

**CITY OF CERES
PLANNING COMMISSION
MEETING MINUTES**

May 21, 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: Del Nero, Johnson, Kachel, Condit, Chairperson Smith

ABSENT: None

ALSO PRESENT: Director of Community Development Tom Westbrook, City Manager Toby Wells, Director of Engineering Services/City Engineer Daryl Jordan, Redevelopment and Economic Development Manager Steve Hallam, City Attorney Nubia Goldstein, Senior Planner James Michaels, City Clerk Diane Nayares-Perez

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS:

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

Mr. Shepherd remarked that he had attended several of the meetings on the General Plan, and noted when it was adopted, one of the Council Members, he thought, had it right. That was Vice-Mayor Kline, when he said leave Faith Home Road alone. Mr. Shepherd advised the Commission to remember, the decisions they make today could affect their grandchildren or great grandchildren 20, 30, 40 years from now. He encouraged the Commission to stop thinking, "growing," and start thinking, "jobs." He mentioned someone asked him about big box warehouses. He replied that sounded good to him because a big box warehouse doesn't require extra teachers, a lot more water, a bigger police force, or more fire equipment. He's not a growth person. He loved Ceres when he moved here back in 1993, with a population of around 20,000. It was quiet and the streets didn't have piles of garbage in them. It was a nice place to come and live. Let's keep it a small-town and a small-town feeling.

AMENDMENT TO THE AGENDA:

Chairperson Smith asked the Commission to consider two changes to the Agenda. First, under the Consent Calendar, Approval of the Minutes, there is a date correction, noting that the Meeting Minutes are from this year, not 2016. And secondly, the Ceres Downtown Revitalization Area Board item be moved to number 5, so that it would be the Ceres Downtown Revitalization Area Board item, followed by the Capital Improvement Program, FY 2018-19 Project Prior List.

ACTION: It was moved by Commissioner Condit; seconded by Commissioner Del Nero to amend the Agenda as noted. Motion passed by the following vote:

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

CONSENT CALENDAR:

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of May 21, 2018 was posted on May 16, 2018.
2. Approval of Minutes
 - a. April 16, 2018 (all present)
 - b. April 30, 2018 (Commissioner Smith absent)

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

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

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARINGS:

3. Conditional Use Permit (18-03 CUP); Proposal to allow for a 2,595 square foot automobile service station at 2107 Hackett Road. Dael Garcia and Perla Ochoa-Anaya, applicants.

Senior Planner, James Michaels presented the staff report.

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

- Enrique Eduardo Moran, applicant

Mr. Moran stated that he represents Mr. Garcia, who already has a shop in Modesto that he is renting. So, he is going to be the owner of his own property and that's the reason we are trying to build this project.

Chairperson Smith inquired; he's moving an existing business.

Mr. Moran explained that Mr. Garcia would like to build a second shop.

Commissioner Johnson asked, as he was looking at the plans and looking at the west elevation which shows solid walls and then the entry to the carports is on the east side. And, on the east side of the property, if he's not mistaken, that's where the existing R-1 houses are.

Mr. Moran explained that the main entrance is on the south side, for the parking lot. The building entrance is on the east side. It's not in front of the street; it's inside the parking lot.

Commissioner Johnson remarked right, but what he's thinking, that there's going to be obviously mechanical work being done inside that garage, and the noise is going to project towards the existing homes.

Mr. Moran noted that they do it in a different way; we build exactly behind or reverse. We have residents exactly where the parking lot is. That's the reason we try to be in the middle of the lot, between the residents on one side, the street on the other side, all building in the middle, parking lot and residents on the other side. So, we are not exactly near to the residential building.

Director of Community Development, Tom Westbrook asked if he might clarify; if you look at the exhibit on the screen, approximately where the date is stamped March 22nd, there's an existing single-family home. In this circumstance, just like the subject property, it's not zoned residential; it's zoned light-industrial. He also believes the Conditions of Approval require the construction of a sound wall between that existing residence, which was also built in 1947. The reason that staff had worked with the applicant in orienting the building this way is because if you flipped it around so it was facing the Central side, a wall wouldn't be possible and the homes on the other side of Central Avenue are zoned residential. So, this was the only way to reconfigure the property and minimize the impact to folks within the surrounding area.

Chairperson Smith expressed her thanks to Mr. Westbrook, appreciating the clarification.

The Public Hearing was closed at 6:18 p.m.

Brief Commission discussion ensued.

