PLANNING COMMISSION REGULAR MEETING AGENDA

Monday, March 09, 2026 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. Planning Commission Members with a conflict of interest under the Political Reform Act are required to make disclosure when the item is called and recuse themselves.

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

A. Swearing-in of Commissioner Jaspreet S. Badhesha.

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 February 9, 2026

RECOMMENDATION: Planning Commission approve minutes as presented.

6. PUBLIC HEARINGS

A. **SUBJECT:** Public hearing regarding an application for Conditional Use Permit 2025-04 proposing the operation of an automotive repair shop at 14761 West California Avenue, including adoption of a Categorical Exemption for the Project. (MC)

RECOMMENDATION: Planning Commission conduct a public hearing, receive public testimony, deliberate, and by motion adopt a resolution approving Conditional Use Permit 2025-04 to allow for the operation of an automotive repair shop at 14761 West California Avenue, including adoption of a Categorical Exemption for the Project according to Section 15301 of the CEQA guidelines.

B. **SUBJECT:** Public hearing regarding General Plan Amendment (GPA 2025-01), Pre-zone/Rezone (REZ 2025-01), Vesting Tentative Subdivision Map (TSM 2025-01), Annexation (ANX 2025-01), and Environmental Assessment (ENV 2025-02) pertaining to five (5) parcels totaling approximately 88.89 acres, generally bound to the north by West Nielsen Avenue, to the west by North Del Norte Avenue, to the south by West Whitesbridge Road (State Route 180), and to the east by North Vineland Avenue (025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S). (JC) (JJ)

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

1. A Resolution of the Planning Commission of the City of Kerman recommending the City Council adopt a resolution to 1) Adopt Mitigated Negative Declaration (ENV 2025-02; SCH #2025121223) and Mitigation Monitoring and Reporting Program for General Plan Amendment 2025-01; and 2) Approve General Plan Amendment 2025-01 to amend the General Plan Land Use Map for three parcels identified as Assessor's Parcel Numbers 025-130-48, 025-130-47, and 025-130-60S totaling approximately 54.2 acres, changing approximately 29 acres to 31 acres of MDR – Medium Density Residential and approximately 24 acres to 21 acres of GC – General Commercial, located on the east side of North Madera Avenue between West Whitesbridge Road and West Nielsen Avenue (ENV 2025-02 and GPA 2025-01).

2. A Resolution of the Planning Commission of the City of Kerman recommending the City Council adopt an ordinance to amend the Official Zoning Map of the City of Kerman to pre-

zone five parcels identified as Assessor's Parcel Numbers 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17s totaling approximately 88.89 acres to zoning districts consistent with the proposed City of Kerman General Plan land use designations, resulting in approximately 57 acres zoned SD-R-3.5 and 31 acres zoned CG, located between West Nielsen Avenue, North Del Norte Avenue, West Whitesbridge Road (State Route 180), and North Vineland Avenue (REZ 2025-01).

3. A Resolution of the Planning Commission of the City of Kerman recommending the City Council approve Vesting Tentative Subdivision Map 2025-01 to subdivide three parcels identified as Assessor's Parcel Numbers 025-130-48, 025-130-47, and 025-130-60S into 183 single-family lots and one (1) commercial remainder parcel located on the east side of North Madera Avenue between West Whitesbridge Road and West Nielsen Avenue totaling approximately 54.2 acres (Vesting TSM 2025-01).

4. A Resolution of the Planning Commission of the City of Kerman recommending the City Council adopt a resolution to initiate annexation of five parcels identified as Assessor's Parcel Numbers 025-130-48, 025-130-47, 025-130-60S, 020-120-11, 020-120-17S totaling approximately 88.89 acres and adjacent right-of-way from the County of Fresno into the Kerman City Limits, and detach the annexation area from the Kings River Conservation District, located between West Nielsen Avenue, North Del Norte Avenue, West Whitesbridge Road (State Route 180), and North Vineland Avenue (ANX 2025-01).

7. PETITIONS / RESOLUTIONS

NONE

8. ADMINISTRATIVE REPORTS

A. **SUBJECT:** 2026 Planning Commission Reorganization

RECOMMENDATION: Planning Commission, by motion and vote, elect a Chairperson and Vice-Chairperson for 2026.

B. **SUBJECT:** Scheduling of Special Meeting for 2025 General Plan and Housing Element Annual Progress Report

RECOMMENDATION: Planning Commission select a date for a special meeting prior to City Council Meeting on March 25, 2026.

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 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: March 06, 2026 /s/ Jerry Jones, Community Development Director