

MINUTES

**CITY OF DELANO
PLANNING COMMISSION – REGULAR MEETING
August 10, 2011**

CALL TO ORDER

Vice-Chairman Markham called the meeting to order at 6:02 p.m. in the City Hall Council Chambers, 1015 – 11th Avenue.

FLAG SALUTE

Commissioner Barba led 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 Peake, City Clerk Kraft, Senior Planner McCabe

SELECTION OF CHAIR AND VICE-CHAIR

Moved by Commissioner Barba, seconded by Commissioner Headrick and unanimously carried to appoint Ralph Markham as chairman of the Planning Commission.

Moved by Chairman Markham, seconded by Commissioner Grewal and unanimously carried to appoint Irma Barba as vice-chairman of the Planning Commission.

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 July 13, 2011

Moved by Commissioner Barba, seconded by Commissioner Grewal, and unanimously carried to approve the Consent Agenda.

PUBLIC HEARINGS

- 3) Public hearing #2011-01:
 - a) Recommendation to City Council regarding adoption of a Mitigated Negative Declaration (E-10-05) pursuant to the California Environmental Quality Act pertaining to City of Delano Annexation No. 52, a proposal for annexation of 172 acres into the City of Delano and Rezoning Amendment No. 2011-03
 - b) Recommendation to City Council regarding Annexation No. 52, a proposal to annex 172 acres into the City of Delano, located west of Garzoli Avenue and State Route 99, south of Millennium Drive (a proposed City street), north of Schuster Road, and one-half mile east of Stradley Road on the west
 - c) Recommendation to City Council regarding Rezoning Amendment No. 2011-03 changing the zoning of the same 172 acre annexation site from County of Kern A (Exclusive Agriculture), "A-1" (Limited Agriculture), "CH" (Highway Commercial), "M-1 PD FPS" (Light Manufacturing/Precise Development Combining/Floodplain Secondary Combining), "M-2 PD" (Medium Industrial/Precise Development Combining) and "M-2 PD H" Medium Industrial/ Precise Development Combining/ Airport Approach Height Combining) to City of Delano "I" (Industrial) and "A" (Agricultural)

Commissioner Headrick stated she has a conflict of interest – her husband owns a business located in the proposed annexation area. She left the meeting room.

Mr. McCabe presented the staff report.

Chairman Markham asked for public comments.

Juvenal Montemeyor, 1916 Val Verde Lane, stated he owns a business located in the annexation area and wants to do some development. He asked if he should wait until the annexation is completed before he begins work. He was informed that he can submit plans now to begin the process and expedite the project, but the city cannot issue permits until the annexation process is completed. Ms. Carino stated that the annexation item will be presented to Council on September 6, and if approved submitted to LAFCO. The LAFCO approval process can take from six to nine months.

Chairman Markham closed the public hearing.

Moved by Commissioner Todd, seconded by Commissioner Grewal and carried by the following vote to adopt Resolution No. 2011-31 of the Planning Commission of the City of Delano recommending to City Council adoption of a Mitigated Negative Declaration (E-10-05) for City of Delano Annexation No. 52 and Rezoning Amendment No. 2011-03, generally located west of Garzoli Avenue and State Route 99, south of Millennium Drive (a proposed city street), north of Schuster Road, and one-half mile east of Stradley Road. AYES: Barba, Gonzales, Grewal, Langston, Markham, Todd ABSTAIN: Headrick

Moved by Commissioner Barba, seconded by Commissioner Grewal and carried by the following vote to adopt Resolution No. 2011-32 of the Planning Commission of the City of Delano recommending to City Council approval of City of Delano annexation No. 52 generally located west of Garzoli Avenue and State Route 99, south of Millennium Drive (a proposed city street), north of Schuster Road, and one-half mile east of Stradley Road. AYES: Barba, Gonzales, Grewal, Langston, Markham, Todd ABSTAIN: Headrick

Moved by Commissioner Barba, seconded by Commissioner Todd and carried by the following vote to adopt Resolution No. 2011-33 of the Planning Commission recommending to City Council approval of Rezoning Amendment No. 2011-03 by adopting an ordinance to amend the official zoning map of the City of Delano by changing the existing zone districts from County of Kern A (exclusive agriculture), A-1 (limited agriculture), CH (highway commercial), M-1 PD FPS (light manufacturing / precise development combining / floodplain secondary combining) M-2 PD (medium industrial / precise development combining), and M-2 PD H (medium industrial / precise development combining / airport approach height combining) to City of Delano I (industrial) and A (agricultural) on an approximately 172 acre site generally located west of Garzoli Avenue and State Route 99, south of Millennium Drive (a proposed city street), north of Schuster Road, and one-half mile east of Stradley Road in the County of Kern. AYES: Barba, Gonzales, Grewal, Langston, Markham, Todd ABSTAIN: Headrick

Commissioner Headrick returned to the meeting.

