

CITY OF CERES
PLANNING COMMISSION
MINUTES

March 17, 2008

MEETING CALLED TO ORDER: 6:00 p.m.

ROLL CALL:

PRESENT: Del Nero, Kachel, Kline, Smith, Williams, Student Commissioner
Linhares

ABSENT: None

ALSO PRESENT: Community Development Director Kenneth Craig, City Attorney
Michael Lyions, Planning Manager Barry Siebe, Assistant Planner
James Michaels, Administrative Secretary Linda Ryno, Secretary
Veronica H.Gonzalez

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Del Nero.

APPROVAL OF MINUTES:

1. March 3, 2008.

It was moved by Commissioner Williams, seconded by Commissioner Kachel, to approve the minutes as presented.

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATION:

None

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

Chairperson Del Nero said he received a request to move the CDRAB (Ceres Downtown Revitalization Board) agenda before the rest of the Planning Commission. It was moved by Commissioner Smith, seconded by Commissioner Williams, to modify the agenda as requested. Carried 5/0.

Community Development Director Craig welcomed and introduced the Economic Development and Redevelopment Manager Bryan Briggs.

Mr. Briggs introduced himself and gave a brief description of his background and education.

Redevelopment and Housing Coordinator Jack Newell gave his quarterly status report regarding CDRAB (Ceres Downtown Revitalization Area Board). Mr. Newell mentioned he had previously presented a downtown revitalization plan in November 2007 and had an update. This is a collaboration with the Redevelopment Agency, Planning, Community Development and the entire City. The first of four community meetings was held on March 11, 2008.

There were a total of 550 surveys sent out in the area and the surrounding areas. A total of 60 surveys were received back which was a small turnout. Most attendees were business owners and a few property owners.

Mr. Newell informed the Commission that the budget figures for CDRAB are as follows:

- revenue \$16,500.00,
- budget to be spent \$12,500.00,
- what has been spent so far \$8,553.00,
- TID electricity \$1,856.00,
- landscaping and clean up \$366.00 monthly,
- Christmas decorations around \$2,000.00,
- \$5,849.00 remaining to be received in the final quarter,
- \$2,482.00 remaining as the unencumbered balance for contract services,
- \$78,891.00 unreserved balance for CDRAB with no allocations for Capitol Projects or advertising to help improve the downtown area.

Mr. Newell then spoke more about the downtown revitalization plan indicating that in attendance at the community meeting were Mayor Cannella, City Manager Brad Kilger, Chairperson Del Nero and Commissioner Linhares. The next community meeting will be held on April 8, 2008; there will be an insert in the utility billing to notify all residents.

Director Craig added he was very pleased with the downtown plan meeting turn out and the merchant's and property owner's participation. Director Craig also stated the consultants did an excellent job as well.

Commissioner Williams requested copies of the budget figures.

Commissioner Smith requested a quarterly update on CDRAW activities.

CONSENT CALENDAR:

None

PUBLIC HEARINGS:

2. 07-23 PCMP/07-24 PCDP/07-25 VTPM/O5-11 CUP Amendment Proposal at 2732 Fifth Street.

Assistant Planner Michaels gave a report and indicated the letter on the dais from a citizen was received after printing of the agenda and the staff report. Mr. Michaels also gave a break down of the plan. The master plan notes a 30-unit housing project for low income seniors.

Commissioners expressed their concerns regarding the parking areas designated for senior housing residents. Planning Manager Siebe recommended that since this is a senior housing project that a condition be placed in the conditions of approval for the Planned Community Development Plan, to require the applicant to verify to the City that the rental units shall be devoted to persons that are 55 years of age and older for the life of the project. Staff explained the City is in the process of developing a specific plan for the downtown area that may address issues relevant to shared parking and noted that the event parking would not interfere with the senior resident parking. Additionally, staff indicated that off site parking for the events center shall be provided on site or within 500 feet of the site.

The public hearing was opened at 6:43 p.m.

Dave Meling, Executive Director from StanCo, introduced himself and gave a brief description of the 30 unit Victorian Village Mansion which will be for very low to low income seniors. Mr. Milling also previously worked on the Whitmore Mansion with the design and was delighted to work on that project as well as the current project, Victorian Village Mansion.