ACTION: It was moved by Commissioner Condit; seconded by Commissioner Johnson to adopt PC Resolution 18-14. Motion passed by the following vote:

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

4. Site Plan Approval (17-18 SPA); Proposal for the construction of a 14,000 square foot building for the manufacturing of almond hopper trailers at 2230 Rockefeller Drive. Ernie Ott, applicant.

Senior Planner, James Michaels presented the staff report.

Commissioner Kachel noted that he knows the applicant, Mr. Ott; however, he has no financial bearings.

Chairperson Smith asked the City Attorney if Commissioner Kachel's association with the applicant would constitute a conflict of interest.

City Attorney, Nubia Goldstein explained that knowledge or familiarity with the applicant in itself does not constitute a financial conflict of interest unless that relationship would be impactful on any source of income or property.

Commissioner Kachel stated that he hasn't seen Mr. Ott in quite a while, but asked that this be put on the record.

The Public Hearing was opened at 6:24 p.m.

- Robert Braeden

Mr. Braeden remarked that Mr. Michaels has outlined the purpose of the project and has done a good job. The applicants do have some concerns with some of the conditions that staff has come up with. The first one is Condition Number 5 that refers to, before granting the grading permit, that they need to do a Landscape Plan on the adjacent property. He inquired why they have to do it on the adjacent property when their application is for 2230 Rockefeller Drive, yet we're being imposed a condition on the parcel that's 2224 Rockefeller Drive.

Mr. Westbrook explained that when projects are developed within the City, the applicants are required to sign a Landscape Maintenance Agreement form. Mr. Ott purchased the old property that had a Landscape Maintenance Agreement form, when in fact it was a Landscaping Company that owned the property. Staff put this in as kind of a gentle way to remind him that it needs to be landscaped. If the Commission prefers to take this condition out, then we will just send Code Enforcement out to get the landscaping reestablished immediately. So, it's up to the Commission, in which way they would like to proceed.

Chairperson Smith replied that she would like to restate what she heard Mr. Westbrook say, to clarify. This condition, which applies to the adjacent property, is here as a reminder to the property owner, who is the same property owner for this item, that that needs to be addressed.

Mr. Westbrook responded correct.

Chairperson Smith stated that Mr. Braeden can ask all of the applicants' concerns, we'll have Mr. Westbrook respond and then the Commission will discuss them when we're done with the Public Hearing.

Mr. Braden expressed his concern with Condition Number 6. It talks about staff wanting a reciprocal access easement to go between 2224 and 2230 Rockefeller Drive. The client is very reluctant, even though he is associated and owner of both parcels. But, by putting the reciprocal access easement between the two; there are two separate businesses. One is going to be a new business, it's a vacant field now, and the other is a business. And if you're going to take away any flexibility;... he doesn't know of anybody else out there, Mr. Westbrook or Mr. Michaels, if you could tell him, that's had to do this between their two properties. If the property was owned by Mr. Smith and Mr. Ott, then would staff still be requiring this? But, because Mr. Ott owns both of them, staff is asking for a reciprocal easement for access, and that really ties the property down, and it shouldn't be...for both of them.

Mr. Westbrook responded that he'd be happy to answer, and went on to explain. If you look at the site plan, there's access shown to the parcel that Mr. Ott owns to the south. This eliminated the need for reciprocal parking and access easement one way. Combine the parcels into one lot, there's no need for reciprocal parking and access easement. Also, if you look here with the access drive; the way it is, staff still has to have the Fire Department be able to get on the property. The way this is currently designed, he doesn't believe that can happen, so that's why we had a requirement for the reciprocal parking and access, so that the Public Safety Department, primarily the Fire Department can get onsite.

Chairperson Smith inquired, and as it relates to the reciprocal access agreement, it will travel with the title of the land regardless of who owns it.

Mr. Westbrook replied that is correct; it doesn't matter if the next owner purchases the property, the reciprocal access will remain. If the parcels are merged, there's no need for reciprocal access.

Chairperson Smith asked if there's any way that a reciprocal access agreement wouldn't be required in the development of these two parcels.

Mr. Westbrook explained that the site configuration of this parcel would be different, so the Fire Department could have access to the parcel.

Chairperson Smith asked if anyone has questions of staff of those two responses.

Mr. Braeden stated that he has several more concerns, but his point is, has the City had anybody else that has a piece of ground out there that has put in a new building; did you make them tie into the property with a reciprocal access agreement?

Chairperson Smith asked that Mr. Braeden address her with any questions and then she'll ask staff.

Mr. Westbrook responded to Mr. Braeden, explaining that most of them are completely separate.

