

MINUTES

**CITY OF DELANO
PLANNING COMMISSION – REGULAR MEETING
January 8, 2014**

CALL TO ORDER

Chairman Barba called the meeting to order at 6:04 p.m. in the City Hall Council Chambers, 1015 – 11th Avenue.

FLAG SALUTE

Commissioner Gonzales led the flag salute.

ROLL CALL

Commissioners present: Irma Barba, Anthony Gonzales, Sandeep Grewal, Terrence Monrian, Dwight Todd

Commissioners absent: Diana Headrick, Gary Langston

OFFICIALS PRESENT

Community Development Director Cariño, City Clerk Kraft, 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 December 11, 2013; special joint City Council / Planning Commission meeting of December 16, 2013; special joint City Council / Planning Commission meeting of December 20, 2013

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

PUBLIC HEARINGS

- 3) Public Hearing #2014-01:
 - a) Reversion to Acreage No. 2013-01; a reversion of acreage of Tract 6224 Phase A, consisting of 8.51 gross acres and Tentative Tract No. 7249, located 1/4 mile north of Garces Highway; between Hiatt Avenue and Timmons Avenue; and 1/8 mile south of Eleventh Avenue/Matthews Avenue

Ms. Cariño presented the staff report. She noted a clerical error in the item title. Reversion to Acreage No. 2013-01 is regarding Tentative Tract No. 7250, not 7249.

Chairman Barba asked for public comments.

John Wilson spoke on behalf of the owners. He requested the deletion of condition #4 regarding the requirement of a conditional use permit to allow the continued agricultural use on the property. The issuance of a CUP is a lengthy process that would delay recording of the project.

Chairman Barba closed the public hearing.

There was discussion regarding the requirement for a conditional use permit. Commissioner Grewal stated that the property is not currently being farmed and the new owner, Mr. Brar, does not intend to farm it. Ms. Cariño suggested the condition be modified to state that the property owner shall obtain a conditional use permit as required by the municipal code to allow agricultural use on the property.

Moved by Commissioner Grewal, seconded by Commissioner Todd and unanimously carried by all those present to adopt Resolution No. 2014-01 of the Planning Commission recommending to City Council approval of Reversion to Acreage No. 2013-01 for the reversion to acreage of Tract 6224 Phase A, with the changes as noted above.

Moved by Commissioner Gonzales, seconded by Commissioner Grewal and unanimously carried by all those present to recommending to City Council approval of Tentative Tract No. 7250 on a 8.51 gross acre site generally located 0.25 (1/4) mile north of Garces Highway, between Hiatt Avenue and Timmons Avenue, and 0.125 (1/8) mile south of 11th Avenue / Matthews Avenue, with the changes as noted above.

- b) Reversion to Acreage No. 2013-02; a reversion of acreage of Tract 6224 Phase B, consisting of 7.49 gross acres and Tentative Tract No. 7250, located 1/4 mile north of Garces Highway; between Hiatt Avenue and Timmons Avenue; and 1/8 mile south of Eleventh Avenue/Matthews Avenue

Ms. Cariño presented the staff report. She noted a clerical error in the item title. Reversion to Acreage No. 2013-02 is regarding Tentative Tract No. 7249, not 7250.

Chairman Barba asked for public comments.

John Wilson spoke on behalf of the owners. He stated the same concerns as noted for Reversion to Acreage No. 2013-01, noted above.

Chairman Barba closed the public hearing.

Ms. Cariño suggested the condition be modified to state that the property owner shall obtain a conditional use permit as required by the municipal code to allow agricultural use on the property.

Chairman Barba asked why the reversion is being requested. Mr. Wilson explained that in 2006 a bond was issued for the proposed project. The fees for the bond are \$10,000 per year. The reversion to acreage will release the bonds and also allow the property to be sold as quickly as possible. Ms. Cariño added that this will also allow creation of a new map.

Moved by Commissioner Grewal, seconded by Commissioner Todd and unanimously carried by all those present to adopt Resolution No. 2014-02 of the Planning Commission recommending to City Council approval of Reversion to Acreage No. 2013-02 for the reversion to acreage of Tract 6224 Phase B with changes as noted above.

Moved by Commissioner Grewal, seconded by Commissioner Monrian and unanimously carried by all those present to recommend to City Council approval of Tentative Tract No. 7249 on a 7.49 gross acre site generally located 0.25 (1/4) mile north of Garces Highway, between Hiatt Avenue and Timmons Avenue, and 0.125 (1/8) mile south of 11th Avenue / Matthews Avenue with changes as noted above.

REGULAR AGENDA

No items

DEPARTMENTAL REPORTS

No items

COMMISSIONER STATEMENTS AND REPORTS

Irma Barba: no items

Gary Langston: absent

Anthony Gonzales: no items

Dwight Todd: stated he is looking forward to a good year.

Diana Headrick: absent

Sandeep Grewal: no items

Terrence Monrian: no items

ADJOURNMENT

Chairman Barba adjourned the meeting at 6:35 p.m.

Phyllis A. Kraft, City Clerk