PLANNING COMMISSION REGULAR MEETING MINUTES

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 559-550-0832.

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1. OPENING CEREMONIES

A. Call to Order – **6:00 P.M.**

B. Roll Call – **Present: Chairperson Bishop, Commissioner Bandy, Commissioner Molloy**
Absent: Commissioner Felker, Commissioner Nehring

C. Pledge of Allegiance – **Performed**

D. Introduction of Staff – **Juliana Gomez, Recording Secretary; Manuel Campos, Assistant Planner; Jerry Jones, Community Development Director; Jenna Chilingerian, Contract Senior Planner; Shannon Chaffin, Assistant City Attorney; Jesus Gonzalez, City Engineer; John Jansons, City Manager**

2. AGENDA APPROVAL / ADDITIONS / DELETIONS

None

Motion to approve made by Commissioner Molloy, Seconded by Commissioner Bandy.
Ayes: Bishop, Bandy, Molloy
Noes: None
Abstain: None
Absent: Felker, Nehring
Motion passes 3-0-0-2

3. PRESENTATIONS / CEREMONIAL MATTERS – None

4. REQUEST TO ADDRESS COMMISSION

Adriana Sosa, Address: 232 N. Almond Ave.

5. CONSENT AGENDA

A. **SUBJECT:** Minutes for November 18, 2024

RECOMMENDATION: Planning Commission approve minutes as presented.

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

Ayes: Bishop, Bandy, Molloy
Noes: None
Abstain: None
Absent: Felker, Nehring
Motion passes 3-0-0-2

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).

Public hearing opened at 6:13 P.M.

Mike Sanchez (on behalf of applicant), Address: 1719 S. Homesy Ave, Fresno, CA 93727
Adriana Sosa, Address: 232 N. Almond Ave.

Public hearing closed at 6:45 P.M.

Motion to approve made by Commissioner Molloy, Seconded by Commissioner Bandy.
Ayes: Bishop, Bandy, Molloy
Noes: None
Abstain: None
Absent: Felker, Nehring
Motion passes 3-0-0-2

7. PETITIONS / RESOLUTIONS – None

8. ADMINISTRATIVE REPORTS – None

9. COMMUNICATIONS

10. ADJOURNMENT – Adjourned at 6:48 P.M.

MINUTES CERTIFICATION

I, Juliana Gomez, Recording 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: February 7, 2025 /s/ Juliana Gomez, Recording Secretary