Chairperson Smith interjected; let me say this. Reciprocal Access Agreements aren't unique in development, and she's not familiar with out in this particular area, but she knows when traveling down Mitchell Road, on those separate parcels, you see access all the way across. And she doesn't know if there's an example of something out there,

but staff is requiring reciprocal access between the separate, different parcels, with unique businesses in order to allow for easy travel.

Mr. Westbrook stated that if this parcel was designed where it could provide independent fire access, we wouldn't care if it had a reciprocal access or not.

Chairperson Smith stated his response was regarding the fire access. If Mr. Braeden's client is able to make a different configuration that can address the fire access, then she thinks that staff will be willing to consider that.

Mr. Braeden remarked that his question again is; why does this have to be done out there when no one else had to do it out there?

Chairperson Smith responded that she thinks that the answer is, the fire access is the reason.

Mr. Westbrook stated that generally when parcels develop, they're a single parcel with a single use with its own access, and they can accommodate fire access. The way this has been designed is that they are going to utilize the other parcel.

Chairperson Smith asked Mr. Braden if he had any other items he'd like to bring to the Commission's attention.

Mr. Braeden indicated their concern with Item 8.e. – a condition that calls for there to be asphalt paving. We're going to use asphalt paving on the entrance area, but it asks for asphalt for the whole site. It is not going to be part of the building at this time. What we'd like to do is, just leave that as rock or gravel; we'll have the road repaved and have the rock or gravel so he can park the vehicles or trucks on there. That in essence is Phase 1. Now, Phase 2, we'll pave the whole thing and we'll stripe it and we'll go from there. There's no building now out there, so why should we have to pave the whole thing?

Chairperson Smith commented that she wanted to make sure what Mr. Braeden's concern is. What you'd like to be able to do is do a portion of it in asphalt and leave the remaining in gravel for use of the trucks. Then when you develop in Phase 2, you'll want to pave it all and stripe it all.

Mr. Braeden replied yes.

Mr. Westbrook stated that he's trying to understand what Mr. Braeden is talking about, but he sees the access driveway that's listed there which he thinks Mr. Braeden indicates that it could be asphalted. He asked if he's talking about the truck trailer and storage area as being rock.

Mr. Braeden clarified yes, for now it would be rock. We will pave the drive that comes through and then for now, because there isn't a building, there's no reason to have the rest of it done, and we'll just have trucks park on the gravel portion until such time that we build a building, and then we'll pave it and then we can stripe it. But for the time being, it doesn't make sense to have to asphalt the whole thing.

Mr. Westbrook stated, so just the access driveway would be asphalt and then the area, which is shown as the truck parking and storage area; that would be rock initially, but when the building is built, it would be asphalt, under Phase 1. Then under Phase 2, it would go to asphalt?

Mr. Braeden replied yes.

Mr. Westbrook responded that staff can agree to that.

Mr. Braeden remarked that he just has a question of staff on Item 8. It talks about a 6 foot tall gate at the northwest corner and at the southeast corner. Is that supposed to be the southeast corner or the southwest corner?

Mr. Michaels pointed out the southwest corner and the northwest corner on the diagram. He explained that the northwest needs to open inward, so the northwest is the primary access to the access drive, not towards the building; not with that little short strip there.

Chairperson Smith noted northwest and southwest.

Mr. Michaels stated that the access gate at the northwest end shall open inward and asked Mr. Braeden if that is what he is wondering.

Mr. Braeden responded that what he was wondering, is that you've got a southwest and a southeast and the way this is written, it's way out in the back.

Chairperson Smith stated there might be a typo in the Conditions.

Mr. Michaels commented that he will need to clarify that.

Commissioner Condit asked Mr. Michaels, for clarification, they only need the gate at the northwest.

Mr. Michaels, using the diagram explained that they're showing that's going to be gated there, and also this entire property will be gated, until when the shop building goes in. That should be southwest.

Chairperson Smith stated that we have a correction on Item 8.f. of the Conditions, that the applicant shall maintain two 6-foot tall access gates at the northwest and southwest.

Mr. Braeden noted he has one final question regarding the expiration date. If this is approved, it would be the November 21, 2019 date; is this for both phases?

Mr. Westbrook explained that it's for the entire project. The extension of Phase 2 would be approved or extended automatically with the building permit. So, as long as there was a building permit into the City by that time, then the project is extended as long as the life of the building permit is active.

Mr. Michaels interjected, asking Chairperson Smith to return to Item 8.f. He pointed out that southeast end on the diagram, asking Mr. Braeden if they were planning to have the gate there, if you're going to access through there, noting that was the Condition.

Mr. Braeden confirmed that is correct.

Chairperson Smith requested Mr. Michaels to show that again.

