

**CITY OF CERES
PLANNING COMMISSION
MINUTES**

March 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

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS:

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

Mr. Shepherd expressed his concern with what he's been reading on the internet regarding cities running out of a precious commodity, water. He referenced Cape Town, South Africa, which is rationing water almost like it was gold because they grew too big, too fast, as they didn't plan for the future. He advised the Planning Commission to think really hard about growing any more people or houses in Ceres until they can come up with a foolproof water system.

CONSENT CALENDAR:

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of March 5, 2018 was posted on February 28, 2018.
2. Approval of Minutes
 - a. February 5, 2018 (all present)

ACTION: It was moved by Commissioner Condit; seconded by Commissioner Kachel to approve 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

None

PUBLIC HEARINGS:

3. Planned Community Development Plan (PCDP) 04-42 Amendment; Proposal to amend the previously approved development plan for the Westpointe 4 subdivision with a new development plan of single-family homes for the 80 remaining unfinished lots to be known as "Orchard Terrace." KB Homes Sacramento, Inc., applicant.

Senior Planner, James Michaels presented the staff report. Mr. Michaels noted that during the initial review of the home plans, the applicant informed staff that they desired some flexibility at time of their sales. They requested that they not be required to "pre-plot" the three home plans in the subdivision. Staff came up with an agreement where the applicant would ensure that a minimum of 25% of each designated home plan is being provided for the remaining lots, and that the applicant would not be allowed to designate two of the same house plan next to each other.

Mr. Michaels explained, at the applicant's request, staff had made some changes to the project conditions for further clarification, which staff is in agreement with. This is reflective with the two sets of the resolutions which have been provided for the Commission at the dais; one indicates the changes in red and where they came from, and the other is a clean copy of what the final resolution would be. Staff is in support of that development plan amendment as proposed by the applicant, subject to the conditions listed in the staff report.

The Public Hearing was opened at 6:13 p.m.

- Dave Pratt, Ceres citizen

Mr. Pratt requested that he would like to start receiving hard copies of what the audience is seeing up on the screen and noted that the agenda does not provide the location of this proposed project.

Chairperson Smith asked Mr. Michaels to inform Mr. Pratt of the location.

Mr. Michaels remarked that this project is at the southwest corner of Malik and Whitmore Avenue.

- Charlotte Kyle, Senior Forward Planner, KB Homes, Roseville, CA

Chairperson Smith asked Ms. Kyle what the price range is of the houses.

Ms. Kyle explained that they will vary, dependent on market conditions, but she believes the prices range is around \$300,000 to \$450,000.

Chairperson Smith clarified that the lot sizes are approximately 4,500 square feet, and the largest house is 2,230 square feet. She asked if there is some reason the houses are so large on these small lots.

Ms. Kyle explained that they are trying to be in conformance with what's already been built.

Chairperson Smith noted that she didn't find the streetscape or the elevations of these homes to be very attractive; they're garage leading elevations which aren't too appealing. She's wondering what type of buyer they'll be reaching out to.

Ms. Kyle stated that she totally understands Chairperson Smith's concerns, but given the width of the lots, that is the only thing that could be done and still attain a double garage. If the house were in front, then one would have to settle for a single garage. We're basically matching the product that is out there, so they're all pretty typical.

Chairperson Smith asked Ms. Kyle if KB Homes considered changing the lot lines to make some of the lots larger to accommodate a more attractive elevation in the plans.

Ms. Kyle responded no, because then we'd be pricing ourselves out of the market in that area.

Chairperson Smith asked if KB Homes currently owns the lots.

Ms. Kyle confirmed that they do.

Ms. Kyle remarked that she believes that everyone in town will find that it's a very nice product, noting that we do offer solar with every house, which is a plus. It affords the new homeowners a custom home selection process, where they can choose which lot they want and which home plan, noting that there are 12 different elevations to choose from.

Commissioner Johnson inquired if KB Homes has built these elevations in other communities; have they had this style home and has it been successful in selling.

