

**CITY OF CERES
PLANNING COMMISSION
MINUTES**

March 19, 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,
Director of Engineering Services/City Engineer Daryl
Jordan, Senior Planner James Michaels, City Attorney
Christopher LaGrassa, 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 reminded the Commission about water conservation, noting the issues in Cape Town, South Africa. He stated that we need to think of ways to re-establish our water supply. He also mentioned back in 1998, he said to the City Council at that time, there should be a 10-year moratorium on houses and people and they laughed. He thinks that Ceres is beyond the point of laughing, as there are too many people and not enough capacity for sewer, water, fire, police, roads; we're peopled out.

CONSENT CALENDAR:

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of March 19, 2018 was posted on March 14, 2018.
2. Approval of Minutes
 - a. March 5, 2018 (all present)

ACTION: It was moved by Commissioner Condit; seconded by Commissioner Del Nero 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. Conditional Use Permit (CUP) 17-19; Proposal for a Conditional Use Permit to construct a 4,500 square foot 2-story building with retail uses on the first floor and a single-family residence on the second floor at 2436 E. Whitmore Avenue & 2504 5th Street. GDR Engineering, Inc., applicant.

Senior Planner, James Michaels presented the staff report.

Brief Commission discussion ensued.

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

- Josh Jantz, GDR Engineering, Inc., 3525 Mitchell Road, Suite G, Ceres, CA

Mr. Jantz stated that he is attending on behalf of the owner, Mohinder Kanda, who just arrived and is available to answer any questions that the Commission may have.

Commissioner Condit asked what types of businesses he foresees going into these spaces.

Mr. Jantz responded that one use will be Mr. Kanda's Notary business, and he plans to continue to live in the unit on the second floor. He's not sure what will be in the other three spaces.

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

Chairperson Smith stated that it's an exciting idea, to have a mixed-use project. Mixed-use projects are something that's happening in downtowns all over the United States. It's a great addition and the building looks fantastic. She loves the idea of the owner living there and understands the reasons for security, but thinks it's a great opportunity for us to experiment with mixed-use in our downtown. She'll be supporting this project.

Commissioner Del Nero remarked that he agrees with Chairperson Smith, but it is a new concept for us. He does recall the idea being talked about at Planning seminars and by Mr. Westbrook in the past. He thinks it's pretty exciting too.

Commissioner Kachel stated that in his career of over 45 years here in the valley, this scale mixed-use project is the first he has had come before him for consideration. He used to read about it in Planning School, and has seen it in other communities, but it's nice to see it before the Commission this evening. It's a nice looking building and he thinks it's a great idea.

Commissioner Condit interjected that the Commission needs to think about downtown. We just did this major improvement and we don't want to piece-meal downtown. If we make this decision, we're going to be stuck with this parking for 50-60 years. If the property to the south wants to develop, they're going to have to deal with this. We really don't have a real vision for this lot, and this plan is going to shape it. He doesn't know if this is the right design or the right shape; maybe it should face 5th Street or 6th Street, rather than Whitmore.

Chairperson Smith remarked that she understands Commissioner Condit's concerns, but wanted to point out that future development in downtown is leaning towards the form-based code approach, which doesn't include parking requirements, and is more of a pedestrian based transportation mode. Modesto has done that and there are no parking requirements for commercial or a mixed-use or residential. That is the direction of planning; to get people out of their cars and stop making these requirements of land for parking, when land can be used for job developing, businesses or residential uses. Also, get people out of their cars and use the new ACE train that's going to be coming on the other side. While she appreciates Commissioner Condit's concerns, she believes we're moving away from that parking requirement.

ACTION: It was moved by Commissioner Kachel; seconded by Commissioner Johnson to approve PC Resolution 18-05. Motion passed by the following vote:

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

4. Site Plan Approval (SPA) 17-20; Proposal to add three separate industrial buildings that total 31,440 square feet to an existing industrial facility at 1900 Kinser Road. "L" Street Architects, Limited, applicant.