Commissioner Smith questioned if there was a manager on site. Mr. Milling responded there would be an on site manager.

Commissioner Kline asked if the tenant owned units would be for resale. Mr. Milling responded no, that the project is non profit.

Director Craig asked how the parking was going to be controlled.

Mr. Pope, the project applicant and coordinator for the project, stated there would be controlled parking for the residents. Since the conception of their event catering business, there has been staff on-site dedicated to guest parking.

Commissioner Williams voiced concern over handicap parking. Planning Manager Siebe stated it is a requirement to be ADA compliant as well.

Renee King, 2713 5th Street, said she was concerned with the traffic flow. She resides right next to the proposed Victorian Village Mansion and there is already an issue with the way the street is designed. Mrs. King stated people think it's a four way stop, and she is concerned that having more residents and events would increase the chances of accidents.

Director Craig stated a senior complex generates less traffic volume than might be expected with other apartment complexes and staff is in the process of developing a specific plan and the impact traffic will have. Interim City Engineer Brinton explained that traffic impact should be negligible and that these types of senior projects don't generate much traffic. The streets were designed for this type of development and the amount of traffic should generate less than 300 vehicle trips per day.

Chairperson Del Nero closed the public hearing at 7:25 p.m.

It was moved by Commissioner Williams, seconded by Commissioner Kachel, to adopt PC Resolution 08-05. Carried 5/0.

It was moved by Commissioner Williams, seconded by Commissioner Kachel, to adopt PC Resolution 08-06. Carried 5/0.

It was moved by Commissioner Williams, seconded by Commissioner Kachel, to adopt PC Resolution 08-07 with the following modification to, Section 2 to read as follows:

Section 2. The Vesting Tentative Parcel map as shown attached hereto is approved, contingent upon the City Council approval of Rezone/Planned Community Master Plan RZ/PCMP 07-23. Carried 5/0.

It was moved by Commissioner Williams, seconded by Commissioner Kachel, to adopt PC Resolution 08-08 with the following modification to Section 2 to read as follows:

Section 2. The Planned Community Development Plan as shown attached hereto is hereby approved, contingent upon the City Council approval of Rezone/Planned Community Master Plan Application RZ/PCMP 07-23. Carried 5/0.

It was moved by Commissioner Kachel, seconded by Commissioner Kline, to adopt PC Resolution 08-09, with the following modification to Section 2 and conditions of approval A-4 to read as follows:

Section 2. The Conditional Use Permit Amendment as shown attached hereto is approved, contingent upon the City Council approval of Rezone/Planned Community Master Plan Application, RZ/PCMP 07-23.

4. In consideration of the reduction in applicable parking standards for units devoted to occupancy by persons 55 years of age and older, all rental units constructed pursuant to the approved Development Plan, shall be rented only to persons 55 years of age and older. This condition applies to the proposed 26 unit apartment complex constructed upon Parcel #1 and the four unit cottage apartment constructed on Parcel #3. This condition shall remain effective for a period of not less than 45 years (or as established by agreement with the Ceres Redevelopment Agency, if applicable), and shall be binding upon the heirs, administrators, assignees or transferees of the applicants/owners of the property. Owners of the real property upon which the apartment units are constructed, shall provide continuing verification of tenant occupancy by residents 55 years of age and older to be provided in a format satisfactory to the Community Development Director and the City Attorney (or as required by agreement with the Ceres Redevelopment Agency, if applicable). Carried 5/0.

PUBLIC MEETINGS:

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF:

None

REPORTS:

Chairperson Del Nero commented that he is looking forward to going to Sacramento for training.

Student Commissioner Linhares announced she has been accepted to the University of Santa Cruz and was waiting to hear from UC Berkeley for her acceptance as well.

Director Craig briefly mentioned he was looking forward to attending the League of California Cities training March 26-28 with the Commissioner's.

Director Craig also gave a brief update regarding Ceres High School's sign. He further commented that the City and the school district are having discussions regarding their role and responsibility in complying with local zoning regulations.

ADJOURNMENT:

The Commission adjourned at 7:50 p.m. to the next regularly scheduled meeting of April 7, 2008.

APPROVED:



Gary Del Nero, Chairperson

ATTEST:



Kenneth H. Craig, Secretary