

CITY OF CERES
PLANNING COMMISSION
MINUTES

February 5, 2007

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

SWEARING IN OF NEW COMMISSIONER:

City Attorney Michael Lyions, having been deputized as a City Clerk, administered the oath of office to Laurie Smith.

ROLL CALL:

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

ABSENT: None

ALSO PRESENT: Community Development Director Kenneth Craig, Senior Planner Tom Westbrook, Engineering Services Supervisor Len Guillette, City Attorney Michael Lyions, Admin. Secretary/Planning Tech. Linda Ryno

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Meyer.

APPROVAL OF MINUTES:

1. January 16, 2007

Chairperson Meyer informed staff that a correction was needed in the Reports section of the minutes; her son is a sophomore, not a senior.

It was moved by Commissioner Williams, seconded by Commissioner Del Nero, to approve the minutes with the above-noted correction. Carried 4/0/1. Commissioner Smith abstained.

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 Bowman, to approve the agenda as posted. Carried 5/0.

CONSENT CALENDAR:

None

PUBLIC HEARINGS:

2. 06-49/06-50 VTPM; Proposal to split 3.503+/- acres into four parcels at 3125 E. Service Road.

Senior Planner Westbrook gave a report and read a change to Conditions of Approval, B2 for Resolution 07-06.

Commissioner Smith asked staff for clarification on the location of the trash enclosures, the building colors and if staff knew who the tenants were? Senior Planner explained the colors shown on the elevations in her packet were accurate; he also pointed out on the screen the location of the trash enclosures; he further commented that staff was not aware of the potential tenants.

Commissioner Del Nero asked when the retaining wall would be constructed. Senior Planner Westbrook responded that it would be one of the improvements made at the time Service Road is improved.

The public hearing was opened at 7:20 p.m.

Randy Brekke of Brekke Real Estate, thanked staff for their work, but expressed his disagreement with the revised condition of approval #B2 as mentioned above. It might be true that because of drive-through stacking issues, Building A might need to be relocated, but the drive-through should not be eliminated. He reminded the Commission that the zoning is H-C. He also advised the Commission that he doesn't have specific tenants yet, but even banks are beginning to have drive-throughs on their buildings.

Edmond Jacobs, architect for the project, suggested the drive-through be reconfigured by shifting Building A to the east, which would allow for the stacking area to not impede the traffic flow.

Chairperson Meyer commented about the difference in the rooflines of Buildings B and C. Mr. Jacobs responded that he was trying to introduce different architectural elements.

Commissioner Del Nero asked staff if they approved of Mr. Jacob's reconfiguration of Building A.

Director Craig responded that they would have worked with the applicant to accomplish nearly what Mr. Jacobs had just described; but staff still only wants one drive-through.

Max Garcia of Garcia-Davis-Ringler agreed with Mr. Brekke that the development should not be limited to just one drive-through. He believed that by doing so would restrict who they can market to and reminded the Commission that Ceres is competing against Turlock and Modesto.

Director Craig spoke briefly to the Commission on what the City Council's direction is, which is more sit-down restaurants as opposed to becoming a "fast food" city.

Mr. Brekke re-approached the dais. He reminded the Commission that the zoning is Highway Commercial and asked that the Commission not eliminate the second drive-through.

The public hearing was closed at 7:37 p.m.

Commissioner Bowman stated that he believes there will be fast food restaurants in that area because of its proximity to the freeway and he did not feel it was appropriate for the City to dictate which property can have fast food restaurants and which properties can not.

Commissioner Williams agreed with reconfiguring Building A and also stated her opinion that a building with a drive-through does not necessarily mean that it will be a fast food restaurant.

Chairperson Meyer asked if the project was referred to the Air Pollution Control District showing the two drive-throughs?

Director Craig responded affirmatively; but stated the more important issue was what the Commission wanted to see in their own town-fast food or diversity?

Chairperson Meyer agreed that in most parts of Ceres she would like to see diversity, but because of the proximity to the freeway, a fast food restaurant could actually get some people from the freeway, who would then shop in the rest of this center or another one in town.

Commissioner Smith stated she didn't want to penalize the marketability of the project.

It was moved by Commissioner Bowman, seconded by Commissioner Williams, to adopt PC Resolution 07-05. Carried 5/0.

It was moved by Commissioner Smith, seconded by Commissioner Williams, to adopt PC Resolution 07-06, modifying conditions of approval, item B 2 and B4 to read as follows:

2. A drive-through may be located at both Building A and Building C. If located at Building A, the applicant shall revise the site plan to allow separation and promote better circulation from the drive-through exit and the ingress/egress point on Mitchell Road to the satisfaction of the Community Development Director. If located at Building C, no additional change is required.

4. This project is permitted to have two drive-throughs.

Carried 5/0.

PUBLIC MEETINGS:

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF:

None

REPORTS/COMMUNICATION:

Chairperson Meyer shared that the Lions Breakfast had a huge turn-out and also reminded everyone that she was selling tickets for the Boy Scouts spaghetti dinner and that the Boy Scouts were also having a bike-a-thon on April 21, in which they could use additional volunteers.

3. “Now that You’re on Board: How to Survive...and Thrive... as a Planning Commissioner”, Planning Commissioners Journal.

Director Craig suggested that the Commission might find the publication helpful with the basic issues of being a Commissioner. He also reminded the Commission that he was always available for their questions or comments.

4. Update on Student Planning Commissioner.

Director Craig advised the Commission that he spoke with several classes at Ceres High School and at a youth commission meeting where there were several students who expressed interest in applying, but as of today, the City has not received any applications.

Director Craig also advised the Commission that staff is in the process of designing brochures in an attempt to provide additional information on development submittals. He is also anticipating making presentations to the Planning Commission and City Council in the future.

He also advised the Commission that the following occurred at the City Council Study Session of February 2:

- the Council expressed an interest and desire to do a General Plan update.
- 5 year CIP was adopted and the City Council accepted staff's prioritization of staff's remaining eight items.
- Mid-year budget. He is trying to include the conference in San Diego for the Commission and asked which Commissioners were interested in going. Commissioner Smith said she would be unable to attend; Commissioner Williams said she could, and the other Commissioners said they would have to check their schedules.

Chairperson Meyer commented that in the past, it has been hard to navigate a staff report to look for attachments. Director Craig said that staff is looking at sequential numbering attachments as is done for the City Council Agenda.

ADJOURNMENT:

The Planning Commission adjourned at 8:25 p.m. to the regularly scheduled Planning Commission meeting of February 20, 2007.

APPROVED:

Brandy Meyer, Chairperson

ATTEST:

Kenneth H. Craig, Secretary