

**AGENDA  
DELANO PLANNING COMMISSION**

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

**September 14, 2016  
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 special Planning Commission meeting of August 24, 2016

**PUBLIC HEARINGS**

- 3) Public Hearing #2016-08: **(continued from August 24, 2016)** Combined Development Permit Application No. CDP 2014-002. The applicant is requesting approval of a Combined Development Permit to allow a General Plan Map amendment from Industrial Land Use to Community Facility; amend the Official Zoning Map by rezoning the subject site from Industrial (I) Zoning District to Community Facilities (CF) Zoning District; and a conditional use permit to allow the construction and operation of a church on an existing 12.34 acre site. In addition, the Planning Commission will consider adopting the Mitigated Negative Declaration for the project, located on a 12.34 acre site adjacent to and west of State Route 99, north of 20<sup>th</sup> Avenue, easterly of Ellington Street. The project site is also bisected and southwest of the future extension of Glenwood Street, APN 410-040-05
- 4) Public Hearing #2016-09: Conditional Use Permit Application No. 2016-05 and Major Variance Application No. ZV 2016-002. The applicant is requesting consideration of: 1) a Conditional Use Permit Application for construction of a service station with a convenience store and fueling islands, along with alcohol sales; 2) Zoning Variance application to depart from some of the provisions of Delano Municipal Code, Chapter 20.11. The site is located in General Commercial Zoning District; 1114 Cecil Avenue, APN 037-152-01

**REGULAR AGENDA**

No items

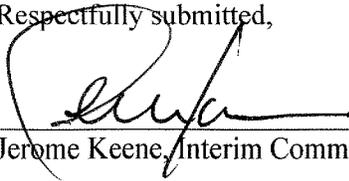
**DEPARTMENTAL REPORTS**

- 5) Follow-up on sub-committees regarding: 1) the zoning ordinance clean-up. 2) the housing element of the general plan. 3) site plan reviews and how they are handled.

**COMMISSIONER STATEMENTS AND REPORTS**

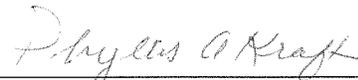
**ADJOURNMENT**

Respectfully submitted,



Jerome Keene, Interim Community Development Director

This is to certify that this agenda was posted at Delano City Hall on September 9, 2016



Phyllis A. Kraft, City Clerk

Next meeting: Regular Planning Commission Meeting October 12, 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.

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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.