Proposed paint booth
   B. Conditions of Approval
Exhibit ‘A’

Proposed Location of Paint Booth

14986 W. Stanilsaus Avenue

Site Plan
Exhibit ‘B’

Conditions of Approval – Auto Detail/Car Wash

1. All original conditions of approval remain in effect.

2. Applicants shall provide proof of compliance within 30 days or as soon as possible, with any permit requirements of the San Joaquin Valley Air Pollution District, District Rule 2020 (Exemptions) which lists the following for a coating operation:

   6.8.2 Surface coating operations, except for powder coating operations, which use less than one quart of coating per day or less than eight gallons of coating per year.

   If the coating operation uses more coating than listed above, it will be required to have a permit. Applicant will be required to provide verification of either exemption or compliance with these requirements as part of the conditions of approval for the project.

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 an amendment to Conditional Use Permit No. 17-02.

_________________________  ______________________________
Date                      Ihsanulhag Mohammad
                         Applicant
To: Kerman Planning Commission  
From: Olivia Pimentel, Planning Technician  
Subject: Planning Commission Resolution Recommending that the City Council Adopt the filing of the 2017 Annual Housing Element Progress Report

RECOMMENDATION:

Planning Commission by motion approve resolution recommending that the City Council adopt the filing of the 2017 Annual Housing Element Progress Report

EXECUTIVE SUMMARY:

Pursuant to Government Code Section 65400(a)(2), local planning agencies shall provide an Annual Housing Element Progress Report to the City Council, OPR and HCD by April 1st of each year on the implementation status of the City's General Plan Housing Element for the prior calendar year (2017). Serving as the City's planning agency, on June 11, 2018, the City of Kerman Planning Commission is being presented with the 2017 Annual Housing Element Progress Report for review and recommendation to City Council for adoption and filing with State Department of Housing and Community Development (HCD) and the Governor’s Office of Planning and Research (OPR).

The Planning Commission is being asked to review the Annual Housing Element Progress Report and make any comments or observations.

Some issues to consider:

- Taking into account recent and pending State-wide housing legislation, the City Should strive to be proactive vs reactive;
- Explore incentives for creation of more affordable housing e.g. apply a sliding scale for development impact fees based on the home size – the smaller the home the smaller the fees, and increase unit density per acre for smaller sized homes.

The State developed a standardized Progress Report form for municipalities State-wide to utilize for annual reporting purposes. The following is a quick explanation of the City's completed Progress Report form for 2017.
• Table A is the City’s new residential production, by lower income category, for units that were issued a building permit within the calendar year 2017.
• Table A2 is the number of units rehabilitated, preserved or acquired by the City that met the specific criteria of Government Code Section 65583.2(c)(1).
• Table A3 is the City’s new residential production of moderate and above moderate-income units that were issued a building permit within the 2017 calendar year.
• Table B is the City’s new residential progress towards the City’s 168 unit shortfall, RHNA
• Table C is the City's narrative of the City's Program Implementation Status of the 2015-2023 Housing Element that was conditionally approved by HCD on July 25, 2016.

FISCAL IMPACT:

No fiscal impact associated with the submittal of the 2017 Annual Housing Element Progress Report to HCD and OPR

SUMMARY/CONCLUSION:

Following City Council receipt of the Housing Element Progress Report, the Report will be sent to OPR and HCD for their review/filing.

ATTACHMENT:

A. 2017 Annual Element Progress Report, Housing Element Implementation
## Jurisdiction
City of Kerman

## Reporting Period
1/1/2017 - 12/31/17

### Table A
**Annual Building Activity Report Summary - New Construction**

**Very Low-, Low-, and Mixed-Income Multifamily Projects**

<table>
<thead>
<tr>
<th>Project Identifier (may be APN No., project name or address)</th>
<th>Unit Category</th>
<th>Unit Tenure</th>
<th>Affordability by Household Incomes</th>
<th>Total Units per Project</th>
<th>Est. # Infill Units*</th>
<th>Housing with Financial Assistance and/or Deed Restrictions</th>
<th>Housing without Financial Assistance or Deed Restrictions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crown Tr 5478</td>
<td>SFD</td>
<td>O</td>
<td>Very Low-Income</td>
<td>5</td>
<td>5</td>
<td>USDA</td>
<td></td>
</tr>
<tr>
<td>Crown Tr 5636</td>
<td>SFD</td>
<td>O</td>
<td>Low-Income</td>
<td>34</td>
<td>34</td>
<td>USDA</td>
<td></td>
</tr>
<tr>
<td>Century Com Tr 5832</td>
<td>SFD</td>
<td>O</td>
<td>Moderate-Income</td>
<td>7</td>
<td>7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Century Com Tr 5921</td>
<td>SFD</td>
<td>O</td>
<td>Above Moderate-Income</td>
<td>2</td>
<td>2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Note:** These fields are voluntary.