Mr. Michaels explained that the northwest corner gate that staff was referring to, is there, and the southeast corner is there.

Chairperson Smith noted that Item 8.f. is correct as stated in the Conditions of Approval. She asked Mr. Braeden if that was acceptable.

Mr. Braden replied that yes, he understands now.

Commissioner Kachel remarked that he guesses he's confused now. If we're going to access using that southeast location from one parcel to the other, you're saying you're going to access this, but with not having the access easement, and he's not sure he follows the thinking on that.

Mr. Braeden responded that he guesses he doesn't understand the question. We show it going up to that south property line, but what we don't want to have to do is; they're two different businesses and if they sell one, it'll be a mess. If he had one of those buildings, he wouldn't want to have some people coming through his property all the time and he understands when she talks about reciprocal access easements and agreements. He agrees they're very important in some cases. He doesn't think it's applicable in this situation.

Chairperson Smith stated that she thinks that the staff's response about the fire access is something that Mr. Braeden and the property owner may want to consider if you're set against an access agreement. The Commission will discuss it here, once we close the public hearing and maybe they'll be opportunity for additional input.

- Ernie Ott, 2224 Rockefeller Drive, Ceres, CA

Mr. Ott stated that he is the applicant and Mr. Braeden mentioned that the reason we're not really excited about this access agreement is that these really are two separate companies. They're two separate corporations, one of which, Truck and Trailer, he's the president of that company. The trailer manufacturing company, actually his wife, is the president and primary shareholder of that company. In regards to the access, noting he appreciates Mr. Westbrook's comment on that; the driveway on the north side is a very wide driveway to accommodate trucks pulling sets of doubles. That means that truck/trailer combination is going to be 50-60 feet long. That's a wide driveway to accommodate that. We added the other driveway there on the southwest, again, to give us that kind of looping sort of in and egress for that property. Unfortunately at 2224, the existing property that he does own, we can't really do that circle kind of business like that with larger trucks, but we've actually been able to work that out, so it's not been a problem. But in terms of this parcel here, by adding that other driveway on the south end, he thinks they've effectively really taken care of access. If he can get in with a large truck, he's sure that large fire trucks and such could easily get behind that property. That was his concern. He wanted to emphasize they are two separate corporations. And we hadn't really decided yet if we're going to put a hole in that fence, to go from truck into manufacturing. That's just something they hadn't really thought

about. Phase 1 is again, intended for storage primarily because we're kind of out of storage at 2224.

Mr. Westbrook asked Chairperson Smith if he could interject while Mr. Ott is here, stating that certainly he's not opposed to maybe tabling this item and taking it back in front of the Fire Marshal to get his thoughts on this. Perhaps there's a way that this could be designed or with no design changes at all, that could accommodate the turnaround of a fire truck. If they're agreeable to a turnaround of a fire truck, he has no problem eliminating the conditions that talk about the reciprocal parking and access. So, we can just treat these as two. We were just trying to be sensitive to the emergency services' needs, and if they can accommodate it, then we'll go ahead and do that. But, what that means Mr. Ott, is that this item could not be approved tonight or considered for approval. The next available Planning Commission meeting would be the first Monday in June; the next scheduled Planning Commission meeting would be on June 18th because we don't have items for June 4th.

Chairperson Smith asked Mr. Ott if that was acceptable to him.

Mr. Ott replied; yes, that's reasonable.

Chairperson Smith stated that the action that the Commission will take tonight is to continue this item to the next regularly scheduled Planning Commission meeting, which is June 18, 2018. Chairperson Smith remarked that it was probably adequate time for staff to address all the issues, and maybe these other two can be discussed.

Mr. Ott asked if Mr. Westbrook or Mr. Michaels had been out there lately, to see what they did.

Chairperson Smith remarked that would give staff some time to do that.

Mr. Westbrook stated that if Mr. Ott is okay with the 18th; that's our next regularly scheduled meeting, we would just continue this item to June 18th at the same time, same place.

Chairperson Smith stated that we will do that, unless Mr. Kachel has something else he'd like to add.

Commissioner Kachel asked for clarification; basically this is going to be a loop drive from the northwest to the southwest.

Mr. Ott stated that they could use it that way both in Phase 1 and Phase 2.

Commissioner Kachel explained the reason he asks, is that the Plot Plan doesn't show actually an access drive on site coming back to the southwest.

Mr. Westbrook explained that you can see if you look at the right side of the image, that's the driveway to his existing business. So it kind of would make a horseshoe loop around that new building. That was the reason why staff suggested the reciprocal parking and access.

Commissioner Kachel stated, which is why he still thinks that some other adjustment be made and noted that he understands now.

