

MINUTES

CITY OF DELANO PLANNING COMMISSION – REGULAR MEETING June 8, 2016

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

Chairman Monrian led the flag salute.

ROLL CALL

Commissioners present: Diana Headrick, Gary Langston, Terrence Monrian, Dwight Todd
Commissioners absent: Julio Guerra (excused), Ralph Markham (excused)

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 May 11, 2016

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

PUBLIC HEARINGS

- 3) Public Hearing #2016-06 (continued from May 11, 2016): **Site Plan Review Application No. 2016-05 and Major Variance Application No. 2016-001.** The applicant, MSR Design Group is requesting approval of a Site Plan Review and Variance to allow the conversion of an existing commercial building and site to allow for a car dealership in the General Commercial Zoning District (GC). The proposed project is located at 1804 Girard Street (Assessor's Parcel Number 0411-403-12 and 13)

Mr. Keene presented the staff report. He gave a recap of information presented at the May 11, meeting and presented the revised site plan. He reviewed other cities' parking requirements and the American Planning Association standards. Mr. Keene noted that condition #8 regards any future sale of the two parcels in this proposed project.

Chairman Monrian asked for public comments.

Michael Ruiz spoke for the applicant. He stated changes were made after the May 11, meeting and noted there is not a lot of traffic at other used car lots. He had questions regarding having to re-do the handicap ramps and the fire hydrant. Mr. Keene informed him that he can work with the engineering department or can appeal any conditions.

Chairman Monrian closed the public hearing.

There was discussion regarding merging the two parcels into one; the requirements regarding required improvements to the lot; and parking standards. Mr. Keene noted that the Commission can amend the conditions of approval so that any proposed future changes to the building or use that would change the parking requirements would require Planning Commission review, not just staff review.

Moved by Commissioner Langston, seconded by Commissioner Headrick to approve Site Plan Review Application No. 2016-05 and Major Variance Application No. 2016-001 with amended conditions as noted regarding Planning Commission review of changes to the building or use. AYES: Headrick, Langston, Monrian NOES: Todd ABSENT: Guerra, Markham ABSTAIN: none FAILED TO PASS

Mr. Keene stated that the applicant can appeal the decision of the Planning Commission to the City Council within ten days.

REGULAR AGENDA

No items

DEPARTMENTAL REPORTS

- 4) Assignment of Planning Commissioners to subcommittees for review of certain planning subjects

Mr. Keene stated the subcommittees are regarding review of the sign ordinance, the housing element update, and the zoning ordinance update and cleanup. He reported that Chairman Monrian and Commissioner Headrick expressed interest in serving on the sign subcommittee. Commissioner Guerra expressed interest in serving on the housing subcommittee. Commissioners Langston and Todd both stated they would be willing to serve on any of the sub-committees.

It was suggested that members of the Chamber of Commerce may be interested in serving on the subcommittee for zoning and Self-Help Enterprises staff may be interested in serving on the housing element update.

Mr. Keene reported that staff has received an application for Site Plan Review from Maya Theater. They are proposing a six screen complex with the capability of expanding to eight screens in the future.

COMMISSIONER STATEMENTS AND REPORTS

No items

ADJOURNMENT

Moved by Commissioner Headrick, seconded by Commissioner Todd, and unanimously carried to adjourn the meeting at 7:00 p.m.

Phyllis A. Kraft, City Clerk