

MINUTES

Kerman Planning Commission

REGULAR MEETING

DATE: Monday, April 26, 2010

TIME: 6:30 p.m.

Call to Order – Chairman, Robert D. Epperson called the meeting to order at 6:35p.m.

Roll Call – Secretary, Olivia Pimentel roll call results:

Present – Felker, Epperson, Arabian, Lopez, Nehring, Brar

Absent – Bandy (excused)

Approval of Agenda, Staff requested that the agenda be amended to hear public hearing item 3.B, before item 3.A. at the request of Mr. Covington who was in route to the meeting and would be late. Consensus to move item.

1. Approval of Minutes

Minutes of March 22, 2010 submitted for approval Motion by C/Epperson, unanimously approved as presented.

Request to Address Commission

None

2. Presentation(s)

A. Reorganization of Planning Commission Officers: The Commission made nominations and voted for the position of Chairman and Vice-Chairmen as follows

1. Nehring nominated **Robert Epperson to continue as Chairman** for his three year term, no other nominations, unanimously approved (Felker, Brar, Nehring, Lopez), 1 absent/Bandy.
and

2. Nehring voted for **Mike Arabian to continue as Vice-Chairman** for his three year term, no other Nominations, unanimously approved (Felker, Brar, Nehring, Lopez), 1 absent/Bandy.

3. Public Hearing(s) / Meeting(s)

Item 3.A was moved to follow item 3.B, at the request of the applicant, Mitch Covington

B. Amendment to Conditional Use Permit 04-04, Punjabi Cultural Society Temple

Staff gave a brief review of the request by Mr. Navdep S. Sran with the Punjabi Cultural Society Temple. The request is an amendment to an existing conditional use permit (04-04) to allow construction of a masonry block wall along the southern portion of the property. The subject site is located on the northeast corner of Vineland Avenue and 'E' Street. The proposed six (6) foot block wall would extend approximately 172 linear feet along 'E' Street. The applicant would like to install the block wall to provide privacy to the outside open patio area. Staff sent notices to neighbors and the Kerman News and received no formal written or verbal comments in support or objecting to the request. Staff was concerned with graffiti and included a condition to require landscaping along the proposed wall.

C/Epperson noted the proposed block wall as shown was between two driveways, staff confirmed. C/Epperson asked about the long term intent of the remaining perimeter of the property would it be fenced, what type of fencing? Staff noted that the balance of the property along the frontage and on the north side would be with chain link fence. C/Nehring asked about the required landscaping

on the fence whether it was along the street side in landscaped area, which would be best. Staff confirmed it would be. C/Felker stated city needed to get away from plain block walls. Staff noted that these are the current City standards that the Commission would have to initiate an amendment to the Ordinance in order to change.

Open Public Hearing at 6:48 pm:

Mr. Sran was in the audience to address any questions, none.

Closed Public Hearing at 6:49 pm:

No other comments, C Arabian made a motion to approve Resolution 10-07, to amend Conditional Use Permit (04-04) to allow a block wall along E street (172 linear feet), Punjabi Cultural Temple.

Ayes: Arabian, Lopez, Nehring, Brar, Epperson

Nays: Felker

Absent: Bandy

Abstain: None

A. Re-zone No. 10-1 and Vesting Tentative Tract No. 5975, RM Covington

R. Mitch Covington filed an application for a Vesting Tentative Tract Map to create 10 single family lots on 2.29 acres and a Re-zone to change the zoning of the site from R-3 (Multi-family) Zone District to SD-R-5 (Smart Development) Zone District. The subject site is a vacant lot surrounded by single-family residential neighborhood. Staff noted that this is a good example of an infill development that is encouraged by the Kerman General Plan. The project has three different models and floor plans with two different elevations. Staff sent notices to surrounding neighbors and in the Kerman News with no formal comments against or in support of the project.

Opened Public Hearing at 7:00 pm:

Mr. Covington addressed the Commission, he stated that Kerman does not have enough housing; his lots in other projects are almost sold out. He had approached Bordeaux I & II to buy off their lots; but they wanted too much money per lot and will sit there undeveloped until the market changes. H/S Development only has 16 lots left. No other comments or questions

Closed Public Hearing at 7:18pm:

C/Felker asked Covington why he did not build 11 lots instead of 10. Covington stated because staff would not let him and he agreed, they would be too small. C/Felker supported the project but would of liked to see multi-family project. Covington said single family easier to sell. C/Felker asked if the block wall would be dressed up? Covington said yes it would be capped.

C/Felker made a motion to approve Re-Zone 10-1 and Vesting Tentative Tract No. 5975, second C/Arabian, as presented.

Ayes: Felker, Arabian, Lopez, Nehring, Brar, Epperson

Nays: None

Absent: Bandy

Abstain: None

4. Petitions, Resolutions None

5. Administrative Reports

A. Presentation of Draft Housing Element

The California State Legislature has mandated that all cities and counties prepare a housing element as part of their general plans. In addition, state law requires housing elements to be updated every five years to reflect changing housing needs. The current update proposed by the City of Kerman covers the time period of July 1, 2008 to June 30, 2013.

In accordance with state law, the housing element must consist of several primary components, among these, (1) a housing needs assessment, (2) goals and policies, and (3) an implementation program. The proposed project updates each of these components included in the last Housing Element Update approved in 1993.

The Draft Housing Element update sets forth goals, objectives, objectives, policies, and programs that together evidence the ability to meet the City's fair share of regional housing needs by the year 2013. The number assigned to the City of Kerman to the 2006-2013 Regional Housing Needs Allocation (RHNA) process is 2,420 new dwelling units. The current Land Use Element dedicated land sufficient to meet this requirement, and as such, the City will have sufficient land resources to achieve the new RHNA allocation for the current Housing Element without the need for rezoning actions. The Housing Element does not require the construction of these units but rather establishes policies that will allow for and support their development.

The Draft Housing Element will be submitted to the California Department of Housing and Community Development (HCD) for review and comment. HCD must certify the Housing Element in order for the City to be in compliance with State law. Without a certified Housing Element the City may not qualify for state grant funds. This was the first of several meetings to discuss the HE, staff was requesting input from the Planning Commission and would bring back in June for further discussion and comments.

There was discussion on available land in Kerman, maintaining a growth balance (with the 80/20 growth rate requirement) that requires that 80% of land be developed before jumping out of sphere.

Staff noted that this would be presented to the City Council in a few weeks and later before a senior citizen group.

Communications

A. Commissioners Comments, none

B. Release of information: Staff has received requests for the addresses and personal phone numbers of the Commissioners. Staff requested direction from the Commission to release their information or to have it filtered through the Planning Department and forwarded to them. The Commission unanimously agreed they would prefer that all calls and requests go thru the Planning Staff and forwarded to them.

Adjournment 7:50 P.M

Minutes of Olivia Pimentel, Planning Commission Secretary