

MINUTES

**CITY OF DELANO
PLANNING COMMISSION – REGULAR MEETING
June 10, 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 Headrick 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

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 April 8, 2015; May 13, 2015; special meeting of May 27, 2015

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

PUBLIC HEARINGS

- 3) Public Hearing No. 2015-06: Resolution of the Planning Commission of the City of Delano upholding the decision of the Community Development Director's denial of a Minor Variance Application (Minor 15-0001) for 2236 Corte Armendariz (Assessor's Parcel Number 520-314-27) (requesting a reduction of the required rear yard building setback in the R-1 Zoning District)

Mr. Card presented the staff report. He reviewed what a variance is and what it covers. He provided information regarding the neighborhood and the findings required for approval of the variance. Mr. Card noted that a variance for this address was granted in 2013 regarding the front setback. Mr. Keene stated

that variances were granted to all lots in the neighborhood located at the end of the cul-de-sacs. He stated that this variance for the back yard setback is not warranted.

Chairman Monrian asked for public comments.

Enrique Benitez, the applicant, stated he would like to have a ten foot patio, and that he has a small yard.

Mr. Romero stated he is a friend of the applicant and noted Mr. Benitez is not sure of the specifications.

Chairman Monrian closed the public hearing.

There was discussion regarding the setback. It was noted that the support posts must be ten feet from the property line, but the overhang may extend 30 inches into the ten foot setback. There is no setback for the concrete.

Moved by Commissioner Gonzales, seconded by Commissioner Headrick and unanimously carried to adopt Resolution No. 2015-07 upholding the decision of the Community Development Director's denial of a minor variance application (Minor 15-0001) for 2336 Corte Armendariz, APN 520-314-27, based on the findings presented in the staff report.

REGULAR AGENDA

No items

DEPARTMENTAL REPORTS

Mr. Keene informed the commissioners that staff is working on the Housing Element of the General Plan and will bring it to the commission at a future meeting.

Mr. Keene asked if the commissioners would like to discuss changing the meeting time from 6:00 p.m. to 5:30 p.m. The change would make it consistent with City Council meeting times. There was brief discussion.

COMMISSIONER STATEMENTS AND REPORTS

No items

ADJOURNMENT

Moved by Commissioner Headrick, seconded by Commissioner Grewal, and unanimously carried to adjourn the meeting at 6:27 p.m.

Phyllis A. Kraft, City Clerk