The Public Hearing was closed at 6:45 p.m.

Chairperson Smith announced that we have a recommendation and agreement from the applicant to continue this item to the next regularly scheduled Planning Commission meeting on June 18, 2018.

ACTION: It was moved by Commissioner Condit; seconded by Commissioner Kachel to continue this item, Site Plan Approval (SPA 17-18) to the next regularly scheduled Planning Commission meeting on June 18, 2018. Motion passed by the following vote:

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

Chairperson Smith thanked Mr. Ott, noting she appreciates his consideration.

ADJOURN AS THE PLANNING COMMISSION TO THE CERES DOWNTOWN REVITALIZATION AREA BOARD at 6:47 p.m.

ROLL CALL:

PRESENT: Board Members: Del Nero, Johnson, Kachel, Condit, Chairperson Smith

ABSENT: None

ALSO PRESENT: Director of Community Development Tom Westbrook, City Manager Toby Wells, Director of Engineering Services/City Engineer Daryl Jordan, Redevelopment and Economic Development Manager Steve Hallam, City Attorney Nubia Goldstein, Senior Planner James Michaels, City Clerk Diane Nayares-Perez

CONFLICT OF INTEREST DECLARATION:

None

5. Ceres Downtown Revitalization Area Board Annual Report (Hallam)

Redevelopment and Economic Development Manager, Steve Hallam presented the Annual Report.

Mr. Hallam noted that he will also address the concerns that were brought up at a recent Planning Commission meeting by Downtown Property and Business Owner, Shane Parson regarding downtown security.

Board Questions/Discussion:

Board Member Condit asked for confirmation that Mr. Hallam stated that the Downtown District is going to be in charge of maintaining the landscape in twelve months, so we'll have the contract out and Howard Training Center.

Mr. Hallam explained that we'll probably request bids and see what those come in at, and have some discussion.

Board Member Condit inquired, and right now, George Reed is taking care of it.

Mr. Hallam confirmed that's correct, of those 4th Street items.

Board Member Condit asked, so we're paying Howard Training Center right now.

Mr. Hallam responded, very minimal amounts.

Board Member Condit inquired why are we paying Howard Training Center, when we have George Reed out there.

Mr. Hallam clarified that George Reed is only on 4th Street.

Chairperson Smith asked if she had missed something about why that is ending with Howard Training Center.

Board Member Condit stated no, the maintenance provided by George Reed is ending.

Mr. Hallam explained that today, Howard Training Center is still under contract. Their scope of work has been reduced. After 12 months we're going to look at probably rebidding the maintenance obligations of the entire district.

Chairperson Smith interjected that Howard Training Center remains a possibility, and if they were the successful bidders, they could take over the George Reed portion of the maintenance

Mr. Hallam agreed, absolutely.

Chairperson Smith continued, so she guesses when Mr. Hallam gets to the bid and he'll be working on that shortly, because 12 months goes by in the blink of an eye, because she was just thinking that Howard Training Center or the high school and what kind of trade programs they have and might see this as an opportunity for training.

Board Member Condit inquired about the Downtown Incentive Program; do we have any suggestions on what should be in there.

Mr. Hallam explained that we got the new fiscal year started probably back in August. He came and presented a staff report, white paper, so to speak, on different types of

incentives that downtowns offered as kind of a, here's some ideas for us to narrow in on what we think we might want. He never had anyone ask for anything that prompted him to say hey, we have somebody here that could actually use some help doing something. And again, he was thinking along the lines of building permit assistance, check assistance or something to write down the cost of a downtown improvement by a merchant. He would like to see it benefit a merchant maybe more so than the property owner, although many times they are one in the same, but the merchants are the ones footing the bill for the district improvements that should be benefiting them.

Board Member Condit agreed and asked if perhaps we could come back at the next CDRAB meeting with a few suggestions on what should be in there.

Mr. Hallam responded yes and suggested at that July meeting when we do the 4th Quarterly report that closes out the fiscal year 17/18, we can focus the discussion time that evening on the incentives and relook at that white paper. He would be happy to do that.

Board Member Condit inquired about the security program and asked Mr. Hallam if he had any suggestions.

