

**MINUTES**

**CITY OF DELANO  
PLANNING COMMISSION  
July 13, 2011**

**ADMINISTER OATH OF OFFICE**

City Clerk Kraft administered the oath of office to Sandeep Grewal, Diana Headrick, and Dwight Todd.

**CALL TO ORDER**

Vice-Chairman Markham called the meeting to order at 6:00 p.m. in the City Hall Council Chambers, 1015 – 11<sup>th</sup> Avenue.

**FLAG SALUTE**

Vice-Chairman Markham led in the flag salute.

**ROLL CALL**

Commissioners present: Irma Barba, Anthony Gonzales, Sandeep Grewal, Diana Headrick, Gary Langston, Ralph Markham, Dwight Todd

Commissioners absent: none

**OFFICIALS PRESENT**

Community Development Director Carino, City Attorney Alan Peake, City Clerk Kraft, Community Development Department Senior Planner McCabe

**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 June 8, 2011

Moved by Commissioner Barba, seconded by Commissioner Todd and unanimously carried to approve the consent agenda.

**PUBLIC HEARINGS**

1. A Resolution of the Planning Commission of the City of Delano making a recommendation to the City Council regarding General Plan Amendment No. 2011-05, an amendment to the Circulation Element of the General Plan establishing a Roundabout policy, clean-up related to discussion of the Delano Municipal Airport,

designating Bicycle Routes, and providing for the design of the 11<sup>th</sup> Avenue Corridor.(Continued from May 11, 2011)

Commissioner Barba stated she owns property within the 11<sup>th</sup> Avenue corridor and excused herself from the meeting. She left the room.

Mr. McCabe presented the staff report. Mr. Peake noted that former Community Development Director Keith Woodcock is present as a member of the public and is available to provide additional information.

Vice-Chairman Markham asked for public comments. There were no comments.

Vice-Chairman Markham closed the public hearing.

There was discussion regarding roundabouts. Items noted were: they are used in other countries and cities and are very successful; they take up too much land and require too much maintenance; stop lights are cheaper in the long run when the cost of maintaining the roundabout is considered; they are too narrow; who is responsible for maintenance; traffic flow will still be an issue on 11<sup>th</sup> Avenue at the railroad crossing and High Street light; concerns regarding police and fire responders.

Staff noted that the agency that owns the right-of-way is responsible for maintenance; this is a long-view proposal and roundabouts may be needed when the city has more traffic; studies would need to be done in the future; Caltrans was looking at Garces Highway and Browning Road for a roundabout.; this item is only to set policy and any proposed tracts including roundabouts would come to Planning Commission for approval.

Keith Woodcock, 7047 W. San Ramon, Fresno, stated police, fire, and transit were included in discussions regarding roundabouts. They are designed to allow for trucks. The fire department does not have any concerns, but wants to be included in future discussions.

Moved by Commissioner Headrick, seconded by Commissioner Langston and carried by the following vote to adopt Resolution No. 2011-17 of the Planning Commission of the City of Delano recommending that the City Council of the City of Delano approve General Plan Amendment No. 2011-05, without the section regarding establishing a roundabout policy. AYES: Gonzales, Grewal, Headrick, Langston, Markham, Todd NOES: none ABSTAIN: Barba ABSENT: none

Moved by Commissioner Todd, seconded by Commissioner Headrick and carried by the following vote to approve the portion of Resolution No. 2011-17 regarding establishing a roundabout policy. AYES: Grewal, Headrick, Markham, Todd NOES: Gonzales, Langston ABSTAIN: Barba

Commissioner Barba returned to the meeting.

2. A Resolution of the Planning Commission of the City of Delano making a recommendation to the City Council regarding an Ordinance proposing to amend Chapter 16 of the Municipal Code (Subdivision Ordinance) regarding park dedication requirements and establishing the Planning Commission's role in the review and approval of Tentative Maps. (Continued from May 11, 2011)

Mr. Peake stated that staff requested this item be continued to the September meeting.

Moved by Commissioner Barba, seconded by Commissioner Grewal and unanimously carried to continue this item to September 14, 2011.

3. A Resolution of the Planning Commission of the City of Delano making a recommendation to the City Council regarding General Plan Amendment No. 2011-09, an Amendment to the General Plan adopting a Healthy Delano and Wellness Element. (Continued from May 11, 2011)

Mr. McCabe presented the staff report. He stated that staff request this item be continued to a future meeting. He added that Mr. Woodcock, former Community Development Director, is present to provide additional information.

Vice-Chairman Markham asked for public comments.

Mr. Woodcock stated the power point presentation regarding this item was e-mailed to the city but did not arrive. He will transfer the presentation from his disc to the city's computer.

Moved by Commissioner Headrick, seconded by Commissioner Markham and unanimously carried to continue this item to later in the meeting.

4. A Resolution of the Planning Commission of the City of Delano making a recommendation to the City Council regarding Zone Amendment No. 2011-06, an Ordinance establishing Site Plan Review requirements. (Continued from May 11, 2011)

Mr. Peake stated staff request this item be continued this item to the September meeting.

