

REEDLEY PLANNING COMMISSION REGULAR MEETING – October 3, 2019

The regular meeting of the Reedley Planning Commission was held Thursday, October 3, 2019, in the City of Reedley Council Chambers, 845 “G” Street, Reedley. Chair Perez called the meeting to order at 5:00 p.m.

Pledge of Allegiance - led by C. Luzania.

ROLL CALL

Commissioners Present: Ron Hudson, Rosemary Luzania, Pete Perez.
Commissioners Excused: William Conrad, Alberto Custodio.
City Staff Present: Rob Terry, Community Development Director, Ellen Moore, Associate Planner.

PUBLIC COMMENT

Chair Perez opened the public comment period and closed the public comment period at 5:02 p.m. after noting there was no public comment.

CONSENT AGENDA

3. Minutes of Regular Meeting, September 5, 2019 - *Recommend Commission Approve*

C. Hudson moved, C. Luzania seconded, to approve the minutes of Regular Meeting, September 5, 2019. Motion carried by the following vote:

AYES: Hudson, Luzania, Perez.
NOES: None.
ABSTAIN: None.
ABSENT: Conrad, Custodio.

PUBLIC HEARING

2. Consideration of Conditional Use Permit Application No. 2019-6 and Environmental Assessment No. 2019-13 *Through Resolution No. 2019-12, staff recommends that the Planning Commission take the following actions:*

- a) APPROVE Environmental Assessment No. 2019-13, a Categorical Exemption under Sections 15303 (Class 3/New Construction or Conversion of Small Structures) and 15332 (Class 32/In-Fill Development Project) of the California Environmental Quality Act (CEQA) Guidelines.
- b) APPROVE Conditional Use Permit Application No. 2019-6, authorizing the potential for sale of beer and wine for off-site consumption within a proposed 5,680 square-foot convenience store with quick service restaurant (QSR) options and dine-in seating to be constructed at 1577 East Manning Avenue, located on the south side of East Manning Avenue, between North Kady Avenue and South Buttonwillow Avenue.

Associate Planner E. Moore presented the staff report to the Planning Commission. The Planning Commission asked questions of staff. Chair Perez opened the public comment period at 5:17 p.m. Sukhwinder Singh, business owner of the Circle K located at 517 East El Monte Way, the applicant, spoke on behalf of the project. Reda Benanni, representative of the applicant, Board Member for the Chamber of Commerce in Dinuba and the Chair of the Government Affairs Committee in Dinuba, spoke on behalf of the project. The Planning Commission asked questions of staff, the applicant, and the applicant's representative. Sage Clark, 1609 South Blossom Drive, spoke about the project. Dr. Anand Narayan, property owner of the subject properties, spoke about the project. Chair Perez closed the public comment period at 6:07 p.m.

C. Hudson moved, C. Luzania seconded, whereas the Planning Commission, using their independent judgement, recommended to the City Council approval of Environmental Assessment No. 2019-13 and Conditional Use Permit Application No. 2019-6, through Resolution No. 2019-12. Motion carried by the following vote:

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AYES: Hudson, Luzania, Perez.
NOES: None.
ABSTAIN: None.
ABSENT: Conrad, Custodio.

DIRECTOR'S REPORT

Director R. Terry provided an update on community development activity.

FUTURE AGENDA ITEMS

- October 17, 2019 – None at this time
- November 7, 2019 – None at this time
- November 14, 2019 – Tentative Map Extension Request and Farmland Preservation Workshop
- November 21, 2019 – None at this time
- December 5, 2019 – None at this time
- December 19, 2019 – None at this time

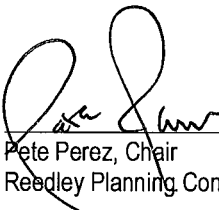
ADJOURNMENT

Meeting adjourned at 6:24 p.m.

ATTEST:



Rob Terry, Secretary



Pete Perez, Chair
Reedley Planning Commission