

**CITY OF CERES
PLANNING COMMISSION
MINUTES**

February 5, 2018

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

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Smith.

ROLL CALL:

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

ABSENT: None

ALSO PRESENT: Director of Community Development Tom Westbrook, City Manager Toby Wells, Director of Engineering Services/City Engineer Daryl Jordan, Senior Planner James Michaels, City Attorney Nubia Goldstein, Administrative Secretary/Deputy City Clerk Ann Montgomery

Chairperson Smith congratulated Commissioner Condit on his appointment to the position of Vice-Chairperson of the Planning Commission at our last meeting.

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS:

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

Mr. Shepherd expressed his concern about the placement of the blue handicap parking spaces downtown on 4th Street, noting that he has a temporary handicap placard due to his upcoming surgery. He mentioned an elderly couple's challenges getting to Ceres Drug Store from the handicap parking stalls, which are located around the corner from the front of the store.

Chairperson Smith asked if the City Manager or City Engineer is able to respond to Mr. Shepherd's concern.

City Engineer, Daryl Jordan explained that staff contacted each of the store owners and coordinated those needs with each of the property owners. Ceres Drug has the handicap stalls on their existing parking lot.

Mr. Shepherd remarked that he spoke with the owners of Ceres Drug Store and they stated that they had requested a handicap parking spot in front of their store. Mr. Shepherd also commented that Downtown is pretty, but this thing about the handicap spots just fries him.

Vice-Chairperson Condit asked Mr. Jordan who owns the parking stalls on 4th Street; is that City property?

Mr. Jordan explained that the stalls on 4th Street are owned by the City, and the individual parking lot between the bank and the store is owned privately.

Chairperson Smith asked if there aren't standards prescribing how many handicap accessible stalls are required per store front.

Mr. Jordan clarified that is correct and it's always a conundrum about where those are placed. Many store owners don't want them in front of their door.

Chairperson Smith also noted that Mr. Shepherd's concern is that handicap parking spots may not be close enough to the store fronts for those people who are genuinely struggling to get from their cars to the store fronts. Seeing that this is not an item on the agenda, but is of significant interest, Chairperson Smith suggested that perhaps after the meeting or another time during the week, they might have further discussion about this; talk about ways to mitigate that.

CONSENT CALENDAR:

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of February 5, 2018 was posted on January 30, 2018.
2. Approval of Minutes
 - a. January 16, 2018 (Commissioner Condit absent)
3. General Correspondence – Information only
 - a. Ceres Downtown Revitalization Area Board (CDRAB) FY 2017-18 Quarterly Report – 2nd Quarter

Chairperson Smith asked City Attorney, Nubia Goldstein for clarification on the voting on the Minutes when a Commissioner was not in attendance at the meeting for which the Minutes are being presented. City Attorney Goldstein explained that if the Commissioner wasn't present at the meeting that is on the Consent Calendar, that Commissioner will need to recuse himself from that item.

ACTION: It was moved by Commissioner Condit; seconded by Commissioner Kachel to approve Items 1 and 3.a. on the Consent Calendar. Motion passed by the following vote:

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

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

ACTION: It was moved by Commissioner Kachel; seconded by Commissioner Del Nero to approve Item 2.a. on the Consent Calendar. Motion passed by the following vote:

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

PUBLIC HEARINGS:

4. Vesting Tentative Subdivision Map (VTSM) 15-19 (Time Extension); Proposal for a one year time extension for a previously approved Vesting Tentative Subdivision Map to subdivide three properties that total 4.81 acres in size into 24 single-family lots at 3507, 3413, and 3307 Morgan Road. GDR Engineering, applicant.

Senior Planner, James Michaels presented the staff report.

Brief discussion ensued.

The Public Hearing was opened at 6:15 p.m.

- Jason Chapman, Principal, GDR Engineering, 3525 Mitchell Road, Suite G, Ceres, CA

Mr. Chapman, representing the applicant stated that he had nothing to say.

The Public Hearing was closed at 6:16 p.m.

Commissioner Kachel remarked that he doesn't see that the applicant has much choice, but to continue doing what they're doing, which is to keep their map alive.

ACTION: It was moved by Commissioner Kachel; seconded by Commissioner Del Nero to approve PC Resolution 18-01. Motion passed by the following vote:

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

5. Site Plan Approval (SPA) 17-02; Proposal for the construction of 3,657 square foot retail/office at 1957 Central Avenue. Jose and Alicia Lopez, applicant.

James Michaels, Senior Planner presented the staff report.

Brief discussion ensued.

The Public Hearing was opened at 6:21 p.m.

- Daniel Garcia

Mr. Garcia stated he is representing the applicant, Mr. Lopez.

The Public Hearing was closed at 6:21 p.m.

Commissioner Kachel stated that this is a nice infill project.

ACTION: It was moved by Commissioner Condit; seconded by Commissioner Kachel to approve PC Resolution 18-02. Motion passed by the following vote:

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

NOES: None

ABSENT: None

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Director of Community Development, Tom Westbrook announced:

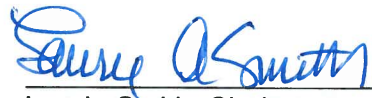
- On Thursday, February 8th at 4:00 p.m., there will be a Ribbon Cutting at the second location of Western Dental. If you're available to attend, please do so.
- We're getting prepared to release the Draft EIR for the General Plan Update on Wednesday, February 7th for its 45-day public review period. At the conclusion of that, we'll respond to comments and be bringing it back to the Planning Commission and City Council for their consideration.

Director of Engineering Services, City Engineer, Daryl Jordan reported that we've been working on an update to the City's Standards and Specifications. It was last updated in 1997. We'll have those before you within the next month or so, to take a look at.

ADJOURNMENT:

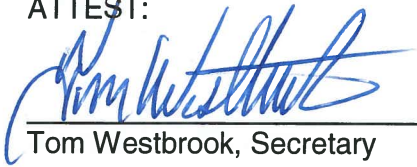
The Commission adjourned at 6:24 p.m. to the next regularly scheduled meeting of Monday, March 5, 2018.

APPROVED:



Laurie Smith, Chairperson

ATTEST:



Tom Westbrook, Secretary

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