

MINUTES

**CITY OF DELANO
PLANNING COMMISSION – SPECIAL MEETING
August 24, 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

Commissioner Casey led the flag salute.

ROLL CALL

Commissioners present: Thom Casey, Julio Guerra, Diana Headrick, Ralph Markham, Terrence Monrian, Dwight Todd

Commissioners absent: Gary Langston

OFFICIALS PRESENT

Senior Planner Card, City Clerk Kraft

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 June 8, 2016; July 13, 2016; August 10, 2016

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

PUBLIC HEARINGS

- 3) Public Hearing #2016-07: Conditional Use Permit No. 2016-003. The project applicant, Central Valley Construction (owner: Manju Bansal) is requesting approval of a conditional use permit to allow the expansion of an existing private parking lot to include an adjacent parcel. The purpose of the expansion is to accommodate parking for an adjacent medical office. The site is located at the southwest corner of Kensington Street and 13th Avenue; APN 038-380-01 and 02

Mr. Card presented the staff report. He noted the expiration date on the Conditions of Approval should be August 24, 2016, not August 10, 2016.

Chairman Monrian asked for public comments.

V.J. Kamar Patel stated he represents the applicant and was present to answer any questions.

Chairman Monrian closed the public hearing.

There was brief discussion regarding erecting the wall on the south boundary of the property before demolition begins.

Moved by Commissioner Guerra, seconded by Commissioner Markham and unanimously carried to adopt Resolution No. 2016-07 approving a conditional use permit application to allow for the expansion of a private parking lot APN 038-380-01 and 02.

- 4) Public Hearing #2016-08: 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 20th Avenue, easterly of Ellington Street. The project site is also bisected and southwest of the future extension of Glenwood Street, APN 410-040-05

Mr. Card stated the applicant is requesting this item be continued to September 14, 2016.

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

Chairman Monrian closed the public hearing.

Moved by Commissioner Headrick, seconded by Commissioner Guerra and unanimously carried to continue the public hearing to September 14, 2016

REGULAR AGENDA

No items

DEPARTMENTAL REPORTS

- 5) Recent City Council actions:
 - a) Appeal of Conditional Use Permit CUP 2016-001 Lilani Car Lot at Girard and 18th Avenue
 - b) Appeal of Santamaria Site Plan Review SPR 2015-010 Small Recycling Center – Dover Place

Mr. Card reported that the City Council voted to sustain the appeal of Conditional Use Permit 2016-001 and adopted a resolution approving the project at the August 1, 2016 council meeting. Council voted to uphold the decision of the Planning Commission and denied the appeal of Mr. Santamaria regarding the recycling center.

- 6) Other Miscellaneous Planning issues

Mr. Card reported that City Council will consider making appointments to the Planning Commission 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

The commissioners welcomed the new commissioners and asked if staff can let the public know who the commissioners are. Ms. Kraft noted the names can be listed on the city's web site.

ADJOURNMENT

Moved by Commissioner Headrick, seconded by Commissioner Guerra, and unanimously carried to adjourn the meeting at 6:14 p.m.

Phyllis A. Kraft, City Clerk