Ms. Kyle explained that it's a product that is typically used for narrow lots, and yes, or we wouldn't be trying to sell it. We had a huge investment in this community and we cannot afford to lose. We're trying to offer a product that is not only attractive, but is very versatile, basically proven house plans; it's a very sellable item.

Commissioner Smith asked for clarification, as she thought Ms. Kyle had said KB Homes is not using this plan in another subdivision.

Ms. Kyle explained not this particular one, noting in this particular instance, typical means there are only so many floor plans that are going to fit on lots like this, and so that's why KB Homes went with this product.

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

Commissioner Kachel asked staff if there was an open space contribution associated with this overall development at the time it was approved.

Director of Community Development, Tom Westbrook explained that the subdivision has access to the park in Westpointe, so that's the consideration for the open space for the subdivision.

Commissioner Kachel inquired if we typically ask the sub-dividers to provide a per lot fee or anything in Ceres.

Mr. Westbrook further explained, that as part of their public facilities fees, there's a component that is specifically for parks. When building permits are issued, there'll be a collection of a number of fees related to the City public facility fees, and a component of that is specific for parks.

Commissioner Kachel thanked Mr. Westbrook for his explanation.

Commissioner Kachel stated that it's hard to get excited about this kind of development; small narrow lots, big tall houses that don't seem to be aging particularly well. But on the other hand, they seem to be complying with all the other requirements that go along with the project, and it's Phase 4 of the project, which is already developed primarily; so he will put out a motion to recommend approval.

ACTION: It was moved by Commissioner Kachel; seconded by Commissioner Johnson to approve PC Resolution 18-03.

City Attorney, Nubia Goldstein asked for clarification of the motion; is it for the draft track-changed resolution or the one included in the agenda packet. Commissioner Kachel stated that it is for the draft track-changed resolution. Motion passed by the following vote:

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

NEW BUSINESS:

4. Consideration of approval of the Updated 2018 Design Standards for construction of public improvements.

City Engineer, Daryl Jordan presented the staff report.

Chairperson Smith thanked Mr. Jordan for responding to her inquiry this morning and asked Mr. Jordan to provide some examples of the different types of things that were updated.

Mr. Jordan reviewed some of the updates that were made with street lights, ADA requirements in addition to the improvements with piping materials and construction and testing methods.

Commissioner Condit asked if there were any fees included.

City Engineer, Daryl Jordan responded no, there are not.

The Public Hearing was opened at 6:32 p.m.

The Public Hearing was closed at 6:32 p.m.

ACTION: It was moved by Commissioner Condit; seconded by Commissioner Kachel to approve PC Resolution 18-04. Motion passed by the following vote:

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

Commissioner Kachel congratulated Mr. Jordan for getting this done, noting it's a massive piece of work that went on to get all of this put together; to update basically everything. That should be recognized. It's a huge task and very much appreciated.

Mr. Jordan remarked that Mr. Wells started it years ago, and the Engineering department just picked it up and finished it.

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Director of Community Development, Tom Westbrook announced:

- General Plan Update Open House will be on Thursday, March 8th at 5:30 p.m. There will be story boards with staff and consultants available to speak with whoever attends.
- The Environmental Impact Report for the General Plan is out for the public-comment period, which is open until March 26th.
- Pancakes and Politics Breakfast, hosted by the Chamber is coming up on Friday, March 23rd at 7:00 a.m. It's a free event, but pre-registration is required. You may register yourself or contact Ann, and she'll be happy to register you.
- Centennial Gala will be on the evening of March 23rd in the Large Assembly Room of the Community Center. For those who are interested in attending, please let us know and we can provide more information.

ADJOURNMENT:

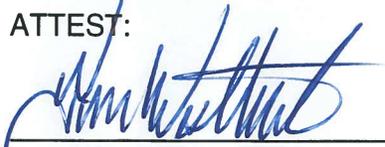
The Commission adjourned at 6:35 p.m. to the next regularly scheduled meeting of Monday, March 19, 2018.

APPROVED:



Laurie Smith, Chairperson

ATTEST:



Tom Westbrook, Secretary

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