

## **MINUTES**

### **CITY OF DELANO PLANNING COMMISSION – REGULAR MEETING August 12, 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 Langston 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

#### **OFFICIALS PRESENT**

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

#### **ITEMS FROM THE PUBLIC**

Valerie Gorospe stated there is a lot of heavy machinery at the construction site of the new college, but there are no caution signs. She asked if the city can contact the construction company to have them post signs. She stated some concern that not all the commissioners were present at the last Planning Commission meeting for the discussion of the new Paramount school. She asked if there will be a green belt to buffer the school from agriculture work in the area. Ms. Gorospe noted concerns about pedestrians and the walkability on 20<sup>th</sup> Avenue. She asked if the property east and north of the school is still zoned for agriculture.

#### **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 July 8, 2015; special meeting July 29, 2015

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

#### **PUBLIC HEARINGS**

No items

#### **REGULAR AGENDA**

- 3) Discussion regarding the Housing Element Update of the City of Delano General Plan for the planning period of 2015 to 2023 (no Planning Commission action required)

Mr. Keene presented the staff report and gave a power point presentation. He reviewed the following: what the housing element is and why it is important; legal requirements; the regional housing needs

allocation; issues specific to Delano; SB 375; and the proposed updates. Mr. Keene explained the designated levels of income as moderate, low, very low, extremely low and the special housing needs groups. SB 375, the Sustainable Communities and Climate Protection Act of 2008 was reviewed.

Mr. Keene reviewed the housing element actions to be taken, new goals and policies, and the next steps.

There was discussion throughout the presentation regarding the items presented.

Valerie Gorospe presented a list of questions that Mr. Keene answered.

There was discussion regarding existing tentative tracts and maps. Commissioner Langston stated that a major roadblock to construction of new housing is the impact fee schedule. Impact fees for in-fill projects was discussed.

Mr. Card explained the amnesty program and inclusionary housing.

Bryan Osorio asked for more information regarding affordable housing. Mr. Keene explained federal and state funding for subsidies for housing for low-income residents.

### **DEPARTMENTAL REPORTS**

Mr. Keene discussed the status of current projects in as far as construction, the SmartGov permit streamlining progress and use for permit tracking, and other pending projects which may be presented at future Planning Commission meetings.

### **COMMISSIONER STATEMENTS AND REPORTS**

No items

### **ADJOURNMENT**

Moved by Commissioner Gonzales, seconded by Commissioner Todd, and unanimously carried to adjourn the meeting at 7:15 p.m.

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Phyllis A. Kraft, City Clerk