

## **MINUTES**

### **CITY OF DELANO PLANNING COMMISSION – REGULAR MEETING May 8, 2013**

#### **CALL TO ORDER**

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

#### **FLAG SALUTE**

Commissioner Headrick 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, 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 10, 2013

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

#### **PUBLIC HEARINGS**

- 3) Public hearing #2013-12: Conditional Use Permit No. 2012-10, a request for approval of a 394 square foot addition to an existing 4,000 square foot church building located in the DC Downtown Commercial Zone District at 925 Jefferson Street (exempt from CEQA)

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

Moved by Commissioner Monrian, seconded by Commissioner Gonzales and unanimously carried to elect Commissioner Headrick to serve as temporary chairman during discussion and vote of this item.

Mr. McCabe presented the staff report. He noted that five parking spaces will be removed and that one of the conditions of approval is that parking lots on private property not be used by those attending church services.

Chairman Headrick asked for public comments.

Bill Hylton, 1515 – Avenue, asked if members of the church have already been instructed to use the library parking lot. He added that Pearsey's Rentals parks their rental vehicles on the street and takes up spaces.

Chairman Headrick closed the public hearing.

There was discussion regarding parking. Commissioner Langston expressed concern that city ordinances would not allow for the expansion due to the parking requirements.

Javier Chavez, 1604 Weaver, stated that parking is not an issue. Those attending services use the library parking lot, and it is never filled.

Moved by Commissioner Langston, seconded by Commissioner Monrian and carried by all those present to continue the public hearing to June 12, 2013, and direct staff to consult with the city attorney regarding parking requirements.

Chairman Barba and Commissioner Grewal returned to the meeting.

### **REGULAR AGENDA**

- 4) Nomination of two Planning Commissioners to serve on the Commercial Building Color Ordinance Committee

Ms. Cariño presented the staff report.

Moved by Commissioner Headrick, seconded by Commissioner Gonzales and unanimously carried to appoint Commissioner Monrian and Chairman Barba to serve on the Commercial Building Color Ordinance Committee.

- 5) Discussion and consideration to establish distance requirements between alcohol / liquor outlets and sensitive uses

Ms. Cariño presented the staff report.

After some discussion it was the consensus of the Commissioners to wait and find out what action City Council takes on the appeal of Family Dollar Store before making any recommendations.

### **DEPARTMENTAL REPORTS**

Ms. Cariño announced that on May 29, from 5:00 to 8:00 p.m. at the VFW hall the city will hold the second part of the Community Conversation for the Smart Valley Places Grant. The City received the HUD grant to prepare the Sustainability and Healthy Delano Element for the General Plan.

### **COMMISSIONER STATEMENTS AND REPORTS**

Commissioner Langston stated that the City's zoning ordinance is on city's web site and encouraged all the commissioners to read it, especially the section on parking.

Commissioner Gonzales asked staff to e-mail the web address for the zone ordinance to all the commissioners.

Chairman Barba asked Ms. Cariño to explain the process for an applicant's appeal of Planning Commission decisions. She announced the next street fair will be held May 23.

### **ADJOURNMENT**

Chairman Barba adjourned the meeting at 6:53 p.m.