

MINUTES

CITY OF DELANO PLANNING COMMISSION – REGULAR MEETING April 8, 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 Monrian 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, Associate Engineer Nunez

ITEMS FROM THE PUBLIC

None

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 December 10, 2014; January 14, 2015; special meeting January 22, 2015; regular meeting February 11, 2015; March 11, 2015

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

PUBLIC HEARINGS

- 3) Public Hearing #2015-03: Zone Amendment No. 2014-01, a proposal to amend portions of the text of Title 20 of the Delano Municipal Code by amending Chapter 20 regarding Housing, Emergency and Homeless Shelters, Special Needs Housing, Transitional and Supportive Housing

Mr. Card presented the staff report. He presented a revised resolution and a copy of a letter dated March 26, 2013, from Michael McCabe, former Senior Planner for the City of Delano, to the Department of Housing and Community Development submitting the Annual Housing Element Progress Report for 2012.

Mr. Card reviewed the three categories included in the proposed amendment: emergency and homeless shelters, special needs housing, and transitional and supportive housing.

Chairman Monrian asked for public comments.

Valerie Gorospe asked if there are any specific locations the city is looking at now. She stated there is a great need and the public would support the proposed amendment. Mr. Keene explained the city is not looking at specific locations but are implementing state law to remove restrictions.

Chairman Monrian closed the public hearing.

There was discussion regarding the definition of special needs housing and whether emergency housing and homeless shelters would be allowed in all zones. Mr. Langston expressed concerns regarding locating group homes in single family residential zones including traffic they would create. Mr. Keene informed the commissioners that state law pre-empts what we can do.

Moved by Commissioner Langston, seconded by Commissioner Gonzales and carried by the following vote to adopt Resolution No. 2015-05 of the City of Delano Planning Commission recommending to the City Council approval of certain zoning ordinance text amendments to Title 20 of the City of Delano Municipal Code by adopting an ordinance to amend the text of Title 20, with a change to exclude the R-1 zone for transitional and supportive housing. AYES: Gonzales, Headrick, Langston, Monrian, Todd
NOES: Grewal, Guerra ABSENT: none ABSTAIN: none

REGULAR AGENDA

No items.

DEPARTMENTAL REPORTS

Mr. Keene stated staff will forward the proposed ordinance to city council for consideration. He informed the commissioners that staff presented a report on SmartGov and the permitting process to council. He noted that the number of days to issue permits has been reduced and the department is making strides in all the right areas. Staff will be starting work on the housing element cycle for 2016-2023.

COMMISSIONER STATEMENTS AND REPORTS

Gary Langston: no items

Anthony Gonzales asked if there is anything the city is doing in regards to the drought. Mr. Keene informed him that staff is looking at codes regarding landscaping and smart roofing. Mr. Nunez stated that the city has a water conservation officer. Staff will present a report at the next city council meeting and can provide the information to the commissioners.

Diana Headrick stated the city should get information out regarding watering days.

Dwight Todd: no items

Julio Guerra asked if fees have gone up for those with swimming pools. He was informed that fees are set by ordinance. Staff cannot change the fees, however the commission can make a recommendation to the city council.

Sandeep Grewal: no items

Terrence Monrian: no items

ADJOURNMENT

Moved by Commissioner Headrick, seconded by Commissioner Grewal, and unanimously carried to adjourn the meeting at 6:28 p.m.