

**MINUTES**

**CITY OF DELANO  
PLANNING COMMISSION – REGULAR MEETING  
April 13, 2016**

**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**

**ROLL CALL**

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

**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 March 9, 2016

Chairman Monrian announced that, due to a clerical error, the minutes of March 9, 2016, were not included in the agenda packet. Staff requests the item be pulled from this agenda and placed on the next agenda.

Moved by Commissioner Gonzales, seconded by Commissioner Guerra, and unanimously carried to approve the Consent Agenda with item #2 pulled from the agenda.

**PUBLIC HEARINGS**

- 3) Public Hearing #2016-05: Combined Development Permit (CDP) Application No. CDP 2015-002 filed by Montemayor Family Farms, LLC. The applicant is requesting a General Plan Amendment, Rezoning and review of a conceptual subdivision map. The Planning Commission will also consider adopting the CEQA Mitigated Negative Declaration and the Mitigation Monitoring and Reporting program for the project. The project site is located east of 31110 Schuster Road fronting the north side of Schuster Road, west of Garzoli Road ( APN 521-080-08 and 09)

Mr. Keene noted for the record that the applicant was notified of this hearing, but is not present. Mr. Card presented the staff report. He noted there is concern that this is a viable plan and raises the issue of the

kind of development the city wants in this area. When the General Plan was adopted in 2005, there was discussion regarding where residential development would be permitted.

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

Chairman Monrian closed the public hearing.

There was discussion with the following comments: one concern is police and fire response; an analysis of the cost for fire and police protection is usually done for proposed subdivisions and new development; a traffic analysis would be done; the applicant indicated the proposed homes in the subdivision would be for employees of the business located adjacent to the property; an agreement would have to tie restrictions to that development to insure those homes are tied to the employer; when a subdivision application is submitted, staff will consult with the city attorney; if the application is approved for the construction of one home only, the applicant would still want to proceed with that construction; building permits for the three existing homes were issued by the county before the area was annexed into the city.

Mr. Keene stated that the Planning Commission could approved the proposal as presented to re-zone the larger area, approve the one house, and at a later date have the applicant submit the subdivision map; they can ament the application and approve it; they can include an area for one house only.

Moved by Commissioner Gonzales, seconded by Commissioner Guerra and unanimously carried by all those present to continue Public Hearing #2016-05 to May 11, 2016, and direct staff to provide information regarding questions asked at this meeting.

#### **REGULAR AGENDA**

No items

#### **DEPARTMENTAL REPORTS**

Mr. Keene reported staff has spoken with the city attorney regarding issues presented at the last Planning Commission meeting. More information will be presented at the next meeting with a revised staff report. The city engineer will also be present. At the next meeting, staff will be requesting commissioners to serve with staff on sub-committees. One committee will review the sign ordinance, one will review the housing element, and one will do a general clean-up of the entire zoning ordinance.

#### **COMMISSIONER STATEMENTS AND REPORTS**

No items

#### **ADJOURNMENT**

Moved by Commissioner Gonzales, seconded by Commissioner Guerra, and unanimously carried to adjourn the meeting at 6:35 p.m.

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Phyllis A. Kraft, City Clerk