

Development Application

City of Kerman 850 S. Madera Avenue, Kerman CA 93630
 (559) 846-9386 /office (559) 846-6199/fax opimentel@cityofkerman.org

Owner/Applicant Information

Applicant(s) _____ Daytime Phone () _____
 _____ Cell Phone () _____
 Address _____ Fax () _____
 _____ E-mail _____

***Property Owner(s)** _____ **Daytime phone:** () _____

Address _____ Fax _____
 _____ e-mail _____

Type of Entitlement Application (Check all that apply) (Fees effective January-1,-2009)

Annexation	___ \$2,000	Parcel Map (Tentative) (1-4 lots)	___ \$900
Appeal of Administrative Decision	___ \$340	Parcel Map (Amend. Tentative)	___ \$355
Appeal of Planning Commission Decision	___ \$340	Parcel Map (Extension)	___ \$270
Administrative Review	___ \$300	Parcel Map (Waiver)	___ \$500
Business License App. & Review	___ \$129	Parcel Map (Final)	___ \$800
Categorical/Statutory Exemption	___ \$100	Permit Fee -Refund	___ \$100
Classification of Use	___ \$215	Second Residential Unit	___ \$360
Conditional Use Permit (Major)	___ \$1,300	Sign Review (Master Sign Plan)	___ \$150
Conditional Use Permit (Minor No Constr)	___ \$500	Sign Review/Permit(Temp.Subdivision)	___ \$75
Conditional Use Permit (Temporary)	___ \$180	Sign (Temp. Sign/Banner)	___ \$25
Conditional Use Permit (Amendment)	___ \$450	Site Plan (Extension)	___ \$150
Conditional Use Permit (Extension)	___ \$150	Site Plan Review (Major)	___ \$1,400
Deferred Improvements Agreement	___ \$785	Site Plan Review (Minor)	___ \$500
Density Bonus	___ \$715	Specific Plan	___ (cost +15%)
Development Agreement	___ \$1259	Specific Plan (Amendment)	___ (50% of Initial Fee)
EIR (\$2500 Min, Act + 15% = Cost)	___ Min. \$2500	Time Ext.(Tent.Subdivision Map)	___ \$287
Fire Department Review Fee	___ \$247	Tract Map (Tentative 5+ lots)	___ \$2,000(+ \$26/lot)
General Plan Amendment	___ \$1,500	Tract Map (Amend. Tentative Map)	___ \$900
Home Occupational Permit (+ Inspection Fee)	___ \$140	Tract Map (Final)	___ \$1808+\$26/lot
Lot Line Adjustment	___ \$350	Tract Map (Extension)	___ \$320
Minor Deviation	___ \$100	Tract (Planned/Smart Development)	___ \$1,800
Negative/Mitigated Declaration	___ \$1000	Variance	___ \$1,000
Mitigation Monitoring Plan Prep.	___ \$335	Zone Change -(Map Amendment)	___ \$1300
Mitigation Monitoring (Deposit)	___ \$500	Zone Change (Text Amendment)	___ \$575
		Zoning Conformance Letter	___ \$35

Description of Project

Site Location & Proposed Use: (Be specific including operations)

Site Address _____ Assessors Parcel Number ___ - ___ - ___
 _____ Parcel Size _____ x _____ acres/ S.F.

Existing Use of Site _____ **Proposed Use of Site **** _____ Building(s) Size _____ SF
 _____ x _____

Existing Zoning _____ Proposed Zoning _____ # of Units/Parcels _____

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Authorization

I declare under penalty of perjury, that I have completed this application and all other documents to the best of my knowledge. I also declare under penalty of perjury that I am the legal owner, lessee, or authorized agent of the property involved in this application. (If lessee/renter-Notarized Consent Letter from property owner is required to be submitted along with application.)

Date _____ Signature _____

Environmental Assessment Form

Project Information

1. Has the project site ever been exposed to any hazardous materials (e.g. oil spills, underground fuel tanks, chemicals toxins or buried debris)?
2. Will the project involve the storage of toxic, or hazardous materials?
3. Utilizing the current California and Uniform Building Codes, what is the occupancy type (if existing) or if new construction, provide the new occupancy type?
4. Does or will the building or buildings have a fire sprinkler system?
5. Will the project alter existing water drainage patterns on the site or from the site?
6. Does the project involve the extension, expansion or increased use of any utility services (e.g. water, sewer, natural gas, electricity, or communications)?
7. Will any unique noises, odors, air pollution, sewage discharge, solid waste generated by the project?
8. Are there any trees on the site? Will the trees be removed with the development of the site?
9. Are there any existing buildings on the project site? Will any of these buildings be removed or altered with the development of the site?
10. Was the site previously developed? If so what was the previous use?
11. Will the project be phased?
12. What is the target date to begin construction?

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SPR & CUP Required Findings

The Planning Commission in the case of a Conditional Use Permit (CUP) or the Director in the case of a Site Plan Review (SPR) is required by law to make a written finding of facts that all of the conditions below apply to the property in question. Please answer the following:

- Is the site for the proposed use adequate in size and shape to accommodate such use and all yards, spaces, walls/fences, parking, loading, landscaping to adjust such use with the land and surrounding uses?
- Does the site relate to streets/highways that are adequate in width and pavement to carry the quantity of the traffic generated by the proposed use?
- Will the proposed use have a negative impact on the adjacent land uses or permitted uses in the area? If so, how will the negative impacts be mitigated?
- To your knowledge, does the proposed use of the property fit in the efforts of the City to improve your neighborhood under the General Plan?

Site Plan Requirements

A site plan is required for either a Site Plan Review or a Conditional Use Permit. Please attach to your application a to scale drawing(s), which renders all information legibly indicating and dimensioning the following information:

1. Submit Site plans as follows; emailed PDF or JPEG Files and hard copies of either 11" x 17" or 24" x 36" paper. 24" x 36" paper is required to show the site plan legibly then submit 15 copies full size and one reduced 11" x 17".
2. Lot and site dimensions.
3. All buildings and structures on the site including any buildings, structures and streets within 10 feet of the property line on adjacent parcels. Buildings shall show their location, dimensions, total SF including all stories and proposed use. Show location and screening for exterior mounted HVAC on both the site plan and on the elevations. (Note include on a second sheet showing elevations and height.)
4. Yards curbing, walks, paved and landscaped or bare areas.
5. Walls/fences location material and height.
6. Vehicular and pedestrian Offsite and Onsite access, driveways, sidewalks, street parking, dimensions, number of spaces including ADA access and external and internal circulation.
7. The general location size and height of signs.
8. Offsite and Onsite lighting including type, height, direction, wattage and hooding or direction of lights.
9. Location, species, maturity ultimate height of landscaping.
10. Location of existing and proposed utility lines and hook ups.
11. Proposed drainage of site.
12. Show location and screening for refuse and recycling pickup.
13. If a phased project show phasing and approximate time line.