

MINUTES

CITY OF DELANO PLANNING COMMISSION – REGULAR MEETING December 14, 2011

CALL TO ORDER

Chairman Markham called the meeting to order at 6:00 p.m. in the City Hall Council Chambers, 1015 – Avenue.

FLAG SALUTE

Commissioner Barba led the flag salute.

ROLL CALL

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

Commissioners absent: Diana Headrick

OFFICIALS PRESENT

Community Development Director Carino, City Attorney Peake, City Clerk Kraft, Senior Planner McCabe, Associate Engineer Ed Galero

ITEMS FROM THE PUBLIC

Valerie Gorospe, 1114 Weaver asked the Planning Commission to direct staff to plant more trees and develop user and pedestrian friendly walkways in new developments. She suggested trees be planted at bus stops and along the routes students walk to schools.

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 November 9, 2011

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

PUBLIC HEARINGS

- 3) Public hearing #2011-06: **(continued from November 9)** Recommendation to City Council regarding Zone Amendment No. 2011-09, a proposal to amend Title 20 of the Delano Municipal Code by adding Section 20.2.85 thereto and amending Section 20.10.80 thereof, relating to the review and approval of residential density bonuses in conformance with Section 65915 of the California Govt. Code (Exempt from CEQA)

Mr. McCabe presented the staff report.

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

Chairman Markham closed the public hearing.

There was discussion regarding day care facilities and the 35% maximum incentives.

Moved by Commissioner Barba, seconded by Commissioner Langston and carried by the following vote to adopt Resolution No. 2011-39 of the Planning Commission of the City of Delano recommending to City Council approval of an ordinance amending Title 20 of the Delano Municipal Code by adding Section 20.2.85 thereto and amending Section 20.10.90 thereof, relating to the review and approval of residential density bonus requests and development incentives in conformance with Section 65915 of the California Government Code; subject to the ordinance being amended to state there will be a 35% maximum including a child care facility. AYES: Barba, Gonzales, Grewal, Langston, Markham, Todd NOES: none ABSENT: Headrick ABSTAIN: none

- 4) Public hearing #2011-07: Conditional Use Permit No. 2011-06, a request for approval of a conditional use permit to allow the construction of a 2,390 square foot fast food restaurant with a drive-through service window on an approximately 21,600 square foot (0.50 acre) site in the "GC" (General Commercial) zone district, located at the southeast corner of Cecil Avenue and Fremont Street. (Exempt from CEQA)

Commissioner Barba stated she will abstain from voting on this item because she owns property in the area. She left the room.

Ms. Carino presented the staff report.

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

Chairman Markham closed the public hearing.

There was discussion regarding the impact on traffic on Cecil Avenue and possible ways to mitigate it. Ms. Carino stated a condition to include directional signs can be included in the Conditions of Approval.

The applicant, Carlos Beralta, 26406 Walker Pass Dr., Moreno Valley, informed the commission that there will be directional signs for the exits.

Moved by Commissioner Langston, seconded by Commissioner Grewal and carried by the following vote to adopt Resolution No. 2011-40 of the Planning Commission of the City of Delano approving Conditional Use Permit No. 2011-06 requesting approval of the construction of a 2,390 square foot fast food restaurant with drive-through service located on the southeast corner of Cecil Avenue and Fremont Street in the GC, General Commercial Zone District; with an additional condition of approval that signage and striping be provided to indicate no left turn onto Cecil Avenue and additional signage by installed at the exit on Fremont Street which will also be lit. AYES: Gonzales, Grewal, Langston, Markham, Todd NOES: none ABSENT: Headrick ABSTAIN: Barba

Commissioner Barba returned to the dais.

REGULAR AGENDA

No items

DEPARTMENTAL REPORTS

- 5) Diversity Scholarship to attend *Annual New Partners for Smart Growth: Building Safe, Healthy and Livable Communities Conference*

Ms. Carino announced a scholarship is available to anyone who is interested in attending the conference.

- 6) Business Cards

Ms Carino asked commissioners to notify staff if they need additional business cards.

- 7) City of Delano website

Ms Carino informed commissioners that the web page for the Planning Commission has been updated as requested.

- 8) Update on pending projects

Ms Carino reported that staff is working on two projects. An RFQ (request for qualifications) has been issued asking for SOQ (statement of qualifications) in regards to the Smart Valley Places grant. The City has received an application from El Polo Loco for the former site of Taco Bell.

COMMISSIONER STATEMENTS AND REPORTS

Commissioner Langston asked what has happened to the Sonic project. Ms Carino informed him the permits are ready but have not yet been picked up.

Commissioner Gonzales noted that a CUP was issued for the trailer at the east side fire station and asked if it has been checked for ADA compliance. Ms. Carino stated the fire department has not yet picked up the permits. Commissioner Gonzales wished everyone a Merry Christmas and happy new year.

Commissioner Barba wished everyone happy holidays and new year.

Commissioner Headrick: absent

Commissioner Grewal wished everyone happy holidays and urged them to be safe.

Commissioner Todd offered everyone best wishes for the holidays.

Chairman Markham wished everyone happy holidays.

ADJOURNMENT

Moved by Commissioner Barba, seconded by Commissioner Gonzales, and unanimously carried to adjourn the meeting at 7:12 p.m.

Phyllis A. Kraft, City Clerk