

**MINUTES**

**CITY OF DELANO  
PLANNING COMMISSION – REGULAR MEETING  
May 9, 2012**

**CALL TO ORDER**

Chairman Markham called the meeting to order at 6:02 p.m. in the City Hall Council Chambers, 1015 – Avenue.

**FLAG SALUTE**

Commissioner Todd led the flag salute.

**ROLL CALL**

Commissioners present: Irma Barba, Anthony Gonzales, Sandeep Grewal, Diana Headrick, Gary Langston, Ralph Markham, Dwight Todd  
Commissioners absent: none

**OFFICIALS PRESENT**

Community Development Director Cariño, City Clerk Kraft, Senior Planner McCabe

**ITEMS FROM THE PUBLIC**

No items

**CONSENT AGENDA**

- 1) Authorization to waive the reading of any ordinance or resolution in its entirety and consenting to the reading of such ordinances or resolutions by title only
- 2) Minutes of regular Planning Commission meeting of April 11, 2012
- 3) Minutes of special Planning Commission meeting of April 11, 2012

Moved by Commissioner Barba, seconded by Commissioner Headrick, and unanimously carried to approve the Consent Agenda.

**PUBLIC HEARINGS**

- 4) Public Hearing #2012-02: Site Plan Review No. 2012-10 requesting approval for a Determination of Public Convenience or Necessity for the proposed sale of beer and wine for off-premises consumption at an existing grocery store in the “GC” (General Commercial) zone district located at 1804 Girard Street at the northeast corner of 18th Avenue and Girard Street (Exempt from CEQA) (Change in License Type at this Location)

Commissioner Barba stated she has a conflict as she owns property in the project area and left the room during discussion of this item.

Mr. McCabe presented the staff report.

Chairman Markham asked for public comments.

Peter Impala, Art Rodriguez and Associates, spoke on behalf of the applicant, Smart & Final Stores, LLC. He explained the reasons for the request and stated the applicant in is agreement with all the conditions of approval.

Chairman Markham closed the public hearing.

Moved by Commissioner Headrick, seconded by Commissioner Grewal and carried by the following vote to adopt Resolution No. 2012-05 of the Planning Commission of the City of Delano approving Site Plan Review No. 2012-10 and making a determination that the public convenience or necessity will be served by approval of a proposed beer and wine sales license for off-premises consumption at an existing grocery store in the GC (General Commercial) zone district at 1804 Girard Street, APN 411-403-12 and 411-403-13. AYES: Gonzales, Grewal, Headrick, Langston, Markham, Todd ABSTAIN: Barba

Commissioner Barba returned to the meeting.

#### **REGULAR AGENDA**

- 5) Temporary Land Use Permit No. 2012-04 requesting approval to place an 8 foot by 20 foot storage container adjacent to a similar existing container in the "DC" downtown commercial zone district on the east side of Kensington Street about 150 feet south of the intersection of Avenue (Exempt from CEQA)

Commissioners Grewal and Langston each stated they have a conflict as they own property in the project area and left the room during discussion of this item.

Ms. Cariño presented the staff report.

There was brief discussion regarding the location of the units, the length of time they will be in use, who will have access to the items stored, and what types of documents will be stored.

Moved by Commissioner Gonzales, seconded by Commissioner Headrick and carried by the following vote to adopt Resolution No. 2012-06 of the Planning Commission of the City of Delano approving Temporary Land Use Permit No. 2012-04 requesting approval for an existing 8 foot by 40 foot storage container and the placement of an additional 8 foot by 20 foot storage container in the DC (Downtown Commercial) zone district located on the east side of Kensington Street approximately 150 feet south of the intersection of Avenue. AYES: Barba, Gonzales, Headrick, Markham NOES: Todd ABSTAIN: Grewal, Langston

Commissioners Grewal and Langston returned to the meeting.

#### **DEPARTMENTAL REPORTS**

Ms. Cariño reported that the terms of Commissioners Gonzales and Markham will expire in June. Council continued the item for appointments to their meeting on May 21, 2012.

Ms. Cariño stated that staff will bring a proposed ordinance regarding signs to the Planning Commission for consideration at the next meeting. There is an issue with the constitutionality of the section regarding political signs, and staff is reviewing the sections regarding billboards.

Commissioners suggested there be a limit on the number of signs and length of time they may be displayed; a permit might be required for human billboards (i.e. those dressed in various types of costumes); boards that are vacant for a pre-determined length of time be required to be taken down; graffiti be addressed; and signs for businesses no longer in operation be required to be taken down.

### **COMMISSIONER STATEMENTS AND REPORTS**

Irma Barba asked what is being constructed near the new Taco Bell and if Carl's Jr. has pulled permits yet. Staff informed her the new construction is a Sonic and Carl's Jr. has not pulled permits yet.

Gary Langston: no items

Anthony Gonzales: no items

Dwight Todd noted the fire department has not made their trailer handicapped accessible in compliance with their conditional use permit. Staff informed him that the fire department is not using the trailer for sleeping quarters and the public does not have access to it. The remodeling work will be completed soon.

Diana Headrick reported that Sonic is scheduled to open July 10, and El Polo Loco is scheduled to open July 12.

Sandeep Grewal: no items

Ralph Markham: no items.

### **ADJOURNMENT**

Moved by Commissioner Todd, seconded by Commissioner Headrick, and unanimously carried to adjourn the meeting at 6:51 p.m.

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Phyllis A. Kraft, City Clerk