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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 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: 2/11/2019

3. PUBLIC HEARINGS None Offered
4. PETITIONS/RESOLUTIONS

A. SUBJECT: Resolution Approving Extension for all entitlements, Gateway Villas Apartment Complex.

RECOMMENDATION: Commission by motion, approve resolution approving extension for all entitlements, Gateway Villa Apartment Complex

ATTACHMENTS: Staff Report

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 Thursday March 7, 2019.

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

Call to Order by Kevin Nehring at 6:37 p.m.
Roll Call by Destiny Garcia, Assistant Secretary
Commission Present: Bandy, Wettlaufer, Espino, Felker, Nehring, Bishop
Commission Absent: Nunez
Pledge of Allegiance: Performed

AGENDA APPROVAL/ADDITIONS/DELETIONS – Motion by C/Wettlaufer, second C/Bishop, Agenda approved as presented

1. PRESENTATIONS/CEREMONIAL MATTERS

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:

RECOMMENDATION: C/Espino made a motion to approve minutes of January 14, 2019 as presented, second C/Bishop, unanimously approved as presented.

3. PUBLIC HEARINGS

A. SUBJECT: Zoning Ordinance Amendment Regarding Initiation of Zoning Ordinance Amendments and Setting of Public Hearings

The Planning Commission received a Petition of Amendment on January 14, 2019 from the City Planner and set public hearing for February 11, 2019 in order to make necessary amendments to the ordinance in order to streamline the process of initiating zone ordinance amendments. The Kerman Municipal Code process requires that Planning Commission set dates for public hearings regarding amendments to the Zoning Ordinance (text and maps). This process can create delays and costs associated with needing the
Planning Commission to do that. Staff is recommending a Zoning Ordinance Amendment whereby staff sets the dates for public hearings. The amendment will also make other clarifying language regarding initiation of amendments. The proposed procedures are consistent with what most other cities do. Of course, staff will keep in mind the Planning Commission’s schedules.

Open public hearing: 6:40 pm

Commission had no objections. There were no public comments

Close Public Hearing: 6:41 pm

**RECOMMENDATION:** C/Felker, made motion to approve Zoning Ordinance Amendment Regarding Initiation of Zoning Ordinance Amendments and Setting of Public Hearings C/Espino, approved as presented by the following vote:

Yes: Bandy, Nehring, Wettlauffer, Espino, Felker, Bishop  
Noes: None  
Abstain: None  
Absent: Nunez,

4. **PETITIONS/RESOLUTIONS** - None Offered

5. **ADMINISTRATIVE REPORTS** – None Offered

6. **COMMUNICATIONS**

**ADJOURNMENT** – Meeting adjourned at 6:57 p.m.

Prepared by: Olivia G. Pimentel  
Secretary to the Planning Commission
TO: Chairman and Commissioners  
FROM: Olivia Pimentel, Assistant Planner  
SUBJECT: Resolution approving extension for entitlements for the Gateway Villas Apartment Complex.

RECOMMENDATION

Commission by motion adopt resolution approving extension for all entitlements for Gateway Villas – 61 Unit, Income Qualified Apartments on Gateway Drive, located on the southeast corner of State Route 180/ Whitesbridge Avenue and Siskiyou Avenue.

Entitlements that were approved by both the Planning Commission and the City Council in 2016 were:

- General Plan Amendment No. 16-02
- Zone Change Amendment No. 16-01
- Mitigated Negative Declaration 16-02
- Conditional Use Permit No. 16-02

ANALYSIS

Following the project's original approval in 2016, the project has received two 1-year extensions of time from the Planning Commission (on March 13, 2017 and March 12, 2018). A third Extension request was received on February 16, 2019 from Davis Slajhert, of Willow Partners LLC for the project. In order to qualify for tax credits, the entitlements must be current and not expired. The most recent extension (granted in 2018) is due to expire as of March 13, 2019 and therefore the applicants are requesting another extension.

The applicant has been working on securing financing with tax credits since its approval in June of 2016. The project will be funded with Federal Low Income Housing Tax Credits which is very competitive with other applicants throughout the state. It is not uncommon for such projects to go through several years of competition for tax credits.

