

MINUTES

**CITY OF DELANO
PLANNING COMMISSION – SPECIAL MEETING
June 25, 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: Sandeep Grewal, Diana Headrick (1 vacancy)

OFFICIALS PRESENT

Interim Community Development Director Keene, City Clerk Kraft, Associate Planner Mtunga

SPECIAL AGENDA ITEM

- 1) Public Hearing #2014-05: 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 presented the staff report.

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

Vice-Chairman Monrian closed the public hearing.

There was discussion regarding the number of security guards required and the hours they would be required to be on the premises. Mr. Keene stated that the conditions can be reviewed in six months or on a regular basis as the Planning Commission deems appropriate.

There was discussion regarding entrances and exits to the building. Alejandro Rivera, the designer for the project, reviewed all the entrances and exits. Parking requirements and restrictions were discussed. It was suggested that because parking on the street is to be restricted that patrons be allowed to enter the building through the north entrance from the parking lot.

Mr. Keene stated that he had spoken with the applicant regarding a change to one of the conditions. Staff is recommending that Condition 1 listed on Exhibit 7 be amended with the following added, “...all utilities shall be undergrounded unless it is found to be unfeasible by the public works director.”

Moved by Commissioner Todd, seconded by Commissioner Gonzales and unanimously carried to adopt Resolution No. 2014-07 of the Planning Commission of the City of Delano approving Conditional Use Permit No. 2014-03 proposing to re-establish a bar restaurant and a night club at an existing 5,607 square foot commercial building in the GC general commercial zone district at 707 – 12th Avenue, with the addendum that the north door be used as an entrance and amending Exhibit 7 Condition 1 by adding, “... all utilities shall be undergrounded unless it is found to be unfeasible by the public works director.”

- 2) Public Hearing #2014-06: Proposed Grapevine Project
 - a) Recommend certification to the City Council of the FEIR and Mitigation Monitoring and Reporting Program (MMRP)
 - b) Recommend adoption to the City Council of the Statement of Overriding Considerations and Findings for the Project
 - c) Recommend approval to the City Council of Conditional Use Permit No. 2014-03 subject to the MMRP and Conditions of Approval
 - d) Recommend approval to the City Council of Site Plan Review No. 2014-03 subject to the MMRP and Conditions of Approval
 - e) Recommend approval to the City Council of Parcel Map No. 2014-01 (No. 12093) subject to the MMRP and Conditional of Approval

Mr. Keene presented the staff report. He noted that recommendations a and b have been combined in one resolution and recommendation c has a typo. It is Conditional Use Permit No. 2014-01, not 2014-03. The resolution for item c has the correct permit number listed. He noted that the project conditions refer to Belmont on Exhibit 2, page 5, item 21e. The words Belmont Street should be deleted so that the item reads, “... at the intersection of the project entrance ...”

Vice-Chairman Monrian asked for public comments.

Roberto Ibarra asked if the location of the project goes all the way to Albany Street. He stated that at one time there were a lot of concrete water pipes along the street and thought a housing project was planned for that area. Mr. Keene answered that the city does not have an application for any project there at this time.

Rick Beason, Project Manager for YK America, stated that he is present to answer any questions the commissioners may have regarding the proposed project. When asked if there are any rental agreements for the project, he replied that he is not able to release any names at this time but should be able to when the project is presented at the Council meeting.

Gloria Herrera asked if there will be bike lanes on Dover Parkway and Woollomes Avenue. Mr. Keene informed her that bike lanes are being considered and the city has a Master Bike Plan.

Valerie Geropse stated she is pleased to hear about the bike lanes and with the number of trees in the Walmart parking lot. She asked if there will be trees at the new project. Mr. Keene informed her there is a minimum standard regarding trees and landscaping for all projects.

Vice-Chairman Monrian closed the public hearing.

There was discussion regarding transit stops at the Walmart center and the proposed new development as well as bike lanes.

Moved by Commissioner Gonzales, seconded by Commissioner Todd and unanimously carried to adopt Resolution No. 2014-08 of the Planning Commission of the City of Delano recommending certification of the environmental impact report, making findings with statement of overriding considerations, and adopting a mitigation monitoring and reporting program relating to the Grapevine Project located at the northwest corner of Woollomes Avenue and Dover Parkway, near the intersection of State Route 99 and Woollomes Avenue.

Moved by Commissioner Langston, seconded by Commissioner Gonzales and unanimously carried to adopt Resolution No. 2014-09 of the Planning Commission of the City of Delano approving Conditional Use Permit No. 2014-01 proposing to allow a 12-screen theater in the GC, general Commercial, and CRC, Community Retail Commercial, zone districts at the northwest corner of Woollomes Avenue and Dover Parkway with the correction to Condition 21e of Exhibit 2, page 5. The words Belmont Street to be deleted so that the item reads, "... at the intersection of the project entrance ..."

Moved by Commissioner Todd, seconded by Commissioner Gonzales and unanimously carried to adopt Resolution No. 2014-10 of the Planning Commission of the City of Delano recommending approval of Site Plan Review No. 2014-01, a proposal to allow the construction of a 328,500 square foot community shopping center which includes a 12-screen theater; a lifestyle component to include retail shops and restaurants (sit-down and fast-food); mid-size retailers between 10,000 to 25,000 square feet and outparcels for fast food; and drive-through and sit-down restaurants, with proposed building sizes ranging from 2,500 to 10,000 square feet, located on the northwest corner of Woollomes Avenue and Dover Parkway; APN 521-010-21.

Moved by Commissioner Gonzales, seconded by Commissioner Todd and unanimously carried to adopt Resolution No. 2014-11 of the Planning Commission of the City of Delano recommending approval to the City Council: Tentative Parcel Map 12093 proposing the division of 44.64 acres into fifteen commercial parcels located on the northwest corner of Woollomes Avenue and Dover Parkway; APN 521-010-21.

Mr. Keene distributed the copies of the final City of Delano Health and Sustainability Element to the commissioner.

ADJOURNMENT

Moved by Commissioner Todd, seconded by Commissioner Gonzales, and unanimously carried to adjourn the meeting at 7:03 p.m.

Phyllis A. Kraft, City Clerk