- 4) Public hearing #2011-02: Recommendation to City Council regarding General Plan Amendment No. 2011-05, an Amendment to the Circulation Element of the City of Delano General Plan establishing roundabout policies, designating bicycle routes, providing for the design of the 11th Avenue Corridor, incorporating a "Complete Streets" concept, and making various text amendments to update the Environmental Settings section of the Circulation Element (Exempt from CEQA)

Ms. Barba announced she has a conflict of interest as she owns property on 11th Avenue. She left the meeting room.

Ms. Carino presented the staff report. She explained the Commission heard this item on July 13, but staff has brought it back for some clean-up items regarding the employers listed, items regarding the transit system, recent census information regarding commuters, and the list of traffic congestion areas.

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

Chairman Markham closed the public hearing.

There was brief discussion regarding roundabouts.

Moved by Commissioner Headrick, seconded by Commissioner Todd and carried by the following vote to adopt Resolution No. 2011-34 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, an amendment to the Circulation Element of the General Plan establishing roundabout policies, designating bicycle routes, providing for the design of the 11th Avenue corridor, defining the purpose of the circulation element and updating various text sections describing the setting for circulation issues within the City of Delano. AYES: Gonzales, Grewal, Headrick, Langston, Markham, Todd ABSTAIN: Barba

Commissioner Barba returned to the meeting room.

- 5) Public hearing #2011-03: Recommendation to City Council regarding Site Plan Review No. 2011-12 and Density Bonus Request for a 34 unit, three story apartment complex on a 1.82 acre site located at 423 20th Avenue, east of Ellington Street, in the "R-2" zone district (Exempt from CEQA)

Ms. Carino presented the staff report. It was noted that Condition No. 34 has been added to the Conditions of Approval. Commissioners were provided a memo with that condition listed.

Chairman Markham asked for public comments.

Ryan Mordahl, Global Premier Development, reported the company has built a few projects in Delano that have been well received. He has visited the site several times in recent months and the company has heard no opposition from neighbors regarding the project.

Chairman Markham closed the public hearing.

There was discussion regarding sound walls next to the freeway, the number of low-income housing units required in Delano, traffic impacts, graffiti removal, the concentration of low-income housing in the area, parking, and parking lot entry ways on 20th Avenue and Ellington Street.

Moved by Commissioner Headrick, seconded by Commissioner Barba and unanimously carried to adopt Resolution No. 2011-35 of the Planning Commission of the City of Delano approving the granting of a density bonus and development incentives for a proposed 34 unit, 3 story apartment project on a 1.82 acre site located north of 20th Avenue, east of Dover Street (Site Plan Review No. 2012-12) in accordance with Section 65915 of the California Government Code, with the addition of Condition No. 34 presented by memo at this meeting and Condition No. 35 stating the city engineering department shall determine whether the proposed secondary entrance to the apartment project from Ellington Street be restricted to emergency access use only.

- 6) Public hearing #2011-04: Recommendation to City Council regarding General Plan Amendment No. 2011-09, an amendment to the General Plan adopting a Healthy Delano and Wellness Element (Exempt from CEQA) (Continued from July 13, 2011)

Ms. Carino stated that staff requests this item be tabled

Moved by Commissioner Gonzales, seconded by Commissioner Todd and unanimously carried to table this item.

REGULAR AGENDA

No items

DEPARTMENTAL REPORTS

- 7) Planning 101 Workshop

Ms. Carino stated she would like to present workshops for anyone interested in learning more about the Planning Commission, how it works, and its duties. If four or more commissioners attend, it will need to be notices as a special meeting.

It was decided to hold the workshops at 5:15 p.m. on the regular meeting dates and notice them as a special meeting.

- 8) Department Contact Information

Department contact information was distributed to the commissioners.

9) General Plan and Zoning Ordinance

The General Plan and zoning ordinance was distributed to the new commissioners.

10) Neighborhood Revitalization Plan for Southwest Delano

The Neighborhood Revitalization Plan was distributed to the commissioners.

COMMISSIONER STATEMENTS AND REPORTS

Irma Barba: Commissioner Barba asked if Ms. Carino is still the interim Community Development Director. Ms Carino stated that she is the interim director and informed the commissioners that Maribel Reyna is now the city manager.

Gary Langston: no items

Anthony Gonzales: Commissioner Gonzales thanked Ms. Carino for the good job she did at this meeting.

Dwight Todd: no items

Diana Headrick: Commissioner Headrick thanked everyone for all the help offered to the new commissioners.

Sandeep Grewal: no items

Ralph Markham: no items

ADJOURNMENT

Moved by Commissioner Todd, seconded by Commissioner Grewal, and unanimously carried to adjourn the meeting at 7:48 p.m.

Phyllis A. Kraft, City Clerk