### Notes
- **Extremely Low-Income Units**
  - 0

- **Total Moderate and Above Moderate**
  - 0 0 0

- **Total by income Table A/A3**
  - 5 0 0 48

*Note: These fields are voluntary.*
ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction: City of Kerman
Reporting Period: 1/1/2017 - 12/31/17

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

<table>
<thead>
<tr>
<th>Activity Type</th>
<th>Affordability by Household Incomes</th>
<th>(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Extremely Low-Income</td>
<td>Very Low-Income</td>
</tr>
<tr>
<td>(1) Rehabilitation Activity</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>(2) Preservation of Units At-Risk</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>(3) Acquisition of Units</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>(5) Total Units by Income</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

<table>
<thead>
<tr>
<th>1. Single Family</th>
<th>2. - 4 Units</th>
<th>3. 5+ Units</th>
<th>4. Second Unit</th>
<th>5. Mobile Homes</th>
<th>6. Total</th>
<th>7. Number of infill units*</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of Units Permitted for Moderate</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>No. of Units Permitted for Above Moderate</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

* Note: This field is voluntary
## ANNUAL ELEMENT PROGRESS REPORT

**Housing Element Implementation**

(CCR Title 25 §6202)

### Jurisdiction
City of Kerman

### Reporting Period
1/1/2017 - 12/31/17

### Table B

#### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

<table>
<thead>
<tr>
<th>Income Level</th>
<th>RHNA Allocation by Income Level</th>
<th>2016</th>
<th>2017</th>
<th>Total Units to Date (all years)</th>
<th>Total Remaining RHNA by Income Level</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Year 1</td>
<td>Year 2</td>
<td>Year 3</td>
<td>Year 4</td>
</tr>
<tr>
<td>Very Low</td>
<td>Deed Restricted</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Non-deed Restricted</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low</td>
<td>Restricted</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Non-deed Restricted</td>
<td>26</td>
<td>5</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Moderate</td>
<td>Deed Restricted</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Non-deed Restricted</td>
<td>68</td>
<td>34</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Above Moderate</td>
<td>1</td>
<td>9</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total RHNA by COG.</td>
<td>95</td>
<td>48</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Enter allocation number:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total Units</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Remaining Need for RHNA Period</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note: units serving extremely low-income households are included in the very low-income permitted units totals.
## Annual Element Progress Report

### Housing Element Implementation

(CCR Title 25 §6202 )

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>City of Kerman</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reporting Period</td>
<td>1/1/2017 - 12/31/17</td>
</tr>
</tbody>
</table>

### Table C

Program Implementation Status

<table>
<thead>
<tr>
<th>Name of Program</th>
<th>Objective</th>
<th>Timeframe in H.E.</th>
<th>Status of Program Implementation</th>
</tr>
</thead>
<tbody>
<tr>
<td>See Attached “Table C”</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Program Description (By Housing Element Program Names)**

**Housing Programs Progress Report - Government Code Section 65583.**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.
Kerman was not able to obtain a CDBG grant for housing rehabilitation during 2017. The City’s ability to assist affordable housing projects has also been greatly reduced by the State’s elimination of redevelopment agencies.

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>City of Kerman</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reporting Period</td>
<td>1/1/2017 - 12/31/17</td>
</tr>
</tbody>
</table>

General Comments:
## ANNUAL ELEMENT PROGRESS REPORT
### Housing Element Implementation

