

## **MINUTES**

### **CITY OF DELANO PLANNING COMMISSION – SPECIAL MEETING July 29, 2015**

#### **CALL TO ORDER**

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**

Commissioner Todd led the flag salute.

#### **ROLL CALL**

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

#### **OFFICIALS PRESENT**

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

#### **SPECIAL AGENDA ITEM**

1. Public Hearing #2015-08: Consider adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan and Conditional Use Permit Application No. 2015-002 to allow the construction and operation of a Charter School for Kindergarten through 12<sup>th</sup> Grade in an R-1 (Single Family Residential) Zoning District . The project is located on a 20 acre portion of a 54.08 acre site, fronting on the east side of Veneto Street north of the future extension of Bassett/20<sup>th</sup> Avenue. (APN 049-031-03, 04)

Mr. Card presented the staff report. He noted that the developers are making some changes to the site plan.

Eric Johnson, Vice President of Capital Growth for the Wonderful Company, gave a brief presentation to the commissioners. He explained the history of the school, the expansion plans, and the academy's goals. He noted the company is leasing the current location which belongs to Bakersfield College. The modular buildings will be moved to the new location, but the multipurpose building, which cost \$1 million, will remain at the old site. The sports field at the new location will not have lighting at this time, but the school will probably apply for field lights in the future. There will be artificial turf on the sports field as well as other areas on the campus. The kindergarten play area will have natural turf. Other areas will have drought resistant landscaping.

Chairman Monrian asked for public comments.

Bob Swanson, civil engineer for the project, asked for clarification on one of the conditions and mitigation measures. Mitigation measure 3.16.2 states that the project shall relocate the northern bus driveway to align with San Savino Drive. He noted that item 11.D in the Conditions of Approval state the same thing. Mr. Swanson spoke with City Engineer Dowling who gave the option to move the driveway down to align with San Savino Drive, or move it up to have a 150 foot separation of the street and driveway. Mr. Swanson requested the conditions and mitigation measures be clarified to state the alignment be made with the approval of the City Engineer.

Isabel Miranda stated she is a resident in the project area. She stated that it seems that the project has already been approved and work clearing the land has already started. Ms. Miranda expressed concerns regarding traffic and the condition of the streets in the area. She also expressed concern regarding the children being exposed to any fumigation done on surrounding farmland.

Mr. Keene informed her that plans must be submitted for review and approval of the conditional use permit, but no decisions are made by staff. Clearing the land could be considered as normal agricultural use. He added that a traffic study is required. As part of the mitigation measures, improvements are required on 20<sup>th</sup> Avenue and Venito Street.

Chairman Monrian closed the public hearing.

There was discussion regarding impacts of a housing development rather than a school, pedestrian crosswalks, bicycle traffic, and parking.

Moved by Commissioner Langston, seconded by Commissioner Gonzales and carried by the following vote to adopt Resolution No. 2015-09 of the Planning Commission of the City of Delano adopting a mitigated negative declaration and mitigation monitoring and reporting plan and approval of a conditional use permit application to allow construction and establishment of a charter school (CUP 2015-002) APN 049-031-03, 04; with changes to Mitigation Measure 3.16.2 and Conditions of Approval item 11.d as discussed and acceptable to the city engineer and following city ordinances. AYES: Gonzales, Langston, Monrian, Todd NOES: none ABSENT: Grewal, Guerra, Headrick ABSTAIN: none

Mr. Keene reported that staff is working thorough the administrative draft of the housing element and on finalizing the goals and policies that will go forward for the next planning period. Staff is planning to have a workshop for the next Planning Commission meeting as there are no other regular items to address. The workshop will be open to the public and stakeholders will be invited to offer their input. Staff will also present demographic information and discuss why some previous policies were eliminated and why new policies are added.

#### **ADJOURNMENT**

Moved by Commissioner Todd, seconded by Commissioner Gonzales, and unanimously carried to adjourn the meeting at 6:40 p.m.

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Phyllis A. Kraft, City Clerk