



STAFF REPORT

MEETING DATE: August 11, 2025

PRESENTER: Jerry Jones, Community Development Director

SUBJECT: Resolution Recommending to the City Council the Approval of Parcel Map 2023-01 and Acceptance of Dedications on Behalf of the Public (JJ)

RECOMMENDATION: Council by motion adopt a resolution recommending to the City Council the approval of Parcel Map 2023-01 and acceptance of dedications on behalf of the public

EXECUTIVE SUMMARY:

Central Valley Engineering and Surveying, Inc. (Applicant), submitted Tentative Parcel Map No. 2023-01 (TPM 2023-01) in April 2023. TPM 2023-01 proposed to divide the existing property located at the northeast corner of Whitesbridge Road and Vineland Avenue into three (3) parcels, two (2) for commercial use and one (1) designated remainder. TPM 2023-01 was approved by the Planning Commission on January 8, 2024 and City Council on February 14, 2024.

In conformance with the Conditions of Approval for TPM 2023-01, the Applicant has submitted Parcel Map No. 2023-01 (PM 2023-01) for review and approval by the City. The Conditions of Approval require the Vineland Avenue dedication of a twenty-two (22) foot easement for public street purposes. The City Engineer and City Surveyor have reviewed PM 2023-01 and determined the map to be technically correct, and conform to TPM 2023-01, the Kerman Subdivision Ordinance, and the Subdivision Map Act, as well as include the required Vineland Avenue dedication. In order to finalize PM 2023-01 and submit to the County for recordation, City Council must approve the map and accept the dedication of the right of way on behalf of the public.

Per Section 16.04.060 of the Kerman Municipal Code, Planning Commission is required to first make a recommendation of approval to City Council. Staff have reviewed the parcel map and found it to be in conformance with the approved tentative parcel map along with the conditions of approval. Therefore, Planning Commission must recommend approval.

FISCAL IMPACT:

None.

ATTACHMENTS:

- A. Resolution
- B. Final Parcel Map No. 2023-01