

MINUTES

CITY OF DELANO PLANNING COMMISSION – REGULAR MEETING October 9, 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 Todd led the flag salute.

ROLL CALL

Commissioners present: Irma Barba, Sandeep Grewal, Diana Headrick, Gary Langston, Terrence Monrian, Dwight Todd

Commissioners absent: Anthony Gonzales

OFFICIALS PRESENT

Community Development Director Cariño, City Clerk Kraft, Senior Planner McCabe, Associate Planner Tendai 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 September 11, 2013

Moved by Commissioner Grewal, seconded by Commissioner Todd, and unanimously carried by all those present to approve the Consent Agenda.

PUBLIC HEARINGS

- 3) Public Hearing #2013-15: (continued from September 11, 2013) Conditional Use Permit No. 2013-08, a request for approval of the conversion of a 3,300 square foot shade structure including enclosed restrooms into classroom / meeting spaces, and approval of a concept master plan for future development for church facilities which includes additional sanctuary space, classroom / meeting space adjacent to the existing shade structure and storage space adjacent to the existing church hall building. The project proposes the addition of 90 new vehicle parking spaces on the site, which is located within the “R-1” (Single Family Residential) zone district at 1015 Clinton Street; APN 037-080-03,-06, -07 and -08 (Exempt from CEQA)

Ms. Cariño stated staff is requesting this item be continued to November 13, 2013.

Moved by Commissioner Headrick, seconded by Commissioner Grewal and unanimously carried by all those present to continue Public Hearing #2013-15 to November 13, 2013.

Chairman Barba announced that she has a conflict regarding item #4 because she owns property in the area. She left the room. Vice-Chairman Monrian assumed control of the meeting.

- 4) Public Hearing #2013-18: Conditional Use Permit No. 2013-05, a request for approval to operate automotive repair shops in two separate spaces in an existing commercial building within the GC (General Commercial) zone district, located at 1818 Girard Street; APN 411-403-01 (Exempt from CEQA)

Mr. Mtunga presented the staff report. Ms. Cariño noted the Conditions of Approval have been amended.

Vice-Chairman Monrian asked for public comments. There were no public comments.

Vice-Chairman Monrian closed the public hearing.

Moved by Commissioner Headrick, seconded by Commissioner Grewal and carried by the following vote to adopt Resolution No. 2013-20 approving Conditional Use Permit No. 2013-05 proposing to establish automotive repair shops on an existing 15,936 square foot commercial site with an existing 4,140 square foot industrial warehouse building in the "GC" general commercial zone district, at 1818 Girard Street with the amended Conditions of Approval as noted. AYES: Grewal, Headrick, Langston, Monrian, Todd NOES: none ABSENT: Gonzales ABSTAIN: Barba

Chairman Barba returned to the meeting and resumed control.

- 5) Public Hearing #2013-19:
 - a) Mitigated Negative Declaration (E-13-03) and related Mitigation Monitoring Program addressing potential environmental impacts associated with Conditional Use Permit No. 2013-09
 - b) Conditional Use Permit No. 2013-09, a request for approval for construction and operation of a drum-mix asphalt plant and an asphalt concrete and Portland cement concrete recycling facility, a lime slurry plant, a 10,000 gallon above-ground diesel fuel tank, truck scales, and an onsite office structure on a 14.72 acre parcel located approximately 1,275 feet southerly of Schuster Road and 510 feet easterly of Randolph Street (APN 521-120-32)

Ms. Cariño presented the staff report. She noted that staff had provided the commissioners with a memorandum regarding the city's response to comments provided by the Kern County Roads Department and a memorandum regarding revisions to the monitoring plan.

Chairman Barba asked for public comments.

Jack Baker, representing the applicant, stated he is present to answer any questions.

Chairman Barba closed the public hearing.

Moved by Commissioner Langston, seconded by Commissioner Grewal and unanimously carried by all those present to adopt Resolution No. 2013-21 adopting a Mitigated Negative Declaration (E-13-03) for Conditional Use Permit No. 2013-09 proposing the construction and operation of a drum-mix asphalt plant and an asphalt concrete and Portland cement concrete recycling facility, a lime slurry plant, a 10,000 gallon above-ground diesel fuel tank, truck scales and an onsite office structure on a 14.72 acre parcel, generally located south of Schuster Road and east of Randolph Street.

Moved by Commissioner Todd, seconded by Commissioner Headrick and unanimously carried by all those present to adopt Resolution No. 2013-22 approving Conditional Use Permit No. 2013-09 requesting approval for the construction and operation of a drum-mix asphalt plant and an asphalt concrete and Portland cement concrete recycling facility, a lime slurry plant, a 10,000 gallon above-ground diesel fuel tank, truck scales and an on-site office structure on a 14.72 acre parcel within the South Delano Industrial Specific Plan, generally located south of Schuster Road and east of Randolph Street.