Senior Planner, James Michaels presented the staff report.

The Public Hearing was opened at 6:25 p.m.

- Bob DeGrasse, L Street Architects, 1414 L Street, Modesto, CA

Mr. DeGrasse remarked that the owner of the project, Peter Clark is in attendance this evening and noted that they've read and gone through all of the conditions of approval. There were a couple of small questions, which they addressed with Mr. Michaels, and now understand all of those. We are currently in the process of doing the construction documents and we are incorporating the conditions of approval into those plans to make sure that we're consistent. The owner is currently working with a real estate firm in a moderate way until they're approved. Tonight, hopefully we can get this approved and be working to market this steadily. It is what we called a long time ago, "incubator

space.” Smaller businesses will start in these spaces and we’ve modularized this so that these buildings can be leased in modules; 1, 2, 3 or 4 in the larger buildings or 2, 3 or 1 in the smaller buildings. We envision sheet rock contractors and different kinds of business start-ups and those places that would need a small office and some work space in the back.

Mr. DeGrasse asked the Commission if they had any questions and then requested their approval of this project.

Commissioner Johnson asked if they have been working with any possible tenants at this point.

Mr. DeGrasse responded they have not, and explained that they have been introducing that to the commercial field. They haven’t specifically locked down a particular tenant, as they didn’t want to market it too heavily until they received approval of the project.

Commissioner Kachel asked Mr. DeGrasse if he had any comments or what’s being done to deal with any potential noise effects to the south, on the south property line where there’s residential on the other side.

Mr. DeGrasse explained one of the things that they did, if they pulled it back 10 feet from the property line, and we have not specifically introduced particular sound comments, but your comment tonight leads him to think that maybe we might want to address that once we have a tenant in there. Depending on how they finish up their interiors, we make sure, depending on what the business is, that we’re addressing that issue, and we can put notes in the plan to that effect.

The Public Hearing was closed at 6:29 p.m.

Brief discussion ensued.

ACTION: It was moved by Commissioner Condit; seconded by Commissioner Kachel to approve PC Resolution 18-06. 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:

Commissioner Condit announced that Friday, March 23rd, the Centennial Committee is hosting their big Gala, and advised everyone to get their tickets, as there are only a few left.

Deputy City Clerk, Ann Montgomery reported that she attended a City Clerks Workshop in Lodi with City Clerk, Diane Nayaes-Perez. Not only did she learn a lot, she won a raffle prize of a Laserfiche scanner for the office.

Director of Community Development, Tom Westbrook announced:

- As Commissioner Condit mentioned, the Centennial Gala is this Friday, March 23rd at 6:30 p.m. at the Community Center.
- Pancakes and Politics Breakfast, hosted by the Chamber is coming up on Friday, March 23rd at 7:00 a.m. at the Howard Training Center. It's a free event, but pre-registration is required.
- Don Cool, Artist Spotlight, will be held on Thursday, March 22nd at 5:30 p.m., at the Community Center, 2nd Floor lobby. Mr. Cool will be showing some photos that he has taken of the Virginia horses in Nevada. Those will be for sale, if you're interested.
- The public comment period for the Environmental Impact Report for the General Plan Update will be closing at 5:00 p.m. on March 26th. To date, we've only received one letter from CalTrans, which was effectively advising the City to keep working with them. He's certain we'll be receiving the balance of those letters this week regarding that effort.

ADJOURNMENT:

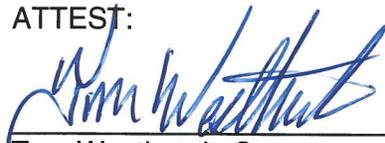
The Commission adjourned at 6:33 p.m. to the next regularly scheduled meeting of Monday, April 16, 2018.

APPROVED:



Laurie Smith, Chairperson

ATTEST:



Tom Westbrook, Secretary