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AGENDA
KERMAN PLANNING COMMISSION
REGULAR MEETING
Kerman City Hall
Monday, July 09, 2018
6:30 PM

OPENING CEREMONIES
Call to Order
Roll Call
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 Chairman when that Agenda item is called, and the Chairman will recognize your discussion at that time. It should be noted that the Commission is prohibited by law from taking any action on matters discussed that are not on the Agenda. Speakers are asked to please use the microphone, and provide their name and address.

2. 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:  June 11, 2018

3. PUBLIC HEARINGS  None offered
4. **PETITIONS/RESOLUTIONS**

   **A. SUBJECT:** Petition of Amendment: To Initiate Zoning Ordinance to Rezone a portion of Property from the Rural Residential (RR) to the Multi-Family (R-3) Zone District and Amend the General Plan to Reclassify property from the Rural Residential Low Density to the Multi-Family High Density Designation relating to the property located on the northwest corner of Kearney Blvd and Vineland Avenue and Adopt Mitigated Negative Declaration

   **RECOMMENDATION:** Commission by motion set public hearing to consider petition of amendment to initiate zoning ordinance to rezone a portion of property from the Rural Residential (RR) to the Multi-Family (R-3) zone district and amend the General Plan to reclassify property from the Rural Residential Low Density to the Multi-Family High Density Designation relating to the property located on the northwest corner of Kearney Blvd and Vineland Avenue and Adopt Mitigated Negative Declaration

   **ATTACHMENTS:** Petition of Amendment to Rezone Property

   **B. SUBJECT:** Petition of Amendment Amending Chapter 17.42 Multi-Family Zone District to Comply with State Law

   **RECOMMENDATION:** Planning Commission by motion set Public Hearing for Petition of Amendment Amending Chapter 17.42 Multi-Family Zone District to Comply with State Law

   **ATTACHMENTS:** Petition of Amendment

5. **ADMINISTRATIVE REPORTS - As 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 July 6, 2018

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

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

AGENDA APPROVAL/ADDITIONS/DELETIONS Agenda unanimously approved as presented 5/0/2

1. PRESENTATIONS/CEREMONIAL MATTERS None offered

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/ Nehring made motion to approve minutes of May 14, 2018 as presented, second C/Bishop 5/0/2. Motion carried

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

Commissioners had several questions of the applicants relating to future growth plans and use of the paint booth, Access to paint booth, hours of operation, noise, odor, required permits from San Joaquin Valley Air Pollution District and parking.

Open public hearing: 6:52 p.m.

Applicants, Juan Cortez, 14986 W. Stanislaus, addressed the Commissions concerns and stated the paint booth would be for small auto parts only. Future plans would expand use; but they would go to another site for full body paint booth. Access to paint booth will be from alley, will be for parts only, no affect to parking

Close public hearing: 6:53 p.m.
RECOMMENDATION: C/ Espino made a motion to 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, second C/Nehring. Motion carried by following vote:

YES: Nehring, Espino, Wettlaufer
NOES: Bandy, Bishop
ABSENT: Felker, Nunez
ABSTAIN: None

4. PETITIONS/RESOLUTIONS

A. SUBJECT: Annual Housing Element Report 2017

RECOMMENDATION: C/ Bishop made a motion to approve resolution recommending that Council approve 2017 Annual Housing Element Report and direct planning director to submit to Housing and Community Development, second C/Nehring, motion carried by following vote:

No comments offered

YES: Bandy, Nehring, Espino, Wettlaufer, Bishop
NOES: None
ABSENT: Felker, Nunez
ABSTAIN: None

5. ADMINISTRATIVE REPORTS As offered

6. COMMUNICATIONS As offered

ADJOURNMENT Meeting adjourned at 7:30 p.m.

/s/ Olivia G. Pimentel
Secretary to the Planning Commission
To: Chairman and Commissioners  
From: Olivia Pimentel, Assistant Planner  
Subject: Petitions of Amendment to Zoning Ordinance Relating to:  
- Amending Chapter 17.42 Multi-Family Zone District to Comply with the Kerman Housing Element and State Law  
- Rezone of Land Located Northwest of Kearney Blvd and Vineland Avenue (APNs 023-130-32s,33s,34s) From the RR (Rural Residential) Zone District to the R-3 (Multi-Family) Zone District

In accordance with Section 17.26.020 subsection D of the Municipal Code, this memorandum serves as a Petition of Amendment to the City of Kerman Zoning Ordinance. If approved, this would initiate work on several zoning amendments, the purpose of the which are to fulfill action plans of the recently-adopted Kerman Housing Element, regarding density standards of the R-3 zone, and rezoning approximately Six acres to the R-3 zone. These amendments are listed as follows:

1. Zone Ordinance Amendment To Title 17 of the Kerman Municipal Code Amending Chapter 17.42 Multi-Family Residential Zone District To Comply with State Law Government Code Section 65583.2(h) and (i)  
2. Zone Ordinance Amendment To Official Zone Map of The City Of Kerman in Accordance With Section 17.26 Of the Kerman Municipal Code To Rezone Land Located Northwest of Kearney Blvd and Vineland Avenue (APNS 023-130-32s,33s,34s) from the RR (Rural Residential) Zone District to the R-3 (Multi-Family) Zone District and set public hearing for August 13, 2018

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

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

If initiated, staff will prepare an environmental analysis of the amendments and expects to return the amendments to the Commission for a public hearing in two to three months.
To: Chairman and Commissioners  
From: Olivia Pimentel, Assistant Planner  
Subject: Petitions of Amendment to Zoning Ordinance Relating to:  
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