- 6) Public Hearing #2013-20:
 - a) Negative Declaration (E-13-04) addressing the potential environmental impacts associated with Site Plan Review No. 2013-18
 - b) Site Plan Review No. 2013-18, a proposal for the demolition of an existing 24,600 square foot storage building and the construction of a new 47,158 square foot cold storage and finish products storage building on the same site, as an addition to existing citrus processing facility containing approximately 430,000 square feet on a 25.67 acre parcel located at 1901 South Lexington Street, APN 521-040-22

Mr. McCabe presented the staff report.

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

Chairman Barba closed the public hearing.

Moved by Commissioner Headrick, seconded by Commissioner Monrrian and unanimously carried by all those present to adopt Resolution No. 2013-23 adopting a Negative Declaration (E-13-04) for Site Plan Review No. 2013-18 proposing the construction of a 46,790 square foot cold storage and finish products storage building as an addition to an existing citrus processing facility containing approximately 430,000 square feet on a 25.67 acre parcel located at 1901 South Lexington Street.

Moved by Commissioner Headrick, seconded by Commissioner Monrrian and unanimously carried by all those present to adopt Resolution No. 2013-24 approving Site Plan Review No. 2013-18 proposing construction of a 47,029 square foot cold storage and finish product storage building as an addition to an existing citrus processing facility containing approximately 430,000 square feet on a 25.67 acre parcel located at 1901 South Lexington Street.

- 7) Public Hearing #2013-21: Zone Amendment No. 2013-08, a proposal to amend Title 20 (zoning ordinance) of the Delano Municipal Code by adding to Chapter 20.1.190 thereof a definition of "Amusement / Theme Park," amending Chapter 20.3.21(2), Table 3.C thereof by adding Line 13 specifying "Amusement/Theme Park" as a use permitted subject to approval of a Conditional Use Permit in the "AP" (Airport) zone district and by adding Line 14 specifying "Automotive Service Station with or without convenience store, subject to Chapter 20.11.220 of this Title" as a use permitted subject to approval of a Conditional Use Permit in the "AP" (Airport) zone district, amending Chapter 20.5.30, Table 5.A, Section C thereof by adding Line 19 specifying "Amusement/Theme Park" as a use permitted subject to approval of a Conditional Use Permit in the "GC" (General Commercial) zone district, and amending Chapter 20.6.30, Table 6.A, Section E thereof by adding Line 10 specifying "Amusement/Theme Park" as a use permitted subject to approval of a Conditional Use Permit in both the "CRC" (Community Retail Commercial) and the "I" (Industrial) zone districts.

Ms. Cariño presented the staff report.

Chairman Barba asked for public comments.

Bob Swanson, Bakersfield, stated that the city is taking great steps in development and there is a lot of potential in Delano.

Chairman Barba closed the public hearing.

Moved by Commissioner Todd, seconded by Commissioner Grewal and unanimously carried by all those present to adopt Resolution No. 2013-25 recommending to City Council approval of an ordinance amending Title 20 of the Delano Municipal Code by adding to Chapter 20.1.190 thereof a definition of "Amusement / Theme Park," amending Chapter 20.3.21(2), Table 3.C thereof by adding "Amusement / Theme Park" and "Automotive Service Station" as uses permitted subject to approval of a conditional use permit in the "AP" (airport) zone district, amending Chapter 20.5.30, Table 5.A, Section C by adding "Amusement / Theme Park" as a use permitted subject to approval of a conditional use permit in the "GC" (general commercial) zone district, and amending Chapter 20.6.30, Table 6.A, Section E thereof by adding "Amusement / Theme Park" as a use permitted subject to approval of a conditional use permit in both the "CRC" (community retail commercial) and the "I" (industrial) zone districts.

REGULAR AGENDA

- 8) Resolution approving Site Plan Review No. 2013-16, allowing construction of a 17,550 square foot, two story office space addition to an existing 573,500 square foot citrus processing facility located at 1701 South Lexington Street (APN 521-040-21) **Public Hearing was conducted on September 11, 2013**

Ms. Cariño presented the staff report. She stated the resolution was inadvertently left out of the agenda packet when the item was presented September 11, 2013.

Moved by Commissioner Todd, seconded by Commissioner Headrick and unanimously carried by all those present to adopt Resolution No. 2013-26 approving Site Plan Review No. 2013-06, a proposal to construct a 17,550 square foot two story office addition at 1701 South Lexington Street east of State Route 99 and the Union Pacific Railroad, south of Quinn Court, west of South Lexington Street.

DEPARTMENTAL REPORTS

Ms. Cariño announced Senior Planner Mike McCabe will retire at the end of the month.

Ms. Cariño stated Taco Bell is requesting to move quickly on their development. A special Planning Commission meeting to hear the Conditional Use Permit will be held October 23, 2013.

COMMISSIONER STATEMENTS AND REPORTS

Irma Barba stated the death of Johnny Espinoza is a great loss. He was a previous member of the Planning Commission.

Diana Headrick stated she is glad to see more development at the Delano Market Place.

ADJOURNMENT

Chairman Barba adjourned the meeting at 6:46 p.m.

Phyllis A. Kraft, City Clerk