Mr. Hallam stated that one of the things that was prompted, he thinks Mr. Wells had offered to look at some ideas on security. In some downtowns, they have owner installed private security cameras that are providing some security enhancements for their business. That's one option, is to have private property owners take that on or maybe we do some type of match program. One of the solutions that the City wanted to offer is, the City presently contracts with Ontel Security, for a physical drive-by check, lock-check of some City park facilities throughout the week on after-business hours; late evening, middle-of-the-night hours. Chief Smith checked with Ontel and requested some quotes to supplement the downtown, and the alleyways and some additional patrols. To do two patrol checks a night would cost approximately \$794 per month. That works out to \$9,530 for a year, or almost the \$10,000. So that is an option that we could expand that contract and have that taken care of. From a staff standpoint, he gets a little worried saying we only have so many years of reserves that we have tools in our toolbox to do some things. He wants to be prudent with how we're going to do that. That's certainly an immediate option that can be taken; get some additional eyes on some of those late hours and then revisit it throughout the year, maybe in our quarterly meetings. What's been the experience; has it reduced loitering, or have they seen things, and see how it's going or maybe doing a shared concept with the property owners on those costs. But, if we did a three patrol per night, it would be \$1,191 per month, so closer to \$13,000 per year. So, that is out there as an option. We have that number for the Board, if that comes up in the discussion, and we would make some recommendations to the Council that they could include in the Annual Report.

The Public Hearing was opened at 7:07 p.m.

- Shane Parson – Downtown Property and Business Owner

Mr. Parson stated that he met with Ontel also and received the same numbers, and noted that he does have one question. So, the Downtown Business Owners basically pay for the homeowners' area?

Chairperson Smith explained that there is residential within the district.

Mr. Hallam explained that the merchants within the district pay the assessments that fund all the ongoing costs that are budgeted. There really aren't any expenses though.

Mr. Parson inquired, if Howard Training Center which used to take care of the downtown is no longer doing that, we still have \$5,000 or \$6,000; where does that stand?

Chairperson Smith replied that they still are taking care of that.

Mr. Parson remarked that they're not, George Reed is.

City Manager Toby Wells stated that George Reed is taking care of 4th Street only; Howard Training Center is taking care of everything else.

Mr. Hallam added, but not residential lot improvements.

Mr. Wells explained that with the contract with Howard Training Center, they're doing less work than they're contracted for, therefore their actual costs are less.

Mr. Parson asked, so they take care of what; that's what his question is?

Chairperson Smith asked that Mr. Hallam put the map back up that shows the district.

Mr. Parson noted that he did suggest to Mr. Wells that we could increase the tax Downtown; he doesn't have a problem with that.

Chairperson Smith referred to the District Boundary Map that was shown on the monitors.

Mr. Hallam stated that Howard Training Center is doing nothing within Memorial Park. That is all City Parks maintenance crews. Outside of 3rd, 4th and 5th Streets, all they are doing is an occasional blow of the sidewalk to get the sand out of it. But there's not much happening that requires maintenance outside of that.

Chairperson Smith interjected, and they're only doing it in those areas that have commercial or businesses.

Mr. Hallam responded yes and noted there are a couple of rentals on the west side of 6th Street, and they're not doing anything to those properties.

Mr. Parson continued, and you mentioned something, as he's been talking with Mr. Westbrook about opening another business downtown; there was some matching funds, not façade improvements, but something about plan checks.

Mr. Westbrook remarked that he believes Mr. Parson is talking about the Downtown Incentive Program, Mr. Hallam.

Mr. Parson commented that he knew about the Façade Improvement Program, but not the other.

Mr. Hallam explained that they've set aside some funding as a placeholder for some kind of incentive program to try to; we've been looking at ways to encourage the rehabilitation of some of those buildings, but there are no program parameters that have been approved yet. But, the funding was set aside in last year's budget and is proposed again in this year's budget.

Mr. Westbrook noted that he thinks Mr. Hallam committed to Board Member Condit to bring back a discussion of what those could be at the July meeting.

Mr. Hallam confirmed that is correct.

Board Member Condit stated that he would like Mr. Parson's idea of what an incentive would be for the downtown.

Mr. Parson replied, aside from the Improvement Plan, because he'd like to open a coffee shop downtown; like a pastry/coffee shop. And he and Mr. Westbrook have talked about it and he wonders if that falls into that criteria.

Chairperson Smith stated that it appears that the plan is so undefined, that if you bring forward an idea that seems like it's going to benefit both you and the downtown, our staff is going to be eager to help you craft it in such a way that we're going to be just jumping for joy right here at this very dais.

Board Member Condit suggested that perhaps Mr. Hallam could send Mr. Parson that document he gave the Board last time.

Mr. Parson stated that he would be willing to throw a few hundred bucks a month towards security.

Chairperson Smith remarked, let's talk about that because the idea of this is a partnership is important. The businesses and the property owners in the downtown area need to have some pull, some buy-in if you will, about the protection of the property. While she thinks the Commission has an interest in participating in that, she thinks they would like to see something that has some, at least, equal participation, if not something other than equal.

