PLANNING COMMISSION REGULAR MEETING AGENDA

Monday, December 16, 2024 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 559-846-9386.

LEVINE ACT DISCLOSURE. Pursuant to the Levine Act (Govt Code Section 84308), any party to a permit, license, contract, or other entitlement before the Planning Commission is required to disclose on the record any campaign contribution, including aggregated contributions, of more than $250 made by the party or the party's agents within the preceding 12 months to any City official. Participants and agents are requested to make this disclosure as well. The 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. Commissioner Members are also required to make such disclosures and recuse themselves.

CONFLICT OF INTEREST. Commissioner Members with a conflict of interest under the Political Reform Act are required to disclose their financial interest 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 November 18, 2024

RECOMMENDATION: Planning Commission approve minutes as presented.

6. PUBLIC HEARINGS

A. **SUBJECT:** Public hearing regarding General Plan Amendment (GPA 2023-03, Rezone (REZ 2023-04), Tentative Subdivision Map (TSM 2023-04), Annexation (ANX 2023-04), and an Environmental Impact Report (SCH No. 2024031008) pertaining to three (3) parcels located on the north side of Whitesbridge Road (State Route 180) between North Siskiyou and North Madera Avenues (APNs 020-120-29S, 020-120-30S and 020-120-28ST).

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) adopt the findings required by the California Environmental Quality Act (CEQA) Guidelines, Section 15091; (2) certify the Environmental Impact Report (SCH No. 2024031008); (3) adopt the proposed Mitigation Monitoring and Reporting Program; (4) adopt a Statement of Overriding Considerations, pursuant to the CEQA (ENV 2023-08); and (5) approve General Plan Amendment 2023-03 to amend the 2040 Kerman General Plan planned land use designations for Assessor's Parcel Numbers (APNs) 020-120-29S (24.24 acres) and 020-120-30S (24.14 acres), to MDR – Medium Density Residential and HDR – High Density Residential, with a corresponding reduction in land designated GC – General Commercial (northwest corner of North Del Norte Avenue and West Whitesbridge Road (State Route 180); 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 three (3) parcels identified as Assessor's Parcel Numbers (APNs) 020-120-29S (24.24 acres), 020-120-30S (24.14 acres), and 020-120-28ST (23.91 acres), pre-zoning the parcels consistent with the proposed land use designations, resulting in approximately 38 acres within the Smart Development Combining District – Residential – minimum 5,000 square feet (SD-R-5.0), 10.96 acres within the Two-Family Residential (R-2), four (4) acres within the Multi-Unit Residential (R-3), and 18.95 acres within the General Commercial (CG) zoning districts, totaling approximately 72.29 acres located on the north side of Whitesbridge Road (State Route 180) between North Siskiyou Avenue and North Madera Avenue (Rezone 2023-04); and

3. A resolution of the Planning Commission recommending the City Council adopt a resolution to approve the Del Norte Estates subdivision of two (2) parcels identified as Assessor's Parcel Numbers (APNs) 020-120-29S (24.24 acres) and 020-120-30S (24.14 acres) into 200 single-family lots ranging in size from 5,000 square feet to 10,972 square feet, one (1) multi-family

lot (± 3.64 acres), four (4) commercial lots ranging in size from 0.69 acres to 1.88 acres (± 4.99 acres total), and five (5) outlots, totaling approximately 48.38 acres located on the northwest corner of North Del Norte Avenue and West Whitesbridge Road (State Route 180) (Tentative Subdivision Map 2023-04); and

4. A resolution of the Planning Commission recommending the City Council adopt a resolution to initiate annexation of three (3) parcels identified as Assessor's Parcel Numbers (APNs) 020-120-29S (24.24 acres), 020-120-30S (24.14 acres) and 020-120-28ST (23.91 acres), totaling approximately 72.29 acres located on the north side of Whitesbridge Road (State Route 180) between North Siskiyou Avenue and North Madera Avenue (Annexation 2023-04).

7. PETITIONS / RESOLUTIONS

8. ADMINISTRATIVE REPORTS

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 American with Disabilities Act (ADA), if you need special assistance to participate at this meeting, please contact the Planning Commission Secretary at (559) 842-2301. Notification of 48 hours prior to 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: December 13, 2024 /s/ Jerry Jones, Community Development Director