

## **MINUTES**

### **CITY OF DELANO PLANNING COMMISSION – REGULAR MEETING December 10, 2014**

#### **CALL TO ORDER**

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

#### **FLAG SALUTE**

Vice-Chairman Monrian led the flag salute.

#### **ROLL CALL**

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

Commissioners absent: Sandeep Grewal

#### **OFFICIALS PRESENT**

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

#### **ELECTION OF CHAIRMAN AND VICE-CHAIRMAN**

Moved by Commissioner Gonzales, seconded by Commissioner Todd and unanimously carried by all those present to elect Commissioner Monrian to serve as chairman.

Moved by Commissioner Gonzales, seconded by Commissioner Guerra and unanimously carried by all those present to elect Commissioner Todd to serve as vice-chairman.

#### **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 November 12, 2014

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

#### **PUBLIC HEARINGS**

- 3) Public hearing #2014-08: Conditional Use Permit No. 2014-05 to allow for the construction of a 10,200 square foot building and the establishment of a School Campus for San Joaquin Valley College. The project also includes site grading, landscaping, paving and parking for the project. The project is located in the Madison Square Shopping Center on the south side of Cecil Avenue, southwest of the intersection of Cecil Avenue and Vassar Street. (APN 423-020-25). The project is Categorical Exempt from CEQA

Mr. Card and Mr. Keene presented the staff report. They explained that there were some issues staff would like to address. The city wants to move the project forward as soon as possible due to the nature of the project. The plan meets the needs of the General Plan to provide facilities to train citizens and reduce the unemployment rate. Staff is asking that the following changes be made to the conditions of approval and be included in the approval of the Conditional Use Permit. Condition #1 to state that the condition be met prior to the issuance of the occupancy certificate rather than prior to issuance of the building permit. Condition #2 to state that the condition be met prior to the issuance of the occupancy certificate rather than prior to the issuance of the building permit. Condition #10a to state that the city engineer work with the applicant to have the impact fees paid prior to the issuance of the occupancy certificate rather than prior to the issuance of the building permit.

Chairman Monrian asked for public comments.

Steve Perry spoke for the applicant, San Joaquin Valley College. He stated the college has been looking at Delano for several years. The suggested changes proposed by staff are plusses for both the city and the college.

There was discussion regarding parking, the unemployment rate, and employment opportunities for students of the college.

Chairman Monrian closed the public hearing.

Staff asked that the resolution approving Conditional Use Permit No. 2014-06 be approved with the changes to conditions #1, #2, and #10a as presented.

Moved by Commissioner Gonzales, seconded by Commissioner Guerra and unanimously carried to adopt Resolution No. 2014-13 of the Planning Commission of the City of Delano approving a Conditional Use Permit No. 2014-05 to allow the construction of a 10,200 square foot building and establishment of a school facility in the General Commercial Zoning District on the south side of Cecil Avenue; CUP Application No. 2014-05; APN 423-020-25

- 4) Public hearing #2014-09: Conditional Use Permit No. 2014-06 to allow for an 80 foot high pole-mounted wireless communications facility, ancillary equipment building, and an increase in the allowed height of the structure from 35 feet to 80 feet. The project site is located on the east side of Princeton Street northeasterly of the intersection of Princeton Street and 18<sup>th</sup> Avenue adjacent to the existing baseball field. (APN 034-210-03) The project is Categorically Exempt from CEQA

Mr. Card presented the staff report. He stated that the applicant is not able to be present at this meeting due to illness. Mr. Card noted this item had previously been approved February 13, 2013.

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

Chairman Monrian closed the public hearing.

There was brief discussion regarding the height of the tower.

Moved by Commissioner Headrick, seconded by Commissioner Todd and unanimously carried to adopt Resolution No. 2014-14 of the Planning Commission of the City of Delano approving Conditional Use Permit No. 2014-06 requesting approval of a pole-mounted wireless communications facility (cell tower) and an increase in the allowed height of the structure to 80 feet in the CF community Facilities Zoning District located east of Princeton Street between 18<sup>th</sup> Avenue and 20<sup>th</sup> Avenue; APN 034-210-03

## **REGULAR AGENDA**

No items

## **DEPARTMENTAL REPORTS**

- 5) Review of Community Development Department, Permitting System, upcoming issues.

Mr. Keene reported that staff has been working to improve the work flow and make the process easier for both staff and the public. He demonstrated the SmartGov software the city purchased this year. He explained that the Building Department was the first to use it and now other departments are also using it. Mr. Keene stated that staff will be reviewing the General Plan this year and noted that the Housing Element is due to be updated. He encouraged any commissioner to contact staff with any questions or concerns they may have.

## **COMMISSIONER STATEMENTS AND REPORTS**

Gary Langston: no items

Anthony Gonzales asked if the city is recruiting for a Community Development Director. He was informed the recruitment is on-going. Mr. Gonzales thanked Chairman Monrian for handling the duties of the chairman prior to his selection as chairman this evening. He wished everyone a Merry Christmas.

Dwight Todd wished everyone a Merry Christmas.

Diana Headrick wished everyone a Merry Christmas.

Sandeep Grewal: absent

Julio Guerra wished everyone a Merry Christmas.

Terrence Monrian wished everyone a Merry Christmas.

## **ADJOURNMENT**

Moved by Commissioner Headrick, seconded by Commissioner Guerra, and unanimously carried to adjourn the meeting at 7:01 p.m.

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Phyllis A. Kraft, City Clerk