

**AGENDA
DELANO PLANNING COMMISSION**

**REGULAR MEETING
DELANO CITY HALL 1015 – 11th Avenue**

**April 10, 2013
6:00 P.M.**

CALL TO ORDER

FLAG SALUTE

ROLL CALL

PUBLIC COMMENT: The public may address the Commission on items which do not appear on the agenda. The Commission cannot take action on items that do not appear on the agenda but may refer the item to staff for further study or for placement on a future agenda. Comments are limited to 3 minutes for each person and 15 minutes on each subject. Please state your name and address for the record.

CONSENT AGENDA: The Consent Agenda consists of items that in staff's opinion are routine and non-controversial. These items are approved in one motion unless a Commissioner or member of the public removes a particular item.

- 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 March 13, 2013

PUBLIC HEARINGS

- 3) Public Hearing #2013-03: **(Continued from February 13, 2013, March 13, 2013)** Conditional Use Permit No. 2013-01 requesting the following:
 - a) A request to allow beer and wine sales for off-site consumption only at an existing Family Dollar Store in the "GC" (General Commercial) zone district, on property located at 1990 Cecil Avenue (Assessor Parcel Number 423-020-19) (Exempt from CEQA).
 - b) A determination of public convenience or necessity for the proposed sale of beer and wine for off-site consumption only in the "GC" (General Commercial) zone district, on property located at 1990 Cecil Avenue (Exempt from CEQA).
- 4) Public hearing #2013-04: **(continued from February 13, 2013)** Conditional Use Permit No. 2013-02 requesting approval to operate an auto body and paint shop in an existing commercial building within the "GC" (General Commercial) zone district, located at 602 High Street (Exempt from CEQA).
- 5) Public hearing #2013-10: Recommendation to City Council on Zone Amendment No. 2012-01 proposing the following (Exempt from CEQA):
 - a) Amend Chapters 20.14.10(3) and 20.14.50(3) addressing regulations for the placement and display of temporary political signs.

- b) Rescind Chapter 20.14.20(9)(k) of the Delano Municipal Code and sequentially redesignating succeeding subsections, and by adding a new Chapter 20.14.30(10) thereto establishing standards for the placement and design of off-site advertising signs within the “GC” (General Commercial), “CRC” (Community Retail Commercial), and “I” (Industrial) zone districts of the City of Delano.
- c) Amend Chapter 20.14.40 - Table 14.A, Line B-1 – Signs Permitted for Office Buildings in Commercial Districts to delete “or monument” from Type column and to delete “and 4 ft. for monument¹” from Maximum Sign Height column, and to read “One square foot of sign area per lineal foot of building fronting on a street, 75 square foot maximum sign area in NC zone district, otherwise 100 square feet maximum” in Maximum Sign Area column, and add a new Type “Monument”, Maximum Number “One per street frontage”, Maximum Sign Area “24 square feet in NC zone district, otherwise 32 square feet”, Maximum Sign Height “4 feet¹”, Location “Shall be setback 5 feet from property line”, Illumination Allowed “Yes”, by amending Table 14.A, Line B-2 - Signs Permitted for Office Buildings in Commercial Districts to read “One square foot of sign area per lineal foot of building fronting on a street, 75 square feet maximum sign area in NC zone district, otherwise 100 square feet maximum” for wall signs, and “24 square feet in NC zone district, otherwise 32 square feet” for monument signs in Maximum Sign Area column. Also, by amending Chapter 20.14.40 - Table 14.A, Line C-(2)(d) – Signs (*Non-Office*) Permitted in Commercial Zone Districts to read “24 square feet in NC zone district, otherwise 32 square feet” in Maximum Sign Area column and Table 14.A, Line C(2)(g) to read “100 square feet per face” in Maximum Sign Area column.
- d) Amend Chapter 20.14 by adding an overlay sign district including property no farther than 500 feet on either side of the centerline of State Route 99 between 1st Avenue on the north and Pond Road on the south for the placement of off-site advertising signs subject to approval of a Conditional Use Permit. This overlay sign district will also permit onsite identification signs extending above the roof line or parapet of a structure subject to approval of a Planned Sign Program pursuant to Chapter 20.14.80 of the Delano Municipal Code.
- 6) Public hearing #2013-11: Zone Amendment No. 2013-04, a proposal to amend Title 20 (Zoning Ordinance) of the Delano Municipal Code by amending Chapter 20.4.30 thereof by adding “Agricultural Uses” as Line A.12 to “Residential Uses in Table 4.A – Uses Permitted Within Residential Districts – as a permitted use in the “R-A” (Residential Agricultural) zone district and as a conditionally permitted use in the in the “R-1” (Single Family Residential) zone district, and adding a new Chapter 20.4.50 thereto setting forth the purpose and intent, development standards and conditions of approval for commercial agricultural cultivation uses in residential zone districts within the City of Delano.

REGULAR AGENDA

- 7) Consideration of Green Building Ordinance
- 8) Consideration of Point-of Sale Energy Retrofit Program Ordinance

DEPARTMENTAL REPORTS

- 9) Status of Commercial Development Projects in the City of Delano
- 10) Status Report on the Notice of Preparation (NOP) for the Grapevine Commercial Project Environmental Impact Report (EIR)

COMMISSIONER STATEMENTS AND REPORTS

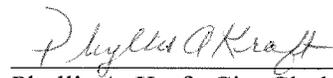
ADJOURNMENT

Respectfully submitted,



Richelle Cariño, Community Development Director

This is to certify that this agenda was posted at Delano City Hall on April 5, 2013.



Phyllis A. Kraft, City Clerk

Next meeting: Regular Planning Commission Meeting May 8, 2013

Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's office at City Hall, 1015 -11th Avenue, during normal business hours.

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