# PLANNING COMMISSION SPECIAL MEETING AGENDA

Monday, July 15, 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.**

---

**1. NOTICE AND CALL OF A SPECIAL MEETING OF THE KERMAN PLANNING COMMISSION**

**MONDAY, JULY 15, 2024**

**6:00 PM**

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Introduction of Staff

**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.

**2. 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.*

**3. PUBLIC HEARINGS**

A. **SUBJECT:** A continued public hearing regarding Annexation 2023-01, Mitigation Negative Declaration 2023-01, Rezone 2023-01, General Plan Amendment 2023-01, Tentative Subdivision Map 2023-01, Development Plan Permits 2023-01 and 2023-02, Conditional Use Permit 2023-02, and Variance 2023-01 pertaining to the Whispering Falls residential development, located on the east side of South Modoc Avenue between West Kearney Boulevard and the West California Avenue Alignment/San Joaquin Valley Railroad (APNs 020-160-36S, 020-160-18S, 020-160-19S, 020-041-45S, and 020-041-47S) (JRO & BE)

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

1. A resolution of the Planning Commission recommending to the City Council to initiate annexation for the Whispering Falls residential project consisting of 5 parcels identified as APNs 020-160-36S, 020-160-18S, 010-160-19S, 020-041-45S, and 020-041-47S containing approximately 60 acres located on the east side of South Modoc Avenue between West Kearney Boulevard and the West California Avenue Alignment/San Joaquin Valley Railroad (Annexation 2023-01), and adopt Mitigated Negative Declaration (ENV 2023-01) and Mitigated Monitoring and Reporting Program; and

2. A resolution of the Planning Commission recommending to the City Council approval of i) General Plan Amendment 2023-01 to amend the 2040 Kerman General Plan to add the SD-R-2.5 Zoning District as a compatible zoning district within the Medium Density residential land use designation and set a minimum residential density of five (5) dwelling units per acre; and ii) Rezone 2023-01 to amend the official zoning map of the City of Kerman to prezone approximately 41.49 acres (APNs 020-160-36s, 020-160-18s, 020-041-45s, and 020-041-47) to the Smart Development Combining District – Residential – Minimum 2,500 square feet (SD-R-2.5) Zoning District and approximately 20 acres (010-160-19s) to the Smart Development Combining District – Residential – Minimum 5,000 square feet (SD-R-5) Zoning District; and

3. A resolution of the Planning Commission recommending to the City Council approval Tentative Subdivision Map 2023-01 for a property located on the east side of South Modoc Avenue between West California Avenue (proposed) and the West California Avenue Alignment/San Joaquin Valley Railroad (APN 020-160-36S); and

4. A resolution of the Planning Commission contingently approving Development Plan Permit 2023-01 to allow for the development of 118 single-family units and related site amenities on a site located on the east side of South Modoc Avenue between West California Avenue (proposed) and the West California Avenue Alignment/San Joaquin Valley Railroad (APN 020-160-36S); and

5. A resolution of the Planning Commission contingently approving Development Plan Permit 2023-02 to allow for the development of multi-family residential buildings and related site amenitites and Variance 2023-01 to allow a maximum building height of 45 feet and 3 stories for the proposed multi-family residential buildings, located on the east side of South Modoc Avenue between West California Avenue (proposed) and the West California Avenue Alignment/San Joaquin Valley Railroad (APN 020-160-36S); and

6. A resolution of the Planning Commission contigently approving Conditional Use Permit 2023-02 that would allow multi-family uses and temporary drainage basin located on the east side of South Modoc Avenue between West Kearney Boulevard and West California Avenue (proposed) (APNs 020-160-36S and 020-160-18S).

B. **SUBJECT:** A continued public hearing regarding Annexation 2023-02, Mitigated Negative Declaration 2023-03, Rezone 2023-02, Tentative Subdivision Map 2023-02, and Development Plan Permit 2023-03, pertaining to the Crown-Schaad residential development, located on the north side of West Kearney Boulevard between South Modoc and South Siskiyou Avenues (APNs 020-140-22S and 020-140-23S) (JRO & JC)

**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 to initiate annexation for the Crown Schaad residential project consisting of one (1) parcel identified as APN 020-140-22S containing approximately 9.69 acres located on the north side of West Kearney Boulevard between South Modoc and South Siskiyou Avenues (Annexation 2023-02), and adopt Mitigated Negative Declaration (ENV 2023-01) and Mitigated Monitoring and Reporting Program; and

2. A resolution of the Planning Commission recommending that the City Council adopt an ordinance approving Rezone 2023-02 to amend the official zoning map of the City of Kerman to pre-zone a property containing approximately 9.69 acres (APN 020-140-22S) to the SD-R-4.5 (Smart Development Combining District – Residential – minimum 4,500 square feet) Zone District and rezone a property containing approximately 19.65 acres (APN 020-140-23S) from the R-1-7 (Single-Family Residential) Zone District to the SD-R-4.5 Zone District located on the north side of West Kearney Boulevard between South Modoc and South Siskiyou Avenues; and

3. A resolution of the Planning Commission recommending to the City Council approval of Tentative Subdivision Map 2023-02 located on the north side of West Kearney Boulevard between South Modoc and South Siskiyou Avenues (APNs 020-140-22S and 020-140-23S); and

4. A resolution of the Planning Commission contingently approving Development Plan Permit 2023-03 that would facilitate the development of a 163-unit residential development in addition to related on/off-site improvements (e.g., roadways, sidewalks, landscaping), located on the north side of West Kearney Boulevard between South Modoc and South Siskiyou Avenues (APNs 020-140-22S and 020-140-23S), subject to final approval of TSM 2023-02.

## 4. 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, Jesus R. Orozco, 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: July 12, 2024 /s/ Jesus R. Orozco, Community Development Director