

**AGENDA
DELANO PLANNING COMMISSION**

**SPECIAL MEETING
DELANO CITY HALL 1015 – 11th Avenue**

**January 21, 2015
6:00 P.M.**

CALL TO ORDER

FLAG SALUTE

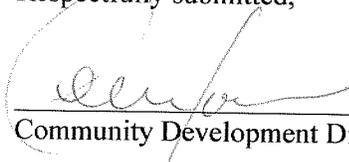
ROLL CALL

SPECIAL AGENDA ITEMS

1. **Home Occupation Permit Application No. 2014-18.** The applicant, Isabel Mendez, is appealing the decision of the Community Development Department denying approval of a Home Occupation Permit. The proposed Home Occupation Permit application proposes to utilize a single family residence for automobile sales. The Home Occupation Permit was denied by the Community Development Department on December 15, 2014 pursuant to Chapter 20.11 (Home Occupations) §20.11.170 of the City of Delano Municipal Code, Specific Use Development Standards. The site is located in the R-1 Single Family Residential Zoning District at 2325 Corte Delgado (APN 520-321-16). **Environmental Review:** The project is exempt from the provisions of Article 18 of the California Environmental Quality Act (CEQA) Statutory Exemption §15268 – Ministerial Projects.
2. **Amendment to Conditional Use Permit No. 2013-11.** Conditional Use Permit No. 2013-11 is a request for approval to amend the previously approved construction and operation of a Community Center, on a site both designated and zoned CF Community Facility by the City of Delano General Plan and City of Delano Zoning Ordinance respectively. The amendment would allow the construction and operation of an outdoor swimming pool with associated structure to accompany the previously approved Community Center facility. The site encompasses approximately 4.49 acres. **Environmental Review:** Amended MND (Mitigated Negative Declaration) and FONSI (Finding of No Significant Impact) in compliance with the National Environmental Policy Act (NEPA)
3. **Combined Development Permit Application No. 2014-01.** The applicant is requesting the Planning Commission review and recommend rezoning for Assessor Parcel Numbers 521-060-16, 17, 18, 19, 20, 21, and 22 from the Industrial Zoning District to Community Retail Commercial Zoning District along with the issuance of a Conditional Use Permit (CUP) on assessor's parcels 521-060-16, 17, 18, and a portion of 19 to allow the construction and operation of a 54,000 square foot, 4 story hotel on approximately 1.7 acres. In addition, the Planning Commission will also consider allowing an increase of building height from 45 feet to 53 feet as part of the Conditional Use Permit application. **Environmental Review:** A MND (Mitigated Negative Declaration) was prepared for the project subject to the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15070 to 15075 Guidelines of the California Environmental Quality Act.

ADJOURNMENT

Respectfully submitted,


Community Development Director

This is to certify that this agenda was posted at Delano City Hall on January 15, 2015


Phyllis A. Kraft, City Clerk

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