

MINUTES

**CITY OF DELANO
PLANNING COMMISSION – SPECIAL MEETING
May 27, 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

Chairman Monrian led the flag salute.

ROLL CALL

Commissioners present: Anthony Gonzales, Sandeep Grewal, Julio Guerra, Diana Headrick (arrived 6:01 p.m.), Gary Langston, Terrence Monrian, Dwight Todd
Commissioners absent: none

OFFICIALS PRESENT

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

SPECIAL AGENDA ITEM

- 1) Public Hearing No. 2015-05: Conditional Use Permit No. 2015-01 to allow for the conversion of an existing vacant building to use as a vehicle repair and automobile storage facility in the General Commercial Zoning District (GC) and Variance Application No. ZV 2015-001 from the City's Parking Regulations for Commercial Zoning districts. The proposed project is located on the corner of High Street and 14th Avenue at 1332 ½ High Street, APN 38-230-14

Mr. Langston left the room during discussion of this item due to a conflict of interest. He stated that his daughter has a business within 300 feet of the project area, and he is her broker.

Mr. Card presented the staff report. He noted items of concern are the aesthetics of the property, parking, and trash enclosures. All have been addressed in the conditions of approval.

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

Chairman Monrian closed the public hearing.

There was brief discussion regarding the number of vehicles allowed to be stored inside, customer parking and overnight storage parking on 14th Avenue, and the requirements regarding trash.

Moved by Commissioner Grewal, seconded by Commissioner Gonzales and carried by the following vote to adopt Resolution No. 2015-06 of the Planning Commission of the City of Delano approving Conditional Use Permit No. 2015-001 to allow the use of a 10,148 square foot building for a vehicle storage and vehicle repair facility in the general commercial zoning district at 1332 ½ High Street, CUP Application No. 2015-001 and Variance Application ZV 2015-001, APN 038-230-14; to include the recommendation that there be no overnight storage parking on 14th Avenue. AYES: Gonzales, Grewal, Guerra, Headrick, Monrian, Todd NOES: none ABSENT: Langston

ADJOURNMENT

Mr. Keene announced that staff will start working on the housing element update of the General Plan. The Planning Commission will be asked to hold informal workshops and interested parties will be asked to review the draft document.

Moved by Commissioner Gonzales, seconded by Commissioner Headrick, and unanimously carried to adjourn the meeting at 6:20 p.m.

Phyllis A. Kraft, City Clerk