PLANNING COMMISSION REGULAR MEETING MINUTES

Monday, March 09, 2026 at 6:00 PM

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

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1. OPENING CEREMONIES

A. Call to Order -

B. Roll Call – **PRESENT: Chairperson Bishop, Commissioner Molloy, Commissioner Dolzadelli, Commissioner Nehring**

C. Pledge of Allegiance – **Performed**

D. Introduction of Staff -- **Juliana Gomez, Recording Secretary; Karina Zamora, Permit Tech I; Manuel Campos, Assistant Planner; Jerry Jones, Community Development Director; John Jansons, City Manager; In the audience: Dalia Santana, Deputy City Clerk**

2. AGENDA APPROVAL / ADDITIONS / DELETIONS

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

Ayes: Bishop, Molloy, Dolzadelli, Nehring

Noes: NONE

Abstain: NONE

Absent: NONE

Motion passes 4-0-0-0

3. PRESENTATIONS / CEREMONIAL MATTERS

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

4. REQUEST TO ADDRESS COMMISSION

NONE

5. CONSENT AGENDA

A. **SUBJECT:** Minutes for February 9, 2026

RECOMMENDATION: Planning Commission approve minutes as presented.

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

Ayes: Bishop, Molloy, Dolzadelli, Nehring, Badhesha

Noes: NONE

Abstain: NONE

Absent: NONE

Motion passes 5-0-0-0

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.

Opened Public Hearing at 6:13 P.M.

Closed Public Hearing at 6:15 P.M.

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

Ayes: Bishop, Molloy, Dolzadelli, Nehring, Badhesha

Noes: NONE

Abstain: NONE

Absent: NONE

Motion passes 5-0-0-0

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).

Opened Public Hearing at 6:28 P.M.

Closed Public Hearing at 6:38 P.M.

Motion to approve all Resolutions 1-4 made by Commissioner Nehring, seconded by Commissioner Dolzadelli

Ayes: Bishop, Molloy, Dolzadelli, Nehring, Badhesha

Noes: NONE

Abstain: NONE

Absent: NONE

Motion passes 5-0-0-0

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.

Motion to nominate Commissioner Nehring for Chair made by Commissioner Molloy, seconded by Commissioner Dolzadelli

Ayes: Bishop, Molloy, Dolzadelli, Nehring, Badhesha

Noes: NONE

Abstain: NONE

Absent: NONE

Motion passes 5-0-0-0

Motion to nominate Commissioner Bishop for Vice-Chair made by Commissioner Nehring, seconded by Commissioner Molloy

Ayes: Bishop, Molloy, Dolzadelli, Nehring, Badhesha

Noes: NONE

Abstain: NONE

Absent: NONE

Motion passes 5-0-0-0

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.

Discussed, agreed to March 23, 2026 at 6 P.M.

9. **COMMUNICATIONS - Updates by Jerry Jones and John Jansons**
10. **ADJOURNMENT – Meeting adjourned 7:10 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: March 20, 2026 /s/ Jerry Jones, Planning Commission Secretary