



PLANNING COMMISSION REGULAR MEETING AGENDA

Monday, November 14, 2022, at 6:00 PM

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

The Council Chamber will be open to the public. This meeting will also be available for public viewing and participation through Zoom. The zoom link and telephone number listed below will provide access to the Planning Commission meeting.

Zoom: [Kerman Planning Commission Meeting](#)

Telephone Number: (669) 900-6833

Meeting ID: 918 7284 6140

Password: 93630

Public comments are accepted in person or via Zoom

1. OPENING CEREMONIES

A. Call to Order: 6:12 PM

B. Roll Call: Charles Jones, Robert Bandy, Scott Bishop, Victor Villar, Robert Felker

Absent: Cory Molloy, Mario Nunez

C. Pledge of Allegiance: Performed

Staff Present: John Jansons, City Manager; Jesus R. Orozco, Community Development Director; Mabel Martinez, Administrative Development Coordinator

2. AGENDA APPROVAL / ADDITIONS / DELETIONS

To accommodate members of the public or convenience in the order of presentation, items on the agenda may not be presented or acted upon in the order listed.

3. PRESENTATIONS / CEREMONIAL MATTERS

4. REQUEST TO ADDRESS COUNCIL

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 Chairman when that Agenda item is called, and the Chairman 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 Council Member may request an item be removed from the Consent Calendar and it will be considered separately.

A. SUBJECT:

Minutes - October 10, 2022

RECOMMENDATION:

Commission adopt minutes as presented.

Commissioner Bishop motioned for approval, seconded by Commissioner Felker. Approved by the following vote:

Yes: Jones, Bishop, Villar, Felker, Bandy

Noes: None

6. PUBLIC HEARINGS

7. PETITIONS / RESOLUTIONS

8. ADMINISTRATIVE REPORTS

9. COMMUNICATIONS

1. Accessory Dwelling Unit Program (ADU Program):

The Accessory Dwelling Unit Program was approved by Council. Mr. Orozco shared and provided additional information to the Planning Commissioners. Each ADU will be plan checked on a case-by-case application. The intent is to provide cost aid for homeowners. Commissioner Bandy asked if each ADU will require its own path and address. Mr. Orozco shared that each ADU requires a lighted path and address. Commissioner Brandy also asked if there is a limit of ADUs per lot. Mr. Orozco responded each lot will be allowed one ADU and one junior ADU. A junior ADU is attached to the primary home. Commissioner Jones asked if the lot has to meet a size requirement. Mr. Orozco responded that there is no lot size requirement, as long as the ADU meets the setbacks requirement no applicant can be denied. Commissioner Bishop asked if the public has shown any interest in building an ADU. Mr. Orozco shared that no applications have been submitted yet, but people have requested information regarding the ADUs.

2. Upcoming Planning Commission Appointments:

Mr. Orozco shared that the Planning Commission terms expire at the end of December 2022. There will be two vacant chairs: Chairperson and Vice Chairperson. The filing deadline will be Friday, December 16, 2022. Mr. Orozco would like to present all nominees to City Council in January 2023.

3. Impact Fee Deferral Policy & Master Fee Study:

City Council has approved deferring development impact fees (DIF) for Denny's. The City of Kerman is currently working on updating and adopting a new fee schedule.

4. Project Development Update:

Mr. Orozco shared brief building project updates such as Crown Homes, Century Homes, JS

West, and Button Willow.

5. City Manager provided an election update:

District 1 and District 3 weren't contested. As for the Mayor race, it is too close to call. Mailed-in ballots are still being counted. Measure G appears to be winning.

10. ADJOURNMENT AT 6:51 PM

Attest:

Mabel Martinez, Recording Secretary

Date