

**CITY OF CERES
PLANNING COMMISSION
MEETING MINUTES**

August 20, 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, Johnson, Kachel, Chairperson Smith

ABSENT: Commissioner Del Nero

ALSO PRESENT: Director of Community Development Tom Westbrook, City Manager Toby Wells, Director of Engineering Services/City Engineer Daryl Jordan, City Attorney Nubia Goldstein, Senior Planner James Michaels, 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 a subject that was discussed at the last City Council meeting; food trucks. He mentioned the idea of “canteen trucks” that come around to industrial areas in other cities, and suggested that Ceres could do the same thing.

Director of Community Development, Tom Westbrook explained that the types of vehicles that Mr. Shepherd is talking about, where they have frequent stops at various locations are already permitted in Ceres. The “Food Trucks” subject that City Council is considering is something new for the City.

CONSENT CALENDAR:

1. Clerk’s Report of Posting. The Agenda for the regular meeting of the Planning Commission of August 20, 2018 was posted on August 16, 2018.

2. Approval of Minutes:
 - a. August 6, 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, Johnson, Kachel, Chairperson Smith
NOES: None
ABSENT: Commissioner Del Nero

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARINGS:

3. Vesting Tentative Parcel Map (VTPM) 17-17; Proposal for a Vesting Tentative Parcel Map to subdivide a 17.85-acre commercial zoned parcel into two separate lots located at 3113 Crows Landing Road; Benchmark Engineering, Inc., applicant.

Senior Planner, James Michaels presented the staff report.

The Public Hearing was opened at 6:10 p.m.

- Rick Mummert, Benchmark Engineering, 915 17th Street, Modesto, CA

Mr. Mummert thanked staff for working diligently with his company the past several years, to get this whole area modified. He was happy to say that he believes on Thursday, City Engineer, Daryl Jordan signed the improvement plans, so they'll be starting construction as soon as they can get their traffic control plans in, get that new roadway in, new signalization and new water line extension down Crows Landing Road. As Mr. Michaels mentioned, the owners, Pedro and Orlando Marquez are in attendance tonight, should there be any questions for them. Mr. Mummert explained that the Marquezes are just going through their tax planning, etc. This parcel was actually separated and merged a while back, and now because of the corporation and the Trust, they're putting it back the way it was essentially, except for the road dedication that we needed to do on Crows Landing Road. There are going to be some exciting times out there, with a whole new parking lot with over 1,000 new stalls on the north side of the existing El Rematito. That's going to help alleviate a lot of the congestion out there. Mr. Mummert stated that he'd be happy to answer any questions.

The Public Hearing was closed at 6:12 p.m.

ACTION: It was moved by Commissioner Condit; seconded by Commissioner Johnson to approve PC Resolution No. 18-17. Motion passed by the following vote:

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

4. Site Plan Approval (SPA) 18-02; Proposal for the construction of a 4,000 square foot 2-story contractor's office building and a 2,000 square foot workshop building at 1950 Morgan Road; NGB Construction, Inc., applicant.

Senior Planner, James Michaels presented the staff report.

Commissioner Johnson inquired about the size of the lot and expressed his concern about the space needed for the pre-fabricated walls because they're quite large, noting that he comes from a construction background.

Chairperson Smith explained to Commissioner Johnson that when she opens the Public Hearing, the applicants will have a chance to speak, and then that's a question that perhaps would best be answered by them.

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

- Enrique Eduardo Moran, Digital Drafting Technology Services, LLC., Turlock, CA

Mr. Moran stated that this is a new project in Ceres; two buildings, one 4,000 square foot and the other, 2,000 square foot. He suggested that if there are any questions, the best way is to ask the property owner of NGB Construction, Inc., Carlos Delgado and he is here this evening.

Chairperson Smith asked Mr. Delgado to come to the podium and proceeded to explain that Commissioner Johnson's question was about their ability to produce these walls and store them or how that process is going to work.

- Carlos Delgado, President, NGB Construction, Inc., Ceres, CA

Mr. Delgado explained that for now, they're just planning to frame these pre-fabricated walls for their own framing company. He can understand that it will get very tough to do this for multiple framing companies. Right now he's framing on the actual job sites, and he has a lot of room to do it, and will keep doing it. But some of the jobs, he's not able to do it anymore. So, maybe 50% of his jobs, he will be doing at this facility, which will help him a lot.

Commissioner Johnson asked Mr. Delgado if he was familiar with CompuTech Lumber.

Mr. Delgado replied yes.

Commissioner Johnson explained that that's what he was used to seeing. But, his question is the size of the property.

Mr. Delgado responded that he tries to understand, noting that for the next 5 or 6 years, he sees them framing for their own company. If they wanted to grow more and do the same thing for other framing companies or developers, then they might need additional room. For now, it'll be enough room.

Chairperson Smith asked if he was moving his business from Modesto or is this an additional site.

Mr. Delgado explained that he only has an office in Modesto and the reason why he wants to move his office is that he wants to be able to have both offices; one for his shop and one where he can build pre-fabricated walls. And, he needs more room for his own guys because he has three guys in one office. He needs more space.

Chairperson Smith responded with, "We welcome you."

Mr. Delgado thanked her and the Commission.

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

Commissioner Condit welcomed NGB Construction, Inc., to Ceres, noting that this is a great opportunity for them and the City.

ACTION: It was moved by Commissioner Condit; seconded by Commissioner Kachel to approve PC Resolution No. 18-18. Motion passed by the following vote:

AYES: Commissioners Condit, Johnson, Kachel, Chairperson Smith

NOES: None

ABSENT: Commissioner Del Nero

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Commissioner Kachel announced that he will not be at the September 4, 2018 Planning Commission Meeting.

Chairperson Smith stated that she will not be either, as she must attend another meeting at that time.

Director of Community Development, Tom Westbrook asked Commissioners Johnson and Condit if they are available on September 4th and stated that we'll need to follow up with Commissioner Del Nero, and perhaps move that meeting.

Commissioner Condit reported that the Water Rally was today and the State Water Resource Board is going to postpone their vote.

Director of Community Development, Tom Westbrook announced:

- Mrs. Montgomery sent out an email last week about the local Stanislaus County Planning Commissioners Conference. This year's topic is on Housing, and there's going to be a gentleman speaking on "Demographics of the Valley." His name is Dr. Jeffrey Michael and he teaches at University of the Pacific. Other speakers will talk about how easy and how difficult, as well as the challenges to build affordable housing and housing in general, within the valley. That's scheduled for September 15th, and asked the Commissioners to notify Mrs. Montgomery if they're interested.
- Also on September 15th, the Chamber of Commerce is having their "One Table. One Community" dinner on 4th Street. They're going to be closing off 4th Street and the dinner will be right there. Tickets are \$25.00 if they are purchased by September 7th, and there's going to be a *Wine Stroll* as well. This is going to be a new event and it sounds pretty exciting. Several of the local restaurants are going to prepare meals for this, including Pastas Pronto and he believes Alphonso's was asked, in addition to some other downtown businesses.

ADJOURNMENT:

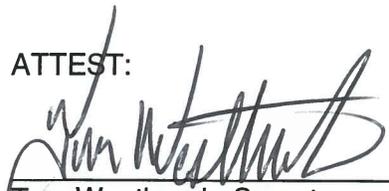
The Commission adjourned at 6:25 p.m. to the next regularly scheduled meeting of Tuesday, September 4, 2018.

APPROVED:



Couper Condit, Vice-Chairperson

ATTEST:



Tom Westbrook, Secretary