

**CITY OF CERES
PLANNING COMMISSION
MEETING MINUTES
May 2, 2022**

Planning Commission conducted this meeting in accordance with California Government Code Section 59453, Subdivision (e) of the Ralph M. Brown Act (California Government Code Section 54950, Et. Seq.), Ceres Resolution No. 2022-34, and the Federal Americans with Disabilities Act.

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

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Smith.

ROLL CALL:

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

ABSENT: Commissioner Kachel

ALSO PRESENT: Director of Community Development Christopher Hoem, Senior Planner James Michaels, Economic Development and Redevelopment Manager Anthony Sims, Associate Engineer/Interim Public Works Director Sam Royal, City Attorney Nubia Goldstein, Administrative Secretary Ann Montgomery

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS:

None

CONSENT CALENDAR:

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of May 2, 2022 was posted on April 28, 2022.

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

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

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARINGS:

3. Vesting Tentative Parcel Map (VTPM) 21-09; Site Plan Approval (SPA) 21-10 & Conditional Use Permit (CUP) 21-11; Proposal for a 58-unit apartment complex and one 4,000 square foot convenience store building with a gas station on four (4) proposed lots at the northwest corner of Morgan and Service Road. Raja Chandi Group, Inc., applicant.

Senior Planner, James Michaels presented the staff report.

Commission Discussion ensued regarding clarification of the number of required parking spaces and the number that are proposed.

Commissioner Martinez inquired about page 82 of the staff report, where it mentions there's going to be a separate free-standing, 60-unit mini storage facility on the south end of the lot, designed to add 60 more units by year three.

Mr. Michaels suggested that the applicant could speak to that, as he wasn't aware of that.

Chairperson Smith thanked Commissioner Martinez for that question, noting that's a good question and when the applicant has a chance, we'll ask about that.

The public hearing was opened at 6:20 p.m.

The public hearing was closed at 6:20 p.m.

Associate Engineer, Interim Public Works Director, Sam Royal requested to display the site map once again on the screen, inquiring if there are enough trash enclosures to accommodate 58 units.

Mr. Michaels explained that we have three of them there, which meets the minimum requirements.

Brief discussion ensued regarding if staff and the departments had a chance to review these plans prior to bringing this project forward. Staff explained that yes, they had and Mr. Hoem confirmed that he spoke with Toni Cordell, Public Works Administrative Analyst who reviewed the proposal and stated there was sufficient area and number of bins.

The Public Hearing was re-opened at 6:22 p.m.

Veronica Vargas – applicant

Ms. Vargas told the Commission that it was a pleasure being here this evening to present this project after many months of hard work. They are delighted to have the opportunity to redefine this project and improve it a little bit. She explained that they purchased the site and submitted all the permits. They tried to work with the approved plans the Commission did approve back in 2019, and had some challenges on acquiring a tenant on the 8,000 square foot store. After many months of research and economic study, which is part of the agenda, they are here today. It's not very common, as usually the owners aren't open to show their revenues and return on revenues, but he is actually very open to share why this proposal makes sense to the City and is actually consistent with the General Plan policies of your community. She wanted to mention that this site plan and project actually have five of the General Plan policies met, which are:

- Promote infill; this development has a utilization of a parcel underused;
- Promote the development and commercial use surrounding by a land use that has not been utilized in a way and assist in the economic vitality of the area;
- This project encourages and shows a mixed-use of housing, allowing and encouraging of housing, of what's a commercial component;
- Multi-family residential design, which they are pleased to show this evening; and
- Commercial and office design development, which also will have a component of managerial and service provided to the community.

Ms. Vargas also added that this site will have two electric vehicle charging stations, which will help facilitate those who have other means to using fuel.

