

**CITY OF CERES
PLANNING COMMISSION
MINUTES**

January 16, 2018

MEETING CALLED TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Del Nero.

OATH OF OFFICE

Deputy City Clerk, Ann Montgomery administered the Oath of Office to new Planning Commissioner, David Johnson.

ROLL CALL:

PRESENT: Commissioners: Johnson, Kachel, Smith, Chairperson Del Nero

ABSENT: Commissioner Condit

ALSO PRESENT: Director of Community Development Tom Westbrook,
Director of Engineering Services/City Engineer Daryl
Jordan, City Attorney Christopher LaGrassa,
Administrative Secretary/Deputy City Clerk Ann
Montgomery

ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

ACTION: It was moved by Commissioner Kachel; seconded by Commissioner Del Nero to nominate Commissioner Smith for Chairperson. Motion passed by the following vote:

AYES: Commissioners Johnson, Kachel, Smith, Chairperson Del Nero

NOES: None

ABSENT: Commissioner Condit

ACTION: It was moved by Commissioner Kachel; seconded by Chairperson Smith to nominate Commissioner Condit for Vice Chairperson. Motion passed by the following vote:

AYES: Commissioners Del Nero, Johnson, Kachel, Chairperson Smith

NOES: None

ABSENT: Commissioner Condit

Chairperson Smith thanked the Commission for the appointment, noting she appreciates their confidence. She also thanked Commissioner Del Nero for serving as the

Chairperson for the last year. She welcomed Commissioner Johnson to the Commission and stated that the Commission is looking forward to working with him.

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS:

- Leonard Shepherd – 2841 Fowler Road, Space 71, Ceres, CA

Mr. Shepherd welcomed Commissioner Johnson and thanked him for being willing to serve. Mr. Johnson has shown some real personal courage in Mr. Shepherd's book. He also thanked the rest of the Commission for putting up with him the past year, noting that he misses Commissioner Molina, as he's such a nice guy. He reminded the Commission that what they do today can affect things 20-25 years from now. He looks forward to attending and seeing the Commission and staff every time.

- Tony Moore – 1000 Zinfandel Place, Ceres, CA

Mr. Moore remarked that Mr. Johnson is a very respected man in their neighborhood, a good family friend, and the City did an exceptional job picking someone with his common sense. We've come here to support him and thank him for being a good neighbor and good friend.

CONSENT CALENDAR:

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of January 16, 2018 was posted on January 11, 2018.
2. Approval of Minutes
 - a. December 18, 2017 (Commissioner Smith absent)

Commissioner Smith asked the City Attorney if she could call for the vote since she was absent from the December 18, 2017 meeting, but that she should abstain from voting on the Minutes.

City Attorney LaGrassa clarified that she may call for the vote and also vote on the entire Consent Calendar.

ACTION: It was moved by Commissioner Kachel; seconded by Commissioner Del Nero to approve the Consent Calendar. Motion passed by the following vote:

AYES: Commissioners Del Nero, Johnson, Kachel, Chairperson Smith
NOES: None
ABSENT: Commissioner Condit

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARINGS:

None

NEW BUSINESS:

3. Brown Act Presentation

City Attorney, Chris LaGrassa gave a PowerPoint presentation on the Brown Act.

Brief discussion ensued.

4. Project Update

Director of Community Development, Tom Westbrook provided an update on long term City projects:

