

MINUTES

CITY OF DELANO PLANNING COMMISSION – SPECIAL MEETING September 26, 2012

CALL TO ORDER

Vice-Chairman Grewal called the meeting to order at 6:00 p.m. in the City Hall Council Chambers, 1015 – Avenue.

FLAG SALUTE

Commissioner Monrian led the flag salute.

ROLL CALL

Commissioners present: Irma Barba (arrived 6:01 p.m.), Anthony Gonzales, Sandeep Grewal, Diana Headrick, Gary Langston, Terrence Monrian, Dwight Todd
Commissioners absent: none

OFFICIALS PRESENT

Community Development Director Cariño, City Attorney Peake (via telephone), City Clerk Kraft, Senior Planner McCabe

PUBLIC COMMENTS

No items

SPECIAL AGENDA ITEM

- 1) Conditional Use Permit No. 2012-05, a request for approval of a conditional use permit to allow the construction of a 4,200 square foot convenience store with an automobile service station on a 29,514 square foot (0.68 acre) site in the “GC” (General Commercial) zone district, located northwest of the Woollomes Avenue and State Route 99 interchange (Exempt from CEQA)

Mr. McCabe presented the staff report. He noted the memorandum distributed before the meeting requesting amending Finding No. 2, and Condition of Approval No. 9.

Max Bacerra, Principal of Maximus III, representing KJP Enterprises, the developer, addressed the Commission. Raj Dillon, KJP Enterprises, addressed the Commission.

There was discussion regarding conditions #9 and #34 regarding a reciprocal access agreement with Home Depot and eastbound traffic access from Woollomes Avenue to the Chevron Barn. Mr. Dillon requested a 30 day timeline regarding the agreement between Home Depot and Chevron Bard be added to condition #34

Chairman Barba called a recess at 6:45 p.m. to allow staff time to confer with Mr. Peake via telephone. The meeting was resumed at 6:50 p.m.

Mr. Peake informed the commissioners that a time frame for condition #34 was not needed because options are included in the conditions of approval. The City cannot compel Home Depot to enter into an access agreement with the Chevron Barn. He added that the Home Depot has an agreement with adjacent property owners to the west that keeps them from entering into an agreement with Chevron Barn at this time.

Mr. Langston asked why condition #19 states the hours of operation will be between 4:00 a.m. and 11:00 p.m. Mr. Dillon stated he would prefer to be open 24 hours. Mr. Langston suggested condition #19 be changed to allow 24 hour operation.

Moved by Commissioner Langston, seconded by Commissioner Grewal, and unanimously carried to adopt Resolution No. 2012-16 approving Conditional Use Permit No. 2012-05 with amended conditions of approval #9 (as stated in memo presented to Commissioners at the meeting), #19 (to be open 24 hours), #34 (to specify eastbound traffic access from Woollomes Avenue into Chevron Barn); and amended Finding No. 2 (add "if an agreement for such access is made with the adjacent property owner).

DEPARTMENTAL REPORTS

Ms. Cariño stated the regular Planning Commission meeting will be held October 10. The City has received plans from Carl's Jr. and Family Dollar Store. A street fair will be held Thursday, September 27. Brochures regarding San Joaquin Valley Blue Print and the public engagement workshop regarding property tax study are available for commissioners.

COMMISSIONER STATEMENTS AND REPORTS

Chairman Barba encouraged everyone to come to the street fair, Thursday from 4:00 p.m. to about 8:00 p.m.

ADJOURNMENT

Chairman Barba adjourned the meeting at 7:11 p.m.

Phyllis A. Kraft, City Clerk