Ms. Vargas further addressed the garbage concern, stating they are consistent, but are open to work with staff, if we need to just figure out another way. But, she did want to mention that City staff has taken, in the last five months, a lot to work to warrant the project is updated to the new municipal code, and that's why there are the proposed 127 parking spaces. The previous project had fewer parking spaces that were approved. They also changed the aesthetics a little bit, and they considered it a little bit of an improvement to what it was before, by adding a different kind of fencing to the area, and a nice sound wall to provide a sound barrier from the commercial to the residential component. They agree with all the Conditions of Approval, but this morning they did have a conversation about allowing a U-turn on the new traffic signal over there. Other than that, they are happy to be to this stage and hoping to be able to be under construction within the next 4 to 5 months. She stated that she and her team are actually here; the engineers and architect are available for any further questions. She referenced page 98 of the staff report, noting the total investment from the owners is about \$3.5 million, with a projected revenue within 5 years of \$4.4 million; 40% return. They felt that staff was very clear that there was some doubt about putting another gas station in Ceres. So, they took that to heart, and contracted a professional service that provided a report, which had a typo; she believes Commissioner Martinez captured that. They wanted to retract that, but it was too late. They had already submitted the report and unfortunately there was a typographical error from the document preparer, and she apologized for that.

Chairperson Smith thanked Ms. Vargas very much and clarified that the typo she is referring to is the section identified on page 82 as Other Services and asked if she could interpret what Ms. Vargas is saying, there won't be any 60 unit mini-storage facility at the south end.

- Dave Pratt, Ceres resident

Mr. Pratt inquired about the right-in, right-out access for the project and also about the apartments renting for market rate or low-income pricing.

Commissioner Smith explained that Mr. Michaels mentioned in his presentation that there would be some concrete barriers that would require right-in/right-out.

Mr. Michaels stated that when he last spoke with Ms. Vargas, these apartments were going to be market rate.

Commissioner Smith stated, given the concern expressed about the garbage containers and the adequacy of that; while she has no concerns about any other issue, she would like to make sure that staff works with applicant to make sure that we do have adequate garbage, as everyone knows that a few pieces of flying paper can make for a very messy environment in an otherwise nice area.

The Public Hearing was closed at 6:31 p.m.

Director of Community Development, Christopher Hoem clarified with Chairperson Smith that her ask is that, despite the written Condition of Approval that says there will be three enclosures, that it will be however many enclosures are necessary based on what Public Works requires at the time a building permit is pulled for those enclosures.

Chairperson Smith confirmed that she understands that the condition is based on what the Public Works requirement is and she's assuming that's tied to a code or some other kind of requirement. She just would like there to be additional discussion at staff level to make sure that's the case and given the volume of folks that are going to be living here, that in spite of meeting the requirements, that it is adequate. She is not intending to add any condition on any motion.

ACTION: It was moved by Commissioner Johnson; seconded by Commissioner Del Nero to approve: Resolution 22-08, the Mitigated Negative Declaration; Resolution 22-09, the Vesting Tentative Parcel Map; Resolution 22-10, the Site Plan Approval; and Resolution 22-11, the Conditional Use Permit. Motion passed by the following vote:

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

NOES: None

ABSENT: Commissioner Kachel

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

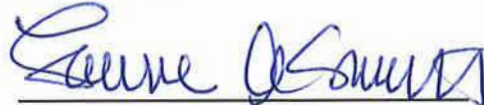
REPORTS:

- Commissioner Johnson remarked that he is looking forward to this project as he thinks they've done a real nice job with the architectural part of it and having enclosed garages. It's a really nice project.
- Senior Planner, James Michaels announced that we will have a meeting on May 16th regarding the Cambridge Estates Phase 2, home designs. Mr. Michaels explained that back in 2020, the Commission approved a time extension for the map and Bright Development has been working steadily on that, and have recently submitted their home designs, which will be presented to the Commission on May 16th.

ADJOURNMENT

The Commission adjourned at 6:37 p.m. to the next regularly scheduled meeting of Monday, May 16, 2022.

APPROVED:



Laurie Smith, Chairperson

ATTEST:



Christopher Hoem, Secretary