Mr. Parson stated that if we can keep it cleaned up, our businesses are going to grow. Like he said, he has no problem committing to a couple hundred dollars per month.

Chairperson Smith asked Mr. Parson, how about your fellow business owners.

Mr. Parson noted that he only speaks for himself, but he will talk to the people that rent from him.

Chairperson Smith asked if anyone on staff knows the number of businesses downtown or property owners that currently have security cameras.

Mr. Wells replied, probably a handful.

Mr. Parson stated that he thinks Ontel would be the answer. Security cameras are okay, but they never seem to get the right angle to get the license plate or whatever.

Mr. Wells remarked, just to clarify on that security piece and why we are recommending the Ontel. We have an existing contract with them that provides that security. We have what he'll call bold pricing to leverage our existing contract to get a really good price. We could offer that at literally a better price than they can do as individuals or even as a collective group. So that's why we think that's a better option. He thinks it's effective though when it is coupled with the camera system. Ontel does have that ability as well. They do have a camera system that they can use. Again, there are some costs associated with that. What we would see from a staff's perspective, is do the things that we can do to help, i.e. Ontel drive-by type of security, and encourage the businesses to invest in the long term, which is where we would see the cameras being a viable option to help them and we can supplement that with Ontel as well. With the camera systems that they have, that we can use spot locations for the higher problem areas. That's what we anticipate to use around the City and with our relationship with Ontel. If that helps?

Chairperson Smith stated that it does help, thank you. So, in this annual report and proposed budget, the proposal is to include funding for Ontel and the approval or recommendation of approval of this will move that forward, or do we have to say something specific.

Mr. Wells responded, no, it's included in that line item in the draft budget, then ultimately approved by the Council.

Chairperson Smith interjected, and then throughout the course of the year, we'll continue to have discussions, both in terms of the effectiveness of that tool and then any other options that we might consider.

Mr. Wells explained the next steps would be, once Council approves the budget, then we would have to amend the Ontel contract to include that area as something to be studied.

Chairperson Smith remarked, but the Commission is not a part of that.

Mr. Wells replied, no; that would be a Council action.

Mr. Hallam noted, that as Mr. Shepherd is making his way up to the podium, he wanted to acknowledge that a courtesy notice about tonight's Board consideration of the Annual Report was sent to all Downtown Business Owners.

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

Mr. Shepherd stated his question is about the alleys, because at night time, to him, they seem like just a thoroughfare for people looking for something to steal. He knows that of a couple of places over in San Mateo County, that had problems with alleys, so they put gates with what they call a Knox box, so that the cops and the fire had access if they had something they wanted to use the alley, they had a gate, and then everything was shut up afterwards. It cuts their losses probably by half. The businesses that had; each side of the alley was the back of a business, and that cut their losses greatly; just like putting gates up with those Knox boxes. Once you buy a Knox box and you distribute the keys to the people that need it, it's not a big expense. You don't have to replace something every time, every couple of years or so. And he just wondered if the businesses on both

sides of the alleys could think about that. It seems to him that there's got to be a way of keeping the bad guys from getting easy access. And if it says that we've got a lot of bad guys in Ceres, he can believe that. He's not a business owner, but he does know that any loss you take as a business owner; if you can stop it, that's a plus. He just hopes that Mr. Parson and everybody else gets together and comes up with some solutions that will make it harder for the bad guys to be bad guys. Thank you.

The Public Hearing was closed at 7:19 p.m.

Board Member Condit summarized that the Board is in agreement on the Security Program and in July we're going to come back with some Incentive Program options.

Mr. Hallam pointed out that there's a motion with a resolution in the Board's packet; number 2018-01 and it would be to adopt the resolution approving the annual report with the recommended budget that includes the Ontel proposal for security of a \$10,000 max for this year.

ACTION: It was moved by Board Member Condit; seconded by Board Member Kachel to approve CDRAB Resolution 2018-01. Motion passed by the following vote:

AYES: Board Members Del Nero, Johnson, Kachel, Condit, Chairperson Smith

NOES: None

ABSENT: None

Additional Board Discussion:

Board Member Condit requested discussion about the map area expansion that the Board had discussed about a year ago, noting that the Board has not discussed it since. No options have been brought back and he really thinks that the Board needs to expand the map to all of 4th Street. He also wanted to bring up ADA Compliance for downtown, as he wants to make sure we're in compliance.

Mr. Wells responded on the expansion of the boundaries; the City Council was asked that question and they said they were not interested. So, that has been addressed to the Council.

