

MINUTES

**CITY OF DELANO
PLANNING COMMISSION – SPECIAL MEETING
June 20, 2012**

CALL TO ORDER

Vice-Chairman Barba called the meeting to order at 6:38 p.m. in the City Hall Council Chambers, 1015 – Avenue.

FLAG SALUTE

Commissioner Langston led the flag salute.

ROLL CALL

Commissioners present: Irma Barba, Anthony Gonzales, Sandeep Grewal, Diana Headrick, Gary Langston, Dwight Todd

Commissioners absent: Ralph Markham

OFFICIALS PRESENT

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

SPECIAL AGENDA ITEM

PUBLIC HEARINGS:

Vice-Chairman Barba excused herself from discussion and vote on this item due to a conflict. She owns property in the area.

Moved by Commissioner Grewal, seconded by Commissioner Gonzales and unanimously carried to elect Commissioner Headrick to serve as chairman during Vice-Chairman Barba's absence.

Commissioner Grewal excused himself from discussion and vote on this item due to a conflict. He owns property in the area.

1. Public hearing #2012-03: Variance Case No. 2012-01, a request for a reduction in the required fence setback within the front yard from 20 feet to zero feet, on property located at the northeast corner of Avenue and Lexington Street. (Exempt from CEQA) (Assessor Parcel No. 038-490-01)

Ms. Carino presented the staff report.

Chairman Headrick asked for public comments. There were no public comments

Chairman Headrick closed the public hearing.

There was discussion regarding the fence obscuring vision and adding a condition that the applicant not be allowed to add slats to the chain link fencing in the future. There was also discussion regarding the

city's right-of-way. Ms. Cariño stated that staff will re-check the measurements and request the applicant get an encroachment permit if needed.

Moved by Commissioner Langston, seconded by Commissioner Todd and carried by the following vote to approve Resolution No. 2012-07 approving Variance Case No. 2012-01 permitting a reduction in the required fence setback within the front yard from 20 feet to zero feet on property located at the northeast corner of Avenue and Lexington Street. AYES: Gonzales, Headrick, Langston, Todd NOES: none ABSTAIN: Barba, Grewal ABSENT: Markham

2. Public hearing #2012-04: Zone Amendment No. 2012-01, a proposal to amend Title 20 of the Delano Municipal Code by rescinding Chapter 20.14.20(9)(k) thereof and by adding a new Chapter 20.14.30(10) thereto establishing standards for the placement and design of off-site advertising signs within commercial and industrial zone districts, by amending Table 14.A of Chapter 20.14.40 thereof to bring on-site identification sign standards for office uses within commercial zone districts into consistency with the standards for non-office uses within the same zone districts, and by amending Chapter 20.14.50(3) thereof pertaining to regulations for the placement and display of temporary political signs

Ms. Carino stated staff is requesting this item be continued to July 11, 2012. Staff has encountered additional issues which will require more time for research.

Moved by Commissioner Headrick, seconded by Commissioner Grewal and unanimously carried to continue the item to July 11, 2012.

3. Public hearing #2012-05: Zone Amendment No. 2012-02 a proposal to amend Title 20 of the Delano Municipal Code by revising Table 5.A within Chapter 20.5.30 thereof to delete the requirement for approval of a conditional use permit to allow alcohol sales for on-site consumption within restaurants. The proposed amendment will eliminate an existing inconsistency in the language of Chapter 20.5.30 with that of Chapter 20.11.50(2)(b) exempting a bona fide restaurant from the requirement for a conditional use permit if it sells alcoholic beverages.

Ms. Carino stated staff is requesting this item be continued to July 11, 2012. Staff has encountered additional issues which will require more time for research.

Moved by Commissioner Headrick, seconded by Commissioner Grewal and unanimously carried to continue the item to July 11, 2012.

REGULAR AGENDA:

4. General Plan Consistency Finding Pursuant to Section 65402 of the California Government Code for proposed sale of an approximately one acre parcel located northwest of Woollomes Avenue and State Highway 99 Interchange (Assessor Parcel No. 521-020-14)

Ms. Cariño presented the staff report.

Moved by Commissioner Headrick, seconded by Commissioner Gonzales, and unanimously carried to approve Resolution No. 2012-08 making a finding that the proposed sale by the City of an approximately

one acre parcel located northwest of State Highway 99 – Woollomes Avenue interchange is consistent with the Delano General Plan, pursuant to section 65402 of the California Government Code.

5. General Plan Consistency Finding Pursuant to Section 65402 of the California Government Code for proposed sale of an approximately one- half acre parcel located southwest of Woollomes Avenue and State Highway 99 Interchange (Assessor Parcel No. 521-050-11)

Ms. Cariño presented the staff report.

Moved by Commissioner Langston, seconded by Commissioner Headrick, and unanimously carried to approve Resolution No. 2012-09 making a finding that the proposed sale by the City of an approximately one-half acre parcel located southwest of State Highway 99 – Woollomes Avenue interchange is consistent with the Delano General Plan, pursuant to Section 65402 of the California Government Code.

Ms. Cariño introduced the new Associate Planner Tendai Mtunga and new Planning Commissioner Terrance Monrian whose term will begin with the next Planning Commission meeting.

ADJOURNMENT

Moved by Commissioner Langston, seconded by Commissioner Grewal, and unanimously carried to adjourn the meeting at 7:09 p.m.

Phyllis A. Kraft, City Clerk