

MINUTES

CITY OF DELANO PLANNING COMMISSION – SPECIAL MEETING January 21, 2015

CALL TO ORDER

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

FLAG SALUTE

Commissioner Grewal led the flag salute.

ROLL CALL

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

Commissioners absent: none

OFFICIALS PRESENT

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

SPECIAL AGENDA ITEMS

1. **Public Hearing #2015-01: 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.

Mr. Card presented the staff report. Mr. Keene noted that the applicant, Isabel Mendez, was notified of this public hearing, but is not present. He informed the commissioners the item may be continued if they so choose. The consensus was to hold the hearing at this meeting.

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

Chairman Monrian closed the public hearing.

There was discussion regarding who it is that makes the decision to approve or deny the application, whether neighbors would want the business located in the neighborhood, any city ordinance regarding parking cars for sale around town. It was noted there were no responses from the neighbors who were notified of the public hearing, and there are no ordinances regarding parking cars for sale.

Moved by Commissioner Headrick, seconded by Commissioner Grewal and unanimously carried to adopt Resolution No. 2015-01 of the Planning Commission of the City of Delano upholding the decision of the Community Development Director to deny Home Occupation Permit Application No. 2014-18 for 2325 Corte Delgado in an R-1 zoning district; APN 520-321-16.

2. **Public Hearing #2015-02: 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)

Mr. Keene presented the staff report. He stated a CUP was approved last May, however the city is now able to receive funding for an outdoor swimming pool which was not in the original plans. An amended environmental report must be approved.

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

Chairman Monrian closed the public hearing.

Moved by Commissioner Guerra, seconded by Commissioner Gonzales and unanimously carried to approve staff's recommendations as follows:

Adopt Resolution No. 2015-02 of the Planning Commission of the City of Delano 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.

Adopt Resolution No. 2015-03 of the Planning Commission of the City of Delano adopting a 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 impacts of the proposed city community center.

Authorize the Community Development Director or his/her designee to sign and issue any forms certifying the adoption of a Finding of No Significant Impact (FONSI) in accordance with the National Environmental Policy Act (NEPA).

3. **Public Hearing #2015-03: 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.

Mr. Card presented the staff report. He noted items of concern are traffic circulation, in the area land use and compatibility, separation of land uses, and economic viability in light of the recent approval of another hotel in the same general area. It was noted that the Planning Commission recommendations will be presented by staff to City Council.

Chairman Monrian asked for public comments.

Martin Su, project manager for YK America, stated he has reviewed the recommendations for the proposed project and has some issues he would like to mention for the record. They plan to build a 4-story, 100 room hotel on Garzoli Avenue. They want to break ground in February on underground work and clean the site. Mr. Su stated that there is no mention of a maintenance district in this proposed project now being discussed. He noted YK America put in infrastructure improvements on the site of its project; that Dover Parkway and Woollomes Avenue will be widely used by nearby development, and any applicant who decides to come in and be part of the shopping area should pay their fair share and be included as part of the maintenance district.

Mr. Su stated a second concern is the issue of storm drainage. He noted that the storm drainage is tied into Garzoli Avenue and future storm drainage is riding on the back bone of the Grapevine Project. He stated that YK America had to conduct a flood study and he would be willing to present it to the Planning Commission if they request it. He stated they had to lift their project out of the flood area and raised it about 12 inches.

Mr. Su stated for the record that YK America is not here to object to the proposed project but to bring up the issues stated.

Max Bacerra, Mazimus III Company, stated he is working with the property owner and developer on this project and they have researched land uses for this site. A study was conducted by PPF Consultants, a premier hotel evaluation company. A representative from Marriott came to Delano. Mr. Bacerra stated he has spoken with Paramount, Railex, the city, and schools, and it has been determined that Delano needs a business class hotel. He stated the developer already has bids for the construction of Millennium Drive. He also agrees with all the conditions of approval. Mr. Bacerra stated they will look at all the items brought up by Mr. Su. They can form their own maintenance district and have their own storm drainage. The goal is to have the hotel ready by January 2016, or sooner if possible.

Chairman Monrian closed the public hearing.

There was discussion regarding the completion of Millennium Drive and the extension of Dover Parkway. There was discussion regarding the need for two hotels in the same area. Mr. Bacerra stated the consultant was aware of the YK America hotel project. Traffic flow was also discussed.

Ms. Headrick stated her husband owns a business in the area of the proposed project and will abstain from voting on this item.

Moved by Commissioner Langston, seconded by Commissioner Grewal and carried by the following vote to adopt Resolution No. 2015-04 of the Planning Commission of the City of Delano recommending to the City Council adoption of a Mitigated Negative Declaration for Combined Development Permit Application No. 2014-01, approval of zone amendment by adopting an ordinance to amend the Official Zoning Map of the City of Delano from "I" Industrial to "CRC" Community Retail Commercial, on a 7.62 acre site (APN 521-060-16, 17, 18, 19, 20, 21, and 22) and approval of a conditional use permit to allow construction and establishment for a four story hotel on the west side of Garzoli Road (APN 521-16, 17, 18 and portion of 19) AYES: Gonzales, Grewal, Guerra, Langston, Monrian, Todd NOES: none ABSTAIN: Headrick ABSENT: none

ADJOURNMENT

Chairman Monrian adjourned the meeting at 7:06 p.m.

Phyllis A. Kraft, City Clerk