Recently in order to further enhance the ability for the project to be awarded tax credits by the California Tax Allocation Committee and thereby assure the viability of completing the Project, Willow Partners proposed a land transfer transaction whereby the property owner will donate the property to the City and the City will in turn donate the property for the project. This type of arrangement is allowable because this is a low-income affordable housing project. This transfer was approved by City Council on February 6, 2019.

The proposed sixty-one (61) unit income qualified apartment complex consists of one (1) manager's/office unit, thirty (30) two-bedroom /two bath units, and thirty (3) three-bedroom/two bath units.
The rental units are two-story. The proposed project also includes a clubhouse, children's playground, pool, lanai, barbeque area, and laundry room. Development of the proposed project requires a General Plan Amendment, Zone Map Amendment, Conditional Use Permit, and Environmental Review. The applicants have filed a request prior to the expiration of the entitlements as required in accordance with Section 17.12.090

Attachments:

A. Request for Extension
B. Photo of site
C. Site Plan
D. Elevations
E. Resolution
Attachment ‘A’

Request for 2-year extension February 21, 2019

Olivia Pimentel
City of Kerman
850 S. Madera Ave
Kerman, Ca 93630

Re: Gateway Apartments/Extension request for Development Approvals

Olivia,

On behalf of the Gateway Apartment development please accept this letter as the partnership’s formal request for a 2-year extension of the CUP for the development approvals. Willow Partners has been diligently working to procure financing but the process to secure layers of affordable housing funding from both the city and county is a lengthy process.

Thank you for your consideration of this request we value the strong relationship we have with the city of Kerman. Together we can continue to deliver quality affordable housing to the city and its citizens.

Warm Regards,

Davis Slajchert
Managing Member
Willow Partners, LLC
Site Plan
Attachment ‘D’

Elevations
RESOLUTION NO. 19-___

BEFORE THE PLANNING COMMISSION
CITY OF KERMAN, STATE OF CALIFORNIA

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KERMAN APPROVING
AN EXTENSION REQUEST FOR ALL ENTITLEMENTS REQUIRED FOR CONDITIONAL USE
PERMIT (16-02) FOR CONSTRUCTION OF GATEWAY VILLAS, A 61 UNIT, INCOME QUALIFIED
APARTMENT COMPLEX ON PROPERTY LOCATED ON THE SOUTHEAST CORNER OF
WHITESBRIDGE AVENUE AND SISKIYOU AVENUE IN KERMAN CALIFORNIA.

WHEREAS, Davis Slajchert of Willow Partners, LLC applied for a conditional use permit (CUP) and was
approved at a regular meeting of the Planning Commission of the City of Kerman (the “Planning Commission”)
duly called and held on May 2, 2016, to allow construction of Gateway Villas, a 61 unit income qualified apartment
complex on property located on the southeast corner of State Route 180/Whitesbridge Avenue and Siskiyou
Avenue; and

WHEREAS, on June 1, 2016 the Kerman City Council held a public hearing for the proposed project (that
consists of several entitlements, including a General Plan Amendment, Rezone and Conditional Use Permit)
heard public testimony and held a second meeting on June 15, 2016 whereupon the project was approved.

WHEREAS, the project’s approval will lapse and become void one year from the date it became effective if
said use is not operating within that time period unless a lesser or greater time was prescribed by the resolution
pursuant to Section 17.12.090 of the Kerman Municipal Code; and

WHEREAS, the applicant filed previous extension requests on February 24, 2017 and February 21, 2018
that were approved. The project has not started due to delays in obtaining very competitive tax credit funding.
The request was received electronically prior to the expiration date and therefore said use may be renewed for
an additional year or for a lesser or greater time period as may be specified; provided, that an application for
renewal is filed with the planning commission prior to the expiration of the time period granted in accordance with
Section 17.12.100, and

WHEREAS, the project is categorically exempt from environmental review per Section 15311, Class 32 of
CEQA Guidelines (In-fill Development), and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Kerman does hereby
approve an extension as specified for Conditional Use Permit No. 16-02, General Plan Amendment, and Rezone,
subject to all original conditions as originally approved:
The foregoing resolution was adopted at a regular meeting of the Kerman Planning Commission held on this 11th day of March 2019, by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED BY:

__________________________ _______________
Chairman, Kevin Nehring Date

__________________________ _______________
Secretary, Olivia Pimentel Date