

## MINUTES

### CITY OF DELANO PLANNING COMMISSION – REGULAR MEETING September 14, 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

Commissioner Langston led the flag salute.

#### ROLL CALL

Commissioners present: Thom Casey, Julio Guerra, Gary Langston, Ralph Markham, Terrence Monrian, Dwight Todd

Commissioners absent: Diana Headrick

#### 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 special Planning Commission meeting of August 24, 2016

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

#### 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

Mr. Keene stated staff is requesting this item be tabled. The applicant has hired new representation and changes have been made to the project. It will be re-noticed and brought back to the Planning Commission at a later date.

Moved by Commissioner Langston, seconded by Commissioner Markham and unanimously carried by all those present to conduct the public hearing before tabling the item.

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

Chairman Monrian closed the public hearing.

Moved by Commissioner Langston, seconded by Commissioner Casey and unanimously carried to table this item.

- 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

Mr. Card presented the staff report. He reviewed what the applicant is asking for and the findings. Mr. Keene stated there is a possible issue with the location of the trash enclosure. It could be difficult for the refuse truck to reach the containers on the project site and the city engineer is requesting it be moved. Environmental Health would prefer trash not be taken out through the front entrance. The Planning Commission can require the enclosure be moved.

Chairman Monrian asked for public comments.

Art Armendariz, 1102 Cecil Avenue, stated he has concerns regarding contamination of the soil and wants to be sure it is contained.. He also noted there are three businesses in the immediate area that also sell alcohol. He asked if the police department had any statements regarding the alcohol sales. Mr. Keene replied that all city departments reviewed the application and no comments were received. He stated city ordinance has no requirements regarding alcohol sales concentration.

Mark Pasquini, applicant, stated the owner will accommodate the request regarding the trash enclosure and put it in the rear of the property. The new gas pumps will meet guidelines. He expressed concern regarding the request for a street light on the corner noting there are several street lights in the immediate area. He requested an option to work with the engineer regarding the light.

Mr. Keene indicated the conditions regarding the trash enclosure and the street light can be amended by the Planning Commission

Chairman Monrian closed the public hearing.

There was discussion regarding the underground tanks, the drive approach, and parking. Commissioner Markham expressed concern regarding traffic on Cecil Avenue and Lexington Street during construction.

Moved by Commissioner Langston, seconded by Commissioner Guerra and carried by the following vote to adopt Resolution No. 2016-08 approving Variance Application ZV 2016-002 to allow a deviation from Municipal Code 20.11.220 (service stations) and Conditional Use Permit 2016-004 to allow off sale alcohol sales and construction of a service station at 1114 Cecil Avenue, APN 037-152-01, with changes to the conditions regarding the trash enclosure and street lighting. AYES: Casey, Guerra, Langston, Monrian, Todd NOES: Markham ABSENT: Headrick

## **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) sign ordinance update

Mr. Keene reported that city council assigned Councilman Pascual to the zone ordinance committee; Councilman Hill to the housing element committee; and Councilwoman Morris to the sign ordinance committee.

Mr. Keene asked the commissioners if they would like to consider changing the Planning Commission meeting time to begin the meetings at 5:30 p.m. All those present concurred with the suggestion. Mr. Keene stated staff will bring a resolution to the next meeting to change the meeting time.

## **COMMISSIONER STATEMENTS AND REPORTS**

No items

## **ADJOURNMENT**

Moved by Commissioner Markham, seconded by Commissioner Langston, and unanimously carried to adjourn the meeting at 6:42 p.m.

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Phyllis A. Kraft, City Clerk