**TABLE ‘C’**

Program Implementation Status
City of Kerman

<table>
<thead>
<tr>
<th>Program Description</th>
<th>Objective</th>
<th>Time frame in H.E.</th>
<th>Status of Program Implementation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program 1 Regional Collaboration on Housing Opportunities</td>
<td>Biannual</td>
<td>Accomplished – City of Kerman continues to work with MJHE committee</td>
<td></td>
</tr>
<tr>
<td>Program 2 Review Annexation Standards in MOU</td>
<td>As deemed appropriate</td>
<td>Ongoing- Review with annexation requests</td>
<td></td>
</tr>
<tr>
<td>Program 3 Rezone and Provision of Adequate Sites</td>
<td>Annual Update</td>
<td>Accomplished – City of Kerman has rezoned 4.5 of the required 8.4, working on remaining 3.90 acres for Multi-Family</td>
<td></td>
</tr>
<tr>
<td>Program 4 Monitoring of Residential Capacity (No Net Loss)</td>
<td>Annual</td>
<td>Accomplished- Increased minimum density to 20 units per acre-Staff reaching out to property owner of a site zoned Rural Residential (RR) in city limits to rezone for Multi-Family Residential</td>
<td></td>
</tr>
<tr>
<td>Program 5 Water and Wastewater Service</td>
<td>End of 2016</td>
<td>Accomplished – City continues to work to address water supply and infrastructure capacity limits and grant priority to affordable housing units</td>
<td></td>
</tr>
<tr>
<td>Program 6 Affordable Housing Development and Preservation</td>
<td></td>
<td>Accomplished – 2017 City adopted ordinance to increase density bonus, courtesy reviews on all applications, also streamlines applications</td>
<td></td>
</tr>
<tr>
<td>Program 7 Farmworker Housing</td>
<td>Annual</td>
<td>In process-developing ordinance relating to Farmworker/Employee Housing (Program 10)</td>
<td></td>
</tr>
<tr>
<td>Program 8 Preservation of Assisted Housing at Risk of Converting to Market Rate</td>
<td></td>
<td>City will contact property owners and send notices to tenants of their rights and eligibility to obtain special Section 8 vouchers reserved for tenants of converted HUD properties</td>
<td></td>
</tr>
<tr>
<td>Program 9 Encourage and Facilitate Accessory Units (Second Units)</td>
<td>By 2018</td>
<td>Accomplished – 2017 City adopted ordinance to allow second units in all residential zone districts by right, and will streamlined permit processing</td>
<td></td>
</tr>
<tr>
<td>Program 10 Zoning Code Amendments</td>
<td></td>
<td>Ongoing - ordinances will be introduced for adoption in 2018-19 to address Farmworker Housing, Single Room Occupancy, Group Homes. Second units-done (program 9),Density Bonus, done</td>
<td></td>
</tr>
<tr>
<td>Program 11 Lot Consolidation and Lot Splits</td>
<td>As needed</td>
<td>On going, City will encourage lot consolidation or lot splitting to promote the efficient use of land for residential development pursuant to Subdivision Map Act.</td>
<td></td>
</tr>
<tr>
<td>Program 12 Monitoring of Planning and Development Fees</td>
<td>Ongoing</td>
<td>Ongoing, City will monitor fees charges for housing development and consider incentives to facilitate affordable housing-City waived Development Impact Fees for an affordable housing apartment project in 2017-Gateway Villa Apartments 61 units.</td>
<td></td>
</tr>
<tr>
<td>Program 13 Monitor CUP Requirement for Multifamily and Mixed Use Developments</td>
<td>Ongoing</td>
<td>Ongoing, City is monitoring CUP requirements to ensure it does not impact mixed-use or multifamily development</td>
<td></td>
</tr>
</tbody>
</table>

“COMMUNITY COMES FIRST”
| Program 14 | Housing Rehabilitation Program | Ongoing | City participates with both Fresno County Housing Assistance Rehabilitation Program (HARP) and USDA Home Repair home repair loans/grants- City has loan/grant packager for USDA on staff to assist. Promote via periodic Utility newsletters, counter brochures, website. |
| Program 15 | Fresno County Rental Rehabilitation Program (RRP) | Ongoing | City provides rehabilitation program resources via periodic Utility newsletters, counter brochures. Referral to Fresno County |
| Program 16 | Code Enforcement | Ongoing | City continues to use code enforcement and substandard abatement processes to bring substandard housing units into compliance. Refer income-eligible households for County housing rehabilitation program. In addition, City staff loan officer assist elderly and disabled with application completion and submittal. |
| Program 17 | Fresno County Homebuyer Assistance Program (HAP) | Ongoing | City staff participates with Fresno County’s Homebuyer Assistance Program (HAP). Brochures available at counter and periodic Utility newsletter. Refer all inquiries to Fresno County. |
| Program 18 | Fire-Time Homebuyer Resources | Ongoing | City staff participates with Fresno County’s First-Time Homebuyer Assistance Program. Brochures available at counter and periodic Utility newsletter. Refer all inquiries to Fresno County. |
| Program 19 | Energy Conservation
City promote energy conservation in housing development and rehab. | Ongoing | Completed 2017 City adopted 2016 building codes, including Green Building Standards. In 2015, adopted expedited solar permitting ordinance |
| Program 20 | Housing Choice Vouchers | Ongoing | City is preparing a brochure for counter and website. Referrals are made to Housing Authorities. |
| Program 21 | Fair Housing | Ongoing | City working on informational fair housing resources brochure for over counter, public library and City website. |