

MINUTES
CITY OF DELANO
PLANNING COMMISSION – REGULAR MEETING
November 12, 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

Vice-Chairman Monrian led the flag salute.

ROLL CALL

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

OFFICIALS PRESENT

Interim Community Development Director Keene, City Clerk Kraft, Senior Planner William Card

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 May 14, 2014; June 11, 2014; July 9, 2014; August 13, 2014; September 10, 2014; October 8, 2014; and special meeting June 25, 2014;

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

PUBLIC HEARINGS

- 3) Public hearing #2014-07:
 - a) Conditional Use Permit No. 2014-04, a request for approval to allow the construction of a 96 room four story hotel with swimming pool, conference rooms, parking lot, necessary site improvements, and a monument sign on a 3.42 acre site located fronting on the east side of Garzoli Road on the west side west of State Route 99. The site is south of the intersection of Woollomes Avenue and State Route 99 (APN 521-050-13)
 - b) Mitigated Negative Declaration for Conditional Use Permit No. 2014-04

Mr. Card presented the staff report.

Vice-Chairman Monrian asked for public comments.

Phillip Gillette stated he owns the property and cement plant north of the project site. He stated that there is a lot of noise and traffic associated with the plant and expressed concern that in the future the hotel owners would complain about those issues.

Mr. Keene informed him that staff had checked the land use map and found that his plant was permitted. The developer is required to install block walls that will dampen the sound. Because the cement plant was permitted, it cannot be taken away without due process.

Vice-Chairman Monrian closed the public hearing.

There was discussion regarding the height of the building and the possibility of a fifth floor being added at a later date. There was discussion regarding traffic flow and the proposed future Millennium Drive. It was noted that staff is looking at options including re-stripping Woollomes to improve traffic flow. It was noted that Caltrans has not asked for a sound barrier wall along the freeway.

Moved by Commissioner Grewal, seconded by Commissioner Langston and unanimously carried to adopt Resolution No. 2014-12 of the Planning Commission of the City of Delano adopting a Mitigated Negative Declaration and approving a Conditional Use Permit (No. 2014-04) to allow construction and establishment for a four story hotel on the east side of Garzoli Road (APN 521-050-13) with findings, subject all mitigation measures and conditions while including clarification regarding the height of the building not to exceed 59 feet, and to not allow a fifth story for the hotel.

REGULAR AGENDA

- 4) Discussion and review of projects to date; reasons for cancellation of meetings during calendar year 2014

Mr. Keene informed the commissioners that several meetings had been cancelled recently because there have been no entitlement items to consider. He stated that staff has been busy working on various projects. Staff has also been working to make the Community Development Department one-stop for development and projects and to improve the efficiency of the department. He noted that the update of the housing element of the General Plan is due next year. Mr. Keene urged commissioners to call or email staff if they have any questions or suggestions.

- 5) Discussion and any possible action regarding agenda items for December 10, 2014 meeting including items related to Planning Commissioner training

Mr. Keene informed the commissioners that staff can review any topics about which they may have questions. He stated there will be a meeting in December. One item for the December meeting will be a conditional use permit for a vocational training center.

DEPARTMENTAL REPORTS

No items

COMMISSIONER STATEMENTS AND REPORTS

Gary Langston asked for a list of single family home impact fees and what the cost would be to build a new home.

Anthony Gonzales welcomed Mr. Card and Commissioner Guerra.

Dwight Todd: no items

Diana Headrick: absent

Sandeep Grewal: no items

Terrence Monrian: no items

Julio Guerra stated he is looking forward to working on the Planning Commission.

ADJOURNMENT

Moved by Commissioner Grewal, seconded by Commissioner Todd, and unanimously carried to adjourn the meeting at 6:39 p.m.