Moved by Commissioner Todd, seconded by Commissioner Grewal and unanimously carried to continue this item to the September meeting.

5. A Resolution of the Planning Commission of the City of Delano making a recommendation to the City Council regarding Zone Amendment No. 2010-07, a proposal to amend Chapter 20.3.30 of the Delano Municipal Code by replacing Table 3.B (Delano Airport Compatibility Criteria) with a Basic Safety Compatibility Qualities Table and Safety Compatibility Criteria Guidelines, and by replacing Table 3. C with an airport Safety Zones map, that are consistent with the Safety Zone definitions and Compatibility Criteria as published in the 2002 edition of the California Airport Land Use Planning Handbook. (Addressed by Mitigated Negative Declaration (E-10-03)

Mr. McCabe stated that Mr. Woodcock also has information for this item on his disc and asked that the Commissioners table this item to later during this meeting.

Moved by Commissioner Barba, seconded by Commissioner Gonzales and unanimously carried to continue this item to later in the meeting.

## **REGULAR AGENDA**

No items

## **DEPARTMENTAL REPORTS**

Mr. Peake stated that the commission will elect a new chairman at its next meeting. An item will be placed on the agenda. He stated that the City Council recently changed its meeting time to 5:30 p.m.

Staff will place an item on the next Planning Commission agenda to allow the commissioners to discuss changing the commission meeting time. Mr. Peake stated he will have an orientation meeting with the new commissioners to review the Brown Act, conflict of interest, ethics training, and any other items. Current commissioners may attend if they so desire.

Item #3) Moved by Commissioner Headrick, seconded by Commissioner Grewal and unanimously carried to resume item #3.

**3.** A Resolution of the Planning Commission of the City of Delano making a recommendation to the City Council regarding General Plan Amendment No. 2011-09, an Amendment to the General Plan adopting a Healthy Delano and Wellness Element.

Keith Woodcock addressed the Commission. He reported on the various workshops held. He spoke regarding goals, quantifying health, health determinates, inclusion of a health and wellness element in the general plan, leading health indicators, community participation in the program, and what needs to be done.

Moved by Commissioner Barba, seconded by Commissioner Headrick and unanimously carried to continue the public hearing to August.

### **COMMISSIONER STATEMENTS**

Irma Barba: Commissioner Barba welcomed the new commissioners.

Gary Langston: Commissioner Langston welcomed the new commissioners. He noted there is a traffic light at Hiatt Avenue and Cecil Avenue and asked if one will be installed at Garces Highway and High Street or Garces Highway and Lexington Street. Mr. Woodcock responded that the light at Hiatt and Cecil was paid by a state grant. There are no plans for lights on Garces Highway. Lights would be the responsibility of Caltrans because the highway is their jurisdiction.

Anthony Gonzalez: Commissioner Gonzales thanked Mr. Woodcock for his work with the Planning Commissioners and welcomed the new commissioners. He asked who the commissioners are to call with any questions. Mr. Peake replied that Richelle Carino is interim Community Development Director and Maribel Reyna is interim city manager.

Dwight Todd: Commissioner Todd stated he is glad to be here.

Diana Headrick: Commissioner Headrick stated she is glad to be on the commission and stated it will be very interesting. She added it is good to be able to see both sides of an issue.

Sandeep Grewal: Commissioner Grewal stated he is glad to be here and is looking forward to working with all the commissioners.

Ralph Markham: Commissioner Markham welcomed all new commissioners.

Item #5) Moved by Commissioner Todd, seconded by Commissioner Barba and unanimously carried to resume item #5.

**5.** A Resolution of the Planning Commission of the City of Delano making a recommendation to the City Council regarding Zone Amendment No. 2010-07, a proposal to amend Chapter 20.3.30 of the

Delano Municipal Code by replacing Table 3.B (Delano Airport Compatibility Criteria) with a Basic Safety Compatibility Qualities Table and Safety Compatibility Criteria Guidelines, and by replacing Table 3. C with an airport Safety Zones map, that are consistent with the Safety Zone definitions and Compatibility Criteria as published in the 2002 edition of the California Airport Land Use Planning Handbook. (Addressed by Mitigated Negative Declaration (E-10-03)

Commissioner Langston stated he has a hangar lease at the airport and excused himself from discussion of this item. He left the meeting.

Mr. McCabe presented the staff report.

Vice-Chairman Markham asked for public comments. There were no public comments.

Vice-Chairman Markham closed the public hearing.

Moved by Commissioner Barba, seconded by Commissioner Grewal and carried by the following vote to adopt Resolution No. 2011-30 recommending to City Council approval of an ordinance amending Chapter 20.2.20 of the Delano Municipal Code. AYES: Barba, Gonzales, Grewal, Headrick, Markham, Todd NOES: none ABSTAIN: Langston ABSENT: none

#### **ADJOURNMENT**

Moved by Commissioner Gonzales, seconded by Commissioner Todd, and unanimously carried to adjourn the meeting at 7:24 p.m.

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Phyllis A. Kraft, City Clerk