

MINUTES

CITY OF DELANO CITY COUNCIL – SPECIAL MEETING August 7, 2014

CALL TO ORDER

Mayor Vallejo called the meeting to order at 4:33 p.m. in the City Hall Council Chambers, 1015 – 11th Avenue.

FLAG SALUTE

Councilman Chavez led the flag salute.

ROLL CALL

Council members present: Aguirre, Chavez, Morris, Pascual, Vallejo
Council members absent: none

OFFICIALS PRESENT

City Manager Reyna, City Attorney Garcia, City Clerk Kraft, Interim Community Development Director Keene, Public Works Director & City Engineer Dowling

SPECIAL AGENDA ITEM

PUBLIC HEARING

- 1) Public hearing #2014-08: Grapevine Project
 - a) Resolution of the City Council of the City of Delano recommending certification of the environmental impact report, making finding with statement of overriding considerations, and adopting a mitigation monitoring and reporting program relating to the Grapevine Project located at the northwest corner of Woollomes Avenue and Dover Parkway, near the intersection of State Route 99 and Woollomes Avenue
 - b) Resolution of the City Council of the City of Delano approving Conditional Use Permit No. 2014-01 proposing to allow a 12-screen theater in the GC, general commercial, and CRC, community retail commercial, zone districts, at the northwest corner of Woollomes Avenue and Dover Parkway
 - c) Resolution of the City Council of the City of Delano approving Site Plan Review No. 2014-01, a proposal to allow the construction of a 328,500 square foot community shopping center which includes a 12-screen theater; a lifestyle component to include retail shops and restaurants (sit-down and fast-food); mid-size retailers between 10,000 to 25,000 square feet and outparcels for fast food and drive-through and sit-down restaurants, with proposed building sizes ranging from 2,500 to 10,000 square feet, located on the northwest corner of Woollomes Avenue and Dover Parkway; APN 521-010-21

- d) Resolution of the City Council of the City of Delano approving Tentative Parcel Mat 12093 proposing the division of 44.64 acres into fifteen (15) commercial parcels located on the northwest corner of Woollomes Avenue and Dover Parkway; APN 521-010-21

Mr. Keene presented the staff report.

Mayor Vallejo asked for public comments.

Rick Beason, YK America, stated the Market Place is running out of space. The new shopping center is intended to be more up-scale and pedestrian friendly and with an emphasis on entertainment.

Mayor Vallejo closed the public hearing.

There was discussion regarding the requirement of a conditional use permit for the theater, the anchors, the number of jobs to be created, and traffic flow.

Moved by Councilman Chavez, seconded by Councilwoman Morris and unanimously carried to adopt Resolution No. 2014-64 recommending certification of the environmental impact report, making finding with statement of overriding considerations, and adopting a mitigation monitoring and reporting program relating to the Grapevine Project located at the northwest corner of Woollomes Avenue and Dover Parkway, near the intersection of State Route 99 and Woollomes Avenue

Moved by Councilman Chavez, seconded by Councilwoman Morris and unanimously carried to adopt Resolution No. 2014-65 approving Conditional Use Permit No. 2014-01 proposing to allow a 12-screen theater in the GC, general commercial, and CRC, community retail commercial, zone districts, at the northwest corner of Woollomes Avenue and Dover Parkway

Moved by Councilman Chavez, seconded by Councilwoman Morris and unanimously carried to adopt Resolution No. 2014-66 approving Site Plan Review No. 2014-01, a proposal to allow the construction of a 328,500 square foot community shopping center which includes a 12-screen theater; a lifestyle component to include retail shops and restaurants (sit-down and fast-food); mid-size retailers between 10,000 to 25,000 square feet and outparcels for fast food and drive-through and sit-down restaurants, with proposed building sizes ranging from 2,500 to 10,000 square feet, located on the northwest corner of Woollomes Avenue and Dover Parkway; APN 521-010-21

Moved by Councilman Chavez, seconded by Councilwoman Morris and unanimously carried to adopt Resolution No. 2014-67 approving Tentative Parcel Mat 12093 proposing the division of 44.64 acres into fifteen (15) commercial parcels located on the northwest corner of Woollomes Avenue and Dover Parkway; APN 521-010-21

ADJOURNMENT

Moved by Councilman Chavez, seconded by Councilwoman Morris, and unanimously carried to adjourn at 5:07 p.m.

Phyllis A. Kraft, City Clerk