

MINUTES

**CITY OF DELANO
PLANNING COMMISSION – REGULAR MEETING
August 8, 2012**

CALL TO ORDER

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

FLAG SALUTE

Commissioner Gonzales led the flag salute.

ROLL CALL

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

OFFICIALS PRESENT

Community Development Director Cariño, City Clerk Kraft, Associate Planner Mtunga

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 July 11, 2012

Moved by Commissioner Gonzales, seconded by Commissioner Todd, and unanimously carried to approve the Consent Agenda.

Chairman Barba announced that the applicant for item #3 will be arriving late to the meeting. He asked the item be heard later in the meeting so that he may be present. Moved by Commissioner Monrian, seconded by Commissioner Headrick and unanimously carried to hear item #3 last.

PUBLIC HEARINGS

- 3) Public hearing #2012-07: Tentative Parcel Map 12044, proposing the division of 4.69 acres into five parcels within the Madison Square Center, located southwest of Cecil Avenue and Vassar Street (Exempt from CEQA), APN: 423-020-20

This item was heard after item #5.

- 4) Public hearing #2012-08: Conditional Use Permit No. 2012-03 requesting approval for construction of a 486 square foot one room addition on an approximately 11,250 square foot (0.25 acre) lot with an existing single family home and an apartment complex located between and Avenues at 1317 Glenwood Street (Exempt from CEQA), APN: 038-020-17

Chairman Barba and Vice-Chairman Grewal announced they each own property in the project area and excused themselves from discussion and vote on this item.

Moved by Commissioner Langston, seconded by Commissioner Todd and unanimously carried to appoint Commissioner Headrick as temporary chairman during discussion of item #4. Chairman Barba and Vice-Chairman Grewal left the meeting.

Mr. Mtunga presented the staff report.

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

Chairman Headrick closed the public hearing.

Moved by Commissioner Langston, seconded by Commissioner Monrian and carried by the following vote to adopt Resolution No. 2012-14 of the Planning Commission of the City of Delano approving Conditional Use Permit No. 2012-03 proposing construction of a 486 square foot room addition to an existing single family dwelling in the GC, general commercial, zone district on property located at 1317 Glenwood Street between and Avenues. AYES: Gonzales, Headrick, Langston, Monrian, Todd NOES: none ABSTAIN: Barba, Grewal ABSENT: none

Chairman Barba and Vice-Chairman Grewal returned to the meeting.

- 5) Public hearing #2012-09: Conditional Use Permit No. 2012-04 requesting approval for construction of a 3,860 square foot McDonald's fast food restaurant with drive-through service in the "CRC" (Community Retail Commercial) zone district, located southwest of Woollomes Avenue and the State Route 99 interchange (Exempt from CEQA) APN: 521-050-27

Mr. Mtunga presented the staff report.

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

Chairman Barba closed the public hearing.

There was discussion regarding egress and ingress. Judy Reyes spoke for the applicant, McDonald's. She stated the plans to develop the project are in conjunction with Wal-Mart and they will open at the same time. Paving of the parking area is part of their agreement with Wal-Mart.

Ms. Cariño stated staff can add a condition that ingress will be provided before the store opens.

Moved by Commissioner Headrick, seconded by Commissioner Langston and unanimously carried to adopt Resolution No. 2012-15 of the Planning Commission of the City of Delano approving Conditional

Use Permit No. 2012-04 requesting approval for the construction of a 3,860 square foot fast food restaurant with drive-through service located on the south side of Woollomes Avenue west of Garzoli Avenue in the CRC, community retail commercial zone district, APN 521-050-27, with the addition of condition #37 regarding egress and ingress.

- 3) Public hearing #2012-07: Tentative Parcel Map 12044, proposing the division of 4.69 acres into five parcels within the Madison Square Center, located southwest of Cecil Avenue and Vassar Street (Exempt from CEQA), APN: 423-020-20

Commissioner Grewal stated he owns property in the project area and excused himself from discussion and vote on this item. He left the meeting room.

Ms. Carino presented the staff report.

Chairman Barba asked for public comments.

Max Bacerra, the applicant, stated he is asking for approval to sub-divide the parcel. He stated for the record that he is asking that condition of approval #16 be changed to add "... or as approved by the city engineer and fire department." He also asked that condition #9 be changed to add "... when each parcel is developed."

There was brief discussion regarding landscape maintenance, the well to be abandoned, and dust from the vacant lots.

Chairman Barba closed the public hearing.

Moved by Commissioner Gonzales, seconded by Commissioner Headrick and carried by the following vote to adopt Resolution No. 2012-13 of the Planning Commission of the City of Delano approving Tentative Parcel Map 12044 proposing the division of 4.69 acres into five commercial parcels located southwest of Cecil Avenue and Jefferson Street, APN 423-020-20, with the addition of changes to conditions #11 and #16. AYES: Barba, Gonzales, Headrick, Langston, Monrian, Todd NOES: none ABSTAIN: Grewal ABSENT: none

Commissioner Grewal returned to the meeting.

REGULAR AGENDA

No items

DEPARTMENTAL REPORTS

No items

COMMISSIONER STATEMENTS AND REPORTS

No items

ADJOURNMENT

Chairman Barba adjourned the meeting at 7:06 p.m.

Phyllis A. Kraft, City Clerk