- General Plan Update – Staff, City Attorney's office and a number of others have reviewed the Draft Environmental Impact Report for the General Plan Update process. Right now we're waiting to get the screen check version back from the consultant. Once we receive that, we'll make any last minute edits and then that will be out for public consumption. Environmental Impact Reports do get a 45-day public review and comment period. When that closes, we will be scheduling for Planning Commission and City Council meetings for adoption of that document. What may extend that time a little bit, is depending upon what type of comments are received on the EIR, the consultants have to get responses to those. That effort is underway and we're nearing the goal line.
- Whitmore Ranch Specific Plan – Commission may recall that's the little 100 acre annexation near Cesar Chavez Junior High and La Rosa Elementary School. That project is somewhat into the same timeline as the General Plan. We've reviewed the Environmental Impact Report. We have yet to get our comments back to the consultant, but once we do that, they'll refine the document and it'll be out for its public consumption. The reason those two have kind of merged together, is we were hopeful that Whitmore Ranch would go a little sooner, but some of the traffic numbers that were formulated for the General Plan Update effort were used as the baseline in the Whitmore Ranch Specific Plan, so that they're both saying and analyzing the same thing, which was very important. As a result of that, it took the Whitmore Ranch a little bit longer to get their traffic information done because they were waiting for the results from the General Plan. We'll be moving forward shortly.
- Mitchell Ranch/Walmart – As the Commission knows, in December of 2016, the City and Walmart were successful in the legal challenge. Since that time, the engineers and architects have been working on plans. Staff talks with their engineers frequently; probably once to twice per week. We are hopeful they will get us construction documents, building plans probably January or February. Then they'll go through their building permit process and be issued, hopefully for a construction timeline next summer. As a result of that, once the Mitchell Ranch project starts, we think that there are some other large commercial projects in that area that will get going. You may recall the Ceres Gateway Center, which was kind of on the southwest corner of Service and Mitchell Road. It appears that that project may change. It's still going to be commercial, but they may change some of the mix that they had there originally that was approved, with two hotels. That may drop to one. In addition, some more junior anchor-type shops and some restaurants. It'll be exciting to see when the Walmart project kicks off, kind of how soon that those other commercial projects may come into play. Some of the coordination that took

Walmart quite a while to get, was related to the Service and Mitchell Interchange. Right now he thinks that's on track to start construction in the year 2021. The improvements that are going to be made by Mitchell Ranch on Service Road, we wanted to make sure that those were going to line up so that new construction wouldn't have to be removed and replaced by improvements that were made by the interchange. So that was a very big thing that Mr. Jordan and his team in the Engineering Division had to work on.

- Whitmore Plaza Shopping Center is finally done. Planet Fitness opened right at the end of December last year. They're doing some minor paving out there now and then they'll pretty much be done. Then it'll just be filling up the tenant suites, but it turned out beautiful.
- Upcoming meeting – We do have an application for some new homes. They'll actually be finishing off a subdivision that was approved back in the 2004/2005 timeframe at the intersection of Malik and Whitmore; the Westpointe Estates. We do have an application that we're processing now and that will be before the Planning Commission probably near the March timeframe. That would be some new construction, which we haven't seen too much of. What we have seen were folks just finishing the paper lots that had been subdivided back in the 2005, 2006, 2007 timeframe.

There are some good projects on the horizon. Personally for him, the General Plan Update effort is his focus and his priority. We're getting close to the end. What the Commission has seen from the Draft release of the General Plan document, the EIR reads very much the same way. It's a little more technical, as you might expect because there's more information that it's analyzing, than just the General Plan itself. But, it's going to be exciting to get those projects completed in 2018. And, for everybody that doesn't know, Ceres turns 100 on February 25, 2018.

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Director of Community Development, Tom Westbrook reported:

- Blaker Brewing had a very successful opening weekend. Congratulations to Tom Lucas, his wife Shelly and their team. They did a lot of work and they have a business that we are all proud of.
- Chamber of Commerce is having their Annual Installation Dinner on Friday, January 26th at 6:00 p.m. Tickets are \$40 per person and are available at the Chamber Office.
- Scoping Meeting for the ACE Train Environmental Impact Report will be January 29th at 5:30 p.m. here in the Small Assembly Room at the Community Center. There is going to be a stop just across the tracks adjacent to Whitmore Park. That was a late

addition. Because the Environmental Impact Report had already been released once and they had to add that in, they're releasing it again. The Scoping Meeting is an opportunity for the public to come and ask questions and provide comment on that document.

Director of Engineering Services/City Engineer, Daryl Jordan announced that Monday, January 22nd at 4:30 p.m. there will be a ribbon cutting ceremony for the Downtown 4th Street Renovation project.

ADJOURNMENT:

The Commission adjourned at 6:46 p.m. to the next regularly scheduled meeting of Monday, February 5, 2018.

APPROVED:



Laurie Smith, Chairperson

ATTEST:


Tom Westbrook, Secretary

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