PLANNING COMMISSION SPECIAL MEETING AGENDA

Monday, September 22, 2025 at 6:00 PM

Kerman City Hall, 850 S. Madera Avenue, Kerman, CA 93630

Para asistencia en Español sobre este aviso, por favor llame al 559-550-0829.

LEVINE ACT CONTRIBUTION PROHIBITIONS AND MANDATORY DISCLOSURE. The Political Reform Act in Govt Code Section 84308 restricts campaign contributions over $500 to a decision-making public official from a party or participant or their agent in a proceeding involving a contract, license, permit or entitlement for use. The Act requires disclosure of the contribution and recusal where a decision-maker has received $500 or more from a party or participant to a proceeding in the prior 12 months. Participants and agents are required to make this disclosure as well.

A Commissioner Member's disclosure should be made when the agenda item is called and must include the name of the party, participant, or agent, and any other person making the contribution, the name of the recipient, the amount of the contribution, and the date the contribution was made.

CONFLICT OF INTEREST DISCLOSURES AND RECUSAL. Commissioner Members with a conflict of interest under the Political Reform Act are required to make disclosure when the item is called and recuse themselves.

DISCLOSURE OF EX PARTE COMMUNICATIONS. Commissioner Members are asked to disclose any communication they have had with applicants or members of the public regarding an item on the agenda when the item is called.

1.

OPENING CEREMONIES

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Introduction of Staff

2. AGENDA APPROVAL / ADDITIONS / DELETIONS

To accommodate members of the public or convenience, items on the agenda may not be presented or acted upon in the order listed.

3. PRESENTATIONS / CEREMONIAL MATTERS

4. 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 Chairperson when that Agenda item is called, and the Chairperson 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.

5. CONSENT AGENDA

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 for August 11, 2025

RECOMMENDATION: Planning Commission approve minutes as presented.

6. PUBLIC HEARINGS

A. **SUBJECT:** Public hearing for Amendment No. 1 to Development Plan Review Permit 2023-03 for the Crown-Schaad Subdivision, located on the north side of West Kearney Boulevard between South Modoc and South Siskiyou Avenues (APNs: 020-140-22S and 020-140-23S). (MC)

RECOMMENDATION: Planning Commission conduct a public hearing, deliberate, and by motion, adopt:

1. Resolution approving Amendment No. 1 to Development Plan Review Permit 2023-03 for the Crown-Schaad Subdivision, located on the north side of West Kearney Boulevard between South Modoc and South Siskiyou Avenues (APNs: 020-140-22S and 020-140-23S).

B. **SUBJECT**: Public hearing regarding General Plan Amendment (GPA 2023-02), Rezone (REZ 2023-03), Tentative Parcel Map (TPM 2024-01), Tentative Subdivision Map (TSM 2023-03), Annexation (ANX 2023-03), and Mitigated Negative Declaration (SCH No. 2025060904) pertaining to two (2) parcels located on the south side of West Nielsen Avenue between North Madera Avenue and North Del Norte Avenue (APNs 020-120-06 and 020-120-03S). (JJ & BE)

RECOMMENDATION: The Kerman Planning Commission conduct a public hearing, deliberate, and by motion, adopt:

1. A resolution of the Planning Commission recommending the City Council (1) certify the Mitigated Negative Declaration (SCH No. 2025060904) prepared for the project); (2) adopt the proposed Mitigation Monitoring and Reporting Program; and (3) approve General Plan Amendment 2023-02 to amend the 2040 Kerman General Plan planned land use designations for Assessor's Parcel Numbers (APN) 020-120-06 (9.64 acres) to MU – Mixed Use and MDR – Medium Density Residential (southwest corner of West Nielen Avenue and North Madera Avenue); and

2. A resolution of the Planning Commission recommending the City Council adopt an ordinance to amend the official zoning map of the City of Kerman for two (2) parcels identified as Assessor's Parcel Numbers (APNs) 020-120-06 (19.82 acres) and 020-120-03S (20 acres), pre-

zoning the parcels consistent with the proposed land use designations, resulting in approximately 30.39 acres within the Smart Development Combining District – Residential – minimum 3,500 square feet (SD-R-3.5), 8.74 acres within the Mixed Use District, totaling approximately 39.13 acres located on the south side of West Nielsen Avenue between North Madera Avenue and North Del Norte Avenue (Rezone 2023-03); and

3. A resolution of the Planning Commission recommending that the City Council adopt a resolution to approve The Orchards at Gill Estates parcel map of two (2) parcels identified as 020-120-06 (20 acres) and 020-120-03S (20 acres) into two (2) parcels and one (1) remainder, including a 28.35-acre "Parcel 1" that would accommodate TSM 2023-03, a 8.74-acre "Parcel 2" on the east portion of APN 020-120-06 with no development proposed at this time, and a 2.04-acre "Remainder" on the northwest corner with an existing single-family residence (Tentative Parcel Map 2024-01); and

4. A resolution of the Planning Commission recommending the City Council adopt a resolution to approve The Orchards at Gill Estates subdivision of one (1) parcel (Parcel 1 of TPM 2024-01) into 172 single-family lots ranging in size from 3,690 square feet to 8,987 square feet and five (5) outlots, totaling approximately 28.35 acres located on the south side of West Nielsen Avenue between North Madera Avenue and North Del Norte Avenue (Tentative Subdivision Map 2023-03); and

5. A resolution of the Planning Commission recommending the City Council adopt a resolution to initiate annexation of two (2) parcels identified as Assessor's Parcel Numbers (APNs) 020-120-06 (19.82 acres) and 020-120-03S (20 acres), totaling approximately 40 acres located on the south side of West Nielsen Avenue between North Madera Avenue and North Del Norte Avenue (Annexation 2023-03).

7. PETITIONS / RESOLUTIONS

NONE

8. ADMINISTRATIVE REPORTS

NONE

9. COMMUNICATIONS

10. ADJOURNMENT

NOTICE OF AVAILABILITY OF AGENDA MATERIALS: Any writings or documents provided to a majority of the Commission within 72 hours of the meeting regarding any item on this agenda will be made available for public inspection at the Community Development Department located at 850 S. Madera Ave., Kerman, CA 93630 and on the City website at www.cityofkerman.net.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact the Planning Commission Secretary at (559) 550-0829. Notification of 48 hours before the meeting will enable the Planning Commission Secretary to make reasonable arrangements to ensure accessibility to this meeting. Pursuant to the ADA, the meeting room is accessible to the physically handicapped.

AGENDA POSTING CERTIFICATION

I, Jerry Jones, Community Development Director 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 Council Chambers, at 850 S. Madera Avenue, Kerman, CA 93630 and on the City website at www.cityofkerman.net.

Date: September 19, 2025 /s/ Jerry Jones, Community Development Director