Board Member Condit asked if we could see if their minds have changed in a year.

Mr. Wells stated that he knows the answer to that, and again, the likelihood of that changing, from a technical standpoint of the people who would have to approve that change are the property owners affected and all of those property owners would have to vote in favor of that or a simple majority. The likelihood is very low and the Council in essence said they were not interested in expanding that definition.

Mr. Wells continued; the second question was about ADA.

Board Member Condit inquired if 4th Street is in compliance or are we open for a lawsuit.

Mr. Wells explained that everything that was constructed in the public right-of-way, we are very confident in. The private property owners, that's one thing that they have to be careful of. Those are the areas that we have a difficult time with, because those are not

within our prevue of how someone accesses a particular building. So, that's on the property owner and the tenants' responsibility.

Board Member Condit asked, and so is that any parking space on 4th Street.

Mr. Wells responded that everything on 4th Street is public but everything we've constructed; those new improvements, we're good there. They've been built to today's standards and it all looks great. Where we run into problems, are the old areas that haven't been improved more recently, but we do have, the important key is our ADA Transition Plan. So that document was adopted by the City Council in 2016, and that ADA Transition Plan identifies every ADA potential issue within the City limits, including all public facilities and public buildings and identifies the priorities for repairing those. Obviously we have a very limited funding source for those as we do projects in areas; we upgrade those facilities to meet ADA requirements. So, as things are improved downtown, those will be addressed as well. As long as we have that ADA Transition Plan in place, that provides a significant level of protection for the City.

RECONVENE AS PLANNING COMMISSION at 7:22 p.m.

NEW BUSINESS:

6. Capital Improvement Program, FY 2018-19 Project Priority List.

Director of Engineering Services/City Engineer, Daryl Jordan presented the staff report.

Commission Discussion:

Commissioner Condit asked about the StanCOG money; verifying that no City money is being used on the ACE Train right now.

Mr. Jordan confirmed, that is correct.

Commissioner Condit inquired; do we have a guarantee yet, from the State?

Mr. Wells asked if he was talking about ACE improvements.

Commissioner Condit clarified; for the stop.

Mr. Wells explained, it is in legislation. Most people assume it is part of SB1; it is not. The ACE funding is not part of the SB1, it is part of a separate legislation. He would say there's nothing guaranteed, especially in our State. It is legislation that provided the funding for the project that has been approved and is in place. But things change and funding gets changed. So, is there any constitutional protection for those monies; no there is not. If you meet with ACE, who are finishing up an environmental document, that is being circulated right now, they are moving full speed ahead and they expect to have the ability to have trains delivering passengers to Ceres by 2022 and if they got some help from Union Pacific, they would be ready to deliver those passengers by Fall of 2020.

The Public Hearing was opened at 7:34 p.m.

Seeing there were no public comments, the Public Hearing was closed at 7:34 p.m.

ACTION: It was moved by Commissioner Condit; seconded by Commissioner Kachel to adopt PC Resolution 18-16. Motion passed by the following vote:

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

NOES: None

ABSENT: None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Director of Community Development, Tom Westbrook announced:

- The General Plan was adopted by the City Council last week!
- Ribbon-Cutting for the Community Garden is upcoming. Once he has the date, he will send the information to the Commission.
- Concerts In-the-Park series is upcoming. The first concert will be on Tuesday, June 5th, featuring Greg Scudder and his band. The Firefighters Association will be there serving burgers, hot dogs and chips.

Commissioner Kachel asked Mr. Westbrook what the Council did with regards to the two issues relating to the General Plan Update, that the Commission recommended.

Mr. Westbrook explained that the City Council agreed with the Planning Commission for the recommendation of Faith Home as a 4-Lane facility and then also agreed with the recommendation to keep that parcel at Roeding and McGee Roads as Low-Density Residential.

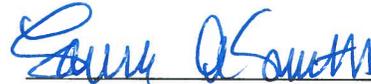
Director of Engineering Services/City Engineer, Daryl Jordan reported that the project at Service and Mitchell is well underway. It's going to get a whole lot worse before it gets better, so suggested that area be avoided.

City Manager, Toby Wells announced that he will be presenting the Budget for FY 18/19 to the City Council on Tuesday, May 29th.

ADJOURNMENT:

The Commission adjourned at 7:38 p.m. to the next regularly scheduled meeting of Monday, June 18, 2018.

APPROVED:



Laurie Smith, Chairperson

ATTEST:



Tom Westbrook, Secretary

I:\PLANNING\DEPT\PLANNING\PC\Minutes\2018\5-21-18 FINAL.doc