

MINUTES

**CITY OF DELANO
PLANNING COMMISSION – REGULAR MEETING
May 14, 2014**

CALL TO ORDER

Vice-Chairman Monrian called the meeting to order at 6:00 p.m. in the City Hall Council Chambers, 1015 – 11th Avenue.

FLAG SALUTE

Commissioner Todd led the flag salute.

ROLL CALL

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

OFFICIALS PRESENT

Interim Community Development Director Keene, 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 January 8, 2014; February 12, 2014; special meeting of February 19, 2014; regular meeting of March 12, 2014; April 9, 2014

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

PUBLIC HEARINGS

- 3) Public Hearing #2014-03:
 - a) Adoption of a Joint NEPA Environmental Assessment (EA)/ CEQA Initial Study/Mitigated Negative Declaration (IS/MND) (E-13-07) and the associated Mitigation Measures pursuant to the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA). The document identified, evaluated, compared and documented the potential environmental impacts of the proposed City Community Center facility and,
 - b) Conditional Use Permit No. 2013-11, a request for approval to allow the construction and operation of an approximately 13,000 square feet Community Center initially with the capacity to expand to a maximum of 20,000 square feet in the future. The proposed project site is approximately 4.69 acres located on 11th Avenue east of Clark Street, APN 519-010-08

Mr. Keene presented the staff report.

Vice-Chairman Monrian asked for public comments.

Andrew Cardenas stated he lives in the area and expressed concerns regarding safety for people crossing 11th Avenue. He suggested a traffic light on 11th Avenue near the facility would be a great help.

Vice-Chairman Monrian closed the public hearing.

There was discussion regarding the set-back for the facility. There was discussion regarding parking at the technology center next to the project area, access to parking, traffic flow, pedestrian crossings, and night lighting. Mr. Keene stated the Planning Commission can require traffic calming measures.

Moved by Commissioner Gonzales, seconded by Commissioner Todd and unanimously carried by all those present to adopt Resolution No. 2014-05 approving Conditional Use Permit No. 2013-11, a request for approval to allow the construction and operation of an approximately 13,000 square foot community center initially with the capacity to expand to a maximum of 20,000 square feet in the future. The proposed project site is approximately 4.69 acres and is located on 11th Avenue.

Moved by Commissioner Gonzales, seconded by Commissioner Langston and unanimously carried by all those present to adopt Resolution No. 2014-06 adopting Mitigated Negative Declaration E-13-07 and the associated mitigation measures pursuant to the California Environmental Quality Act (CEQA) and a Joint Initial Study/Environmental Assessment (Joint IS/EA) that identified, evaluated, compared, and documented the environmental impact of the proposed city community center; and noting the statements made regarding traffic.

- 4) Public Hearing #2014-04: Conditional Use Permit No. 2014-03, a request to allow the continuance of an existing bar, restaurant and night club within an existing 5,607 square feet commercial building on a 21,250 square feet parcel located at 707 - 12th Avenue, in the "GC" (General Commercial) zone district, APN: 038-110-04. The Project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301(d) – Existing Facilities

Mr. Keene announced that staff has recommended that this item be pulled from the agenda.

REGULAR AGENDA

No items

DEPARTMENTAL REPORTS

Mr. Keene asked commissioners if there are any topics they would like him to go over in a future presentation.

COMMISSIONER STATEMENTS AND REPORTS

Mr. Gonzalez asked why an item is listed on the agenda and then pulled by staff. It was explained that sometimes something regarding an item comes to staff's attention after the agenda has been posted and the item is pulled in order to give staff sufficient time to do research. It was also noted that public hearings must be noticed in the newspaper for a certain number of days before the meeting. Once it has been noticed, the item must be listed on the agenda. Items of concern sometimes come to staff's attention after the item has been noticed in the newspaper.

ADJOURNMENT

Moved by Commissioner Gonzales, seconded by Commissioner Todd, and unanimously carried to adjourn the meeting at 6:35 p.m.