PLANNING COMMISSION SPECIAL MEETING MINUTES

Monday, September 22, 2025, at 6:00 PM

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

---

1. **OPENING CEREMONIES**

A. Call to Order – **6:01**

B. Roll Call – **Present: Chairperson Bishop, Vice Chairperson Nehring, Commissioner Bandy, Commissioner Molloy, Commissioner Dolzadelli**
Absent: NONE

C. Pledge of Allegiance – **Performed**

D. Introduction of Staff – **Juliana Gomez, Recording Secretary; Manuel Campos, Assistant Planner; Jerry Jones, Community Development Director; Bonique Emerson, Contract Planner**

2. AGENDA APPROVAL / ADDITIONS / DELETIONS

Motion to approve made by Commissioner Molloy, seconded by Commissioner Bandy.

Ayes: Bishop, Nehring, Bandy, Molloy, Dolzadelli

Noes: NONE

Abstain: NONE

Absent: NONE

Motion passes 5-0-0-0

3. PRESENTATIONS / CEREMONIAL MATTERS

NONE

4. REQUEST TO ADDRESS COMMISSION

NONE

5. CONSENT AGENDA

A. **SUBJECT:** Minutes for August 11, 2025

RECOMMENDATION: Planning Commission approve minutes as presented.

Motion to approve made by Commissioner Molloy, seconded by Commissioner Nehring.

Ayes: Bishop, Nehring, Bandy, Molloy, Dolzadelli

Noes: NONE

Abstain: NONE

Absent: NONE

Motion passes 5-0-0-0

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).

Opened public hearing at 6:08 P.M.

Presentation by Manuel Campos, Assistant Planner.

Paul Toste, 15719 W. E St.

Closed public hearing at 6:17 P.M.

Motion to approve made by Commissioner Nehring, seconded by Commissioner Molloy.

Ayes: Bishop, Nehring, Bandy, Molloy, Dolzadelli

Noes: NONE

Abstain: NONE

Absent: NONE

Motion passes 5-0-0-0

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).

Opened public hearing at 6:18 P.M.

Presentation by Bonique Emerson, Contract Planner

Recess from 6:50-6:55 P.M.

Paul Toste, 15719 W. E St.

Shawn Gill, 15139 W. Nielson, Kerman, CA

Bill Skinner, Catalyst Consulting Representative

Closed public hearing at 7:10 P.M.

Planning Commissioners voted for Resolutions 1-5 collectively.

Motion to approve made by Commissioner Nehring, seconded by Commissioner Molloy.

Ayes: Bishop, Nehring, Bandy, Molloy, Dolzadelli

Noes: NONE

Abstain: NONE

Absent: NONE

Motion passes 5-0-0-0

7. **PETITIONS / RESOLUTIONS**

   NONE

8. **ADMINISTRATIVE REPORTS**

   NONE

9. **COMMUNICATIONS - Updates by Jerry Jones, Community Development Director.**

10. **ADJOURNMENT – Meeting adjourned at 7:12 P.M.**

MINUTES CERTIFICATION

I, Jerry Jones, Planning Commission Secretary for the City of Kerman, do hereby declare under penalty of perjury that the above minutes are a true depiction of all actions taken at the Planning Commission meeting held on the first date above written at Kerman City Hall, 850 S. Madera Ave, Kerman, CA.

Date: October 10, 2025 /s/ Jerry Jones, Planning Commission Secretary