

CITY OF CERES  
PLANNING COMMISSION  
MINUTES

January 16, 2007

**MEETING CALLED TO ORDER:** 7:01 p.m.

**ROLL CALL:**

**PRESENT:** Bowman, Del Nero, Meyer, Williams

**ABSENT:** None

**ALSO PRESENT:** Senior Planner Tom Westbrook, Housing Program Coordinator Nancy Brown, Engineering Services Supervisor Len Guillette, City Attorney Michael Lyons, Assistant Planner Lantz Rey, Admin. Secretary/Planning Tech. Linda Ryno

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Vice Chairperson Meyer

**ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON FOR 2007 CALENDAR YEAR:**

It was moved by Commissioner Bowman, seconded by Commissioner Del Nero, to nominate Brandy Meyer as chairperson. Carried 4/0.

It was moved by Commissioner Bowman, seconded by Chairperson Meyer, to nominate Gary Del Nero as vice chairperson. Carried 4/0.

**APPROVAL OF MINUTES:**

1. December 18, 2006

It was moved by Commissioner Williams, seconded by Commissioner Bowman, to approve the minutes as presented. Carried 4/0.

**CONFLICT OF INTEREST DECLARATION:**

None

**CITIZEN COMMUNICATION:**

None

**APPROVAL OF AGENDA AS POSTED (OR AMENDED) AND CERTIFICATION OF POSTING:**

It was moved by Commissioner Williams, seconded by Commissioner Del Nero, to approve the agenda as posted. Carried 4/0.

**CONSENT CALENDAR:**

None

**PUBLIC HEARINGS:**

2. 06-43; Proposal for a conditional use permit at 4375 Farm Supply Drive.

Assistant Planner Rey gave a report and advised the Commission that the applicant revised the elevations by adding windows instead of a trellis.

The public hearing was opened at 7:09 p.m. Seeing no one in the audience wishing to speak, the public hearing was closed at 7:09 p.m.

It was moved by Commissioner Williams, seconded by Commissioner Bowman to adopt PC Resolution 07-03 approving the negative declaration. Carried 4/0.

It was moved by Commissioner Williams, seconded by Commissioner Del Nero, to adopt PC Resolution 07-04 approving 06-43 CUP with the following modification to item 6 of Exhibit A:

6. The applicant is required to provide additional trellis features between each of the two front windows on either side of the entry feature on the east elevation or minor modifications as approved by the Community Development Director.

Carried 4/0.

3. 06-45 VTPM; Proposal to split a 13,899 square foot parcel into two parcels at 1516 Central Avenue.

Assistant Planner Rey gave a report.

The public hearing was opened at 7:16 p.m.

David Starck of SKW Engineering, representing the applicant, agreed with the exception of condition 1. Mr. Starck commented that the applicant would like to repair the sidewalks after construction is complete.

Engineering Services Supervisor Guillette responded that that would be fine.

The public hearing was closed at 7:18 p.m.

It was moved by Commissioner Del Nero, seconded by Commissioner Bowman, to adopt PC Resolution 07-01 approving 06-45 VTPM with the following modification to Exhibit A, general conditions of approval, Public Works/Engineering Division item 1:

1. Encroachment permits will be required for any work done within the existing right-of-way. Broken and damaged sidewalks must be repaired to the standards of the City Engineering prior to the final.

Carried 4/0.

4. 04-36 CUP Amendment; Proposal to modify elevation treatment in the Ceres Commerce Center, 1300 block of Mitchell Road.

Senior Planner Westbrook gave a report.

The public hearing was opened at 7:25 p.m.

Jim Daniels, the applicant, claimed he didn't realize that architectural features would have to be approved by the Planning Commission; other cities that he does work in do not have that requirement.

Senior Planner Westbrook advised Mr. Daniels that any commercial project would be heard before the Planning Commission.

Chairperson Meyer asked the applicant what he would have to do to comply with the previous Planning Commission approval.

Mr. Daniels responded that he would need to remove the awnings, modify the awnings, glue the foam pop out to the buildings and then re-paint.

David Harder, project manager for Mr. Daniels, commented that they believed the wall sconces, being made of artisan steel, were actually an upgrade to the buildings.

The public hearing was closed at 7:45 p.m.

There was considerable discussion among the Commission regarding their preferences for the building. Commissioners Bowman, Del Nero, and Chairperson Meyer agreed that the applicant should abide by what was originally approved; there was an opportunity for the applicant to ask staff for a modification to the originally approved architectural site plan approval.

Commissioner Williams stated she partially agreed with the other Commissioners. She stated that it would have been better if Mr. Daniels had come before the Commission prior to making the changes to the building; since the work is done, the Commission should overlook the fact that he did make changes without notifying staff and just approve it now.

Jim Daniels approached the podium and asked that the hearing be re-opened.

The Planning Commission concurred to re-open the hearing; it was re-opened at 7:53 p.m.

Mr. Daniels commented that he believed the requirement for Planning Commission approval is because the project is within the Mitchell Road Corridor Specific Plan.

The public hearing was closed at 7:55 p.m.

It was moved by Commissioner Del Nero, seconded by Commissioner Bowman, to adopt PC Resolution 07-02 denying the conditional use permit amendment. Carried 3/1; Commissioner Williams voting no.

**PUBLIC MEETINGS:**

None

**UNFINISHED BUSINESS:**

None

**MATTERS INITIATED BY PLANNING COMMISSION AND STAFF:**

None

**REPORTS:**

Chairperson Meyer asked if a student commissioner had been selected yet. Housing Program Coordinator Brown responded that she didn't think so. Chairperson Meyer then commented that her son, a high school sophomore, was interested, but that she didn't know if it was a conflict of interest or not. Commissioner Williams then responded that her son was also interested, but he was only a sophomore.

City Attorney Lyons stated that he believed the student commission position, while a non-voting member, would, in his opinion, be a conflict if his parent were also on the Commission.

**ADJOURNMENT:**

The Planning Commission adjourned at 8:07 p.m. to the regularly scheduled Planning Commission meeting of February 5, 2007.

APPROVED:

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Brandy Meyer, Chairperson

ATTEST:

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Nancy H. Brown, Secretary