

**AGENDA**  
**DELANO PLANNING COMMISSION**

**REGULAR MEETING**  
**DELANO CITY HALL 1015 – 11<sup>th</sup> Avenue**

**December 9, 2015**  
**6:00 P.M.**

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**CALL TO ORDER**

**FLAG SALUTE**

**ROLL CALL**

**PUBLIC COMMENT:** The public may address the Commission on items which do not appear on the agenda. The Commission cannot take action on items that do not appear on the agenda but may refer the item to staff for further study or for placement on a future agenda. Comments are limited to 3 minutes for each person and 15 minutes on each subject. Please state your name and address for the record.

**CONSENT AGENDA:** The Consent Agenda consists of items that in staff's opinion are routine and non-controversial. These items are approved in one motion unless a Commissioner or member of the public removes a particular item.

- 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 November 12, 2015

**PUBLIC HEARINGS**

- 3) Public Hearing #2015-12: Conditional Use Permit No. 2015-005, applicant: Delano Regional Medical Center. Requesting approval of a conditional use permit to allow construction of a new parking lot, new main entrance to the hospital, long term care facility, and new administrative building. The site is generally located at 1401 Garces Highway; APN 037-130-14, 424-030-09, 424-012-19, 424-012-20, 424-012-08
- 4) Public Hearing #2015-13: Combined Development Permit Application No. 2015-001, applicant YK America. Requesting approval of a combined development permit to allow development of a multiple family development and commercial development project on approximately 114 acre parcel. All actions of the public hearing will consist of Planning Commission resolutions recommending to the City Council to take appropriate actions on each element of the entitlement applications. The requested permits or entitlements the applicant is requesting include the following:
  - 1) A proposed resolution certifying the Environmental Impact Report and the Mitigation Monitoring and Reporting Plan with findings of fact and the statement of overriding considerations
  - 2) Rezoning of a 33 acre parcel from General Commercial (GC) District to Light Multiple-Family Residential (R-2) District; APN 521-010-19 and 20
  - 3) Pre-zoning of a 30.40 acre parcel to Multiple Family Residential (R-3) District; portion of APN 510-040-04
  - 4) Pre-zoning of a 51.60 acre parcel to General Commercial (GC) District; portion of APN 510-040-04
  - 5) Approval of Site and Architectural Application to allow the construction of a 432 multiple family apartment project on 33 acres; APN 521-010-19 and 20
  - 6) A proposed resolution of application requesting the Local Agency Formation Commission consider proceedings under the Cortese-Knox-Herzberg Local Government Reorganization Act (2000) to annex 77 acres (APN 520-040-04) to the City of Delano

The site is located west of the intersection of Woollomes Avenue and Dover Parkway and east of the intersection of Woollomes Avenue and Albany Street, on both the north and south side of Woollomes Avenue; APN 510-040-04, 521-010-19 and 20

**REGULAR AGENDA**

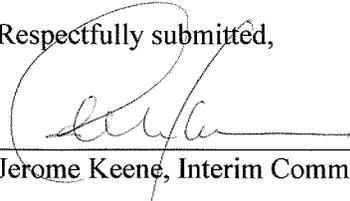
No items

**DEPARTMENTAL REPORTS**

**COMMISSIONER STATEMENTS AND REPORTS**

**ADJOURNMENT**

Respectfully submitted,



Jerome Keene, Interim Community Development Director

This is to certify that this agenda was posted at Delano City Hall on December 4, 2015



Phyllis A. Kraft, City Clerk

Next meeting: Regular Planning Commission Meeting January 13, 2016

Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Clerk's office at City Hall, 1015 -11<sup>th</sup> Avenue, during normal business hours.

The City of Delano does not discriminate on the basis of disability in the access to, provision of or employment in its programs and activities pursuant to 29 United States Code Section 12132 and California Civil Code Section 54. Information regarding the rights provided under the Americans With Disabilities Act (ADA) may be obtained from the City Manager's Office.

If you need special assistance to participate in this meeting, please contact the City Clerk's Office to make reasonable arrangements to ensure accessibility to this meeting. Telephone (661) 720-2228; or via California Relay Service (Hearing Impaired Only)

Type of Call	MCI California Relay Service	Sprint California Relay Service
TTY	1-800-735-2929	1-888-877-5378
Voice	1-800-735-2922	1-888-877-5379
Spanish	1-800-855-3000	1-888-877-5381
Speech to Speech	1-800-854-7784	

**Appeal Notice:** Any person aggrieved by the decision of the Planning Commission may appeal the decision within ten (10) calendar days to the City Council. Any person may appeal a decision of the Planning Commission to the City Council where the Planning Commission's decision would otherwise be final. Appeal application forms are available at the office of the Community Development Department to all persons wishing to appeal an action included in this Title. Appeal applications shall be filed with the Community Development Department within ten (10) calendar days following the date of action for which an appeal is made unless otherwise provided. If the last day to file falls on a holiday or on a Saturday or Sunday, the following business day shall be deemed the last day to act. Appeals shall be forwarded to the City Clerk by the Community Development Director. *Effective Date of Appealed Actions.* Except as otherwise provided for in this Title, an action that has been appealed shall not become effective until a final determination is made by the appropriate decision making body.