

**CITY OF CERES  
PLANNING COMMISSION  
MEETING MINUTES**

**June 18, 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, City Attorney Christopher LaGrassa, Senior Planner James Michaels, Administrative Secretary/Deputy City Clerk Ann Montgomery

**CONFLICT OF INTEREST DECLARATION:**

None

**CITIZEN COMMUNICATIONS:**

- Dave Pratt, Ceres Citizen

Mr. Pratt announced that the Veterans Employment Committee is having a fundraising event; a drive-thru dinner on July 24<sup>th</sup> at Texas Roadhouse on Sisk Road. The cost is \$15 per ticket and he has flyers if anyone is interested.

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

Mr. Shepherd asked if anyone knew what June 26<sup>th</sup> is. He explained that it is his 25<sup>th</sup> anniversary of moving to Ceres, as he became a citizen of Ceres on June 26, 1993. Mr. Shepherd noted that a lot has happened since then; some of it good and some not so good. He went on to say that he has heard people complaining about the construction on Service Road, but has reminded them that they've been wanting those improvements for 20 some years. He is happy that in a short time, Service and Mitchell will be done, we'll welcome Walmart, and we'll forget about the little bit of inconvenience.

Chairperson Smith thanked Mr. Shepherd for his comments and for 25 years of Citizen's service to the City of Ceres.

**CONSENT CALENDAR:**

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of June 18, 2018 was posted on June 14, 2018.
2. Approval of Minutes:
  - a. May 7, 2018 (all present)
  - b. May 21, 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. 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. *(This item is continued from the May 21, 2018 meeting.)*

Senior Planner, James Michaels presented the staff report.

Mr. Michaels stated that staff and the applicant have been working on resolving the three issues that were discussed at the May 21, 2018 meeting. There were three conditions involved that staff needed to make modifications on or eliminations to address those issues:

- Condition B.5, which relates to the landscaping along the frontage of the south adjoining property. Staff went out on June 13, 2018 and checked the status of how the layout was. Staff was of the opinion that it's in a better managed state right now, so as a result they eliminated that condition.
- Condition B.6, which relates to the required reciprocal access agreement between the subject site and the south adjoining property. This is due to the Fire Department needing the ability to get through the property. Mr. Michaels explained, that what staff did was contact the Fire Department staff to confirm with them, and they determined that for Phase 1, the access proposed by the applicant was sufficient without the need for a turnaround. But, for the Phase 2 building, the Fire Department did indicate the applicant would have to provide a turnaround or reciprocal access agreement. So the condition has been modified to reflect that.

- Condition B.8.e, which pertains to the concreting of the entire truck/storage/parking area as well as some of the access area. Staff has been working with the applicant, even up to and including today. Mr. Michaels explained that he has a revised condition that he would like to read into the record. For Condition B.7.e, noting that it was previously listed as condition B.8.e, would read as follows: *“The landscape area along the project frontage and the driveway entrances from Rockefeller Drive shall be completed during the Phase 1 process. The access/driveway, truck and trailer parking and storage area, and the employee/guest parking area are allowed to be rock/gravel material during Phase 1. When the Phase 2 building is proposed for construction, the applicant agrees to remove the rock/gravel material from these three areas and replace that material with asphalt pavement or concrete and provide parking lot striping prior to occupancy of the building. If the approval of the project entitlement and the building permit application for the Phase 2 building expire prior to its completion, the applicant shall cease and desist the storage use of the property.”*

Mr. Michaels reported that the applicant is in agreement with these revised conditions of approval, as recommended by staff.

Chairperson Smith asked Mr. Michaels if he would like to address Item 8.f. that is also noted in the staff report.

Mr. Michaels stated there was no change.

Chairperson Smith summarized; at the last meeting there were three areas of concern that have been addressed to the satisfaction of the applicant.

#### **The Public Hearing was opened at 6:12 p.m.**

- Bob Braeden, Robert Braeden Consulting, PMB #185, 2900 Standiford Avenue, Modesto, CA

Mr. Braeden remarked that working with Mr. Westbrook and Mr. Michaels has been very good. Many times, people say you can't do that, but they took it and said, let's see how we can make it work. And we're very happy to have made it work and everyone is happy. Ernie Ott, the owner and the applicant is very happy. So he believes what they've come to is a very good agreement with each other and he thanked staff very much for their cooperation. Mr. Braeden stated that if there are any questions, he would be more than happy to answer them.

Chairperson Smith thanked Mr. Braeden for his patience and cooperation, with working with our very excellent staff.

- Dave Pratt, Ceres Citizen

Mr. Pratt stated this is going to be an interesting project, noting there was an almond huller previously on Mitchell Road, and for a while just on the other side of the overpass on Service Road.

**ACTION:** It was moved by Commissioner Condit; seconded by Commissioner Kachel to approve PC Resolution 18-15 with the revised Condition of Approval B.7.e. Motion passed by the following vote:

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

**NEW BUSINESS:**

4. Proposed Improvements for Active Transportation Program Grant Funding:
  - a. Bicycle and Pedestrian Improvements on Hatch Road
  - b. Eastgate Boulevard Bicycle Connectivity

Director of Engineering Services/City Engineer, Daryl Jordan gave the presentation.

Comments:

- Mr. Leonard Shepherd commented that he used to ride a bike many years ago, but his knees won't allow it any longer. On Hatch and Moffett, he has seen bicyclists and pedestrians that don't pay any attention to the fact that there's traffic on that road. He's hoping that these improvements can be made easily and then suggested that we start working on education; perhaps going to grammar schools and teaching the students how to ride a bike along the roadways, safely.
- Mr. Pratt remarked that he finds a lot of times that drivers will be courteous to him (as a bicyclist) and he tries to be courteous to them, but bicyclists need to be proactive.
- Commissioner Del Nero inquired this has nothing to do with the gas tax?

Mr. Jordan confirmed that is correct.

**PUBLIC MEETING(S):**

None

**UNFINISHED BUSINESS:**

None

**MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

None

**REPORTS:**

Director of Engineering Services/City Engineer Daryl Jordan reported that today was the first day of closure for Service Road to Mitchell. He advised the Commission to avoid that area as best they can, and we'll try to keep traffic control under control.

Director of Community Development, Tom Westbrook announced:

- Tomorrow night at 6:30 p.m. is the third of the Concerts In-The-Park series. It's Lavonne and Train Wreck. Firefighters are out there barbequing some hamburgers and hot dogs, and they've also introduced a "Maker's Market" where folks have made items in their home and have them displayed out there.
- Staff is getting ready to release the Specific Plan and the Environmental Impact Report for the Whitmore Ranch project that we've been working on for some time. That will be out later this month or the beginning of July.

**ADJOURNMENT:**

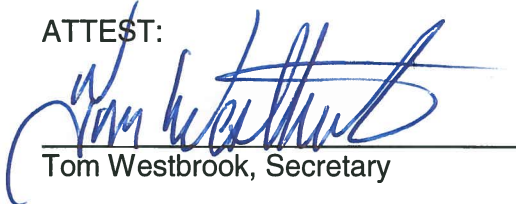
The Commission adjourned at 6:26 p.m. to the next regularly scheduled meeting of Monday, July 16, 2018.

APPROVED:



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Laurie Smith, Chairperson

ATTEST:



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Tom Westbrook, Secretary