

CITY OF CERES
PLANNING COMMISSION
MINUTES

April 7, 2008

MEETING CALLED TO ORDER: 6:01 p.m.

ROLL CALL:

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

ABSENT: None

ALSO PRESENT: Community Development Director Kenneth Craig, Planning Manager Barry Siebe, Senior Planner Tom Westbrook, 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 17, 2008.

Commissioner Smith asked staff about the spelling of Mr. Meling on page 3. Chairperson Del Nero asked if staff could verify the spelling for Mr. Meling and let the Commission know at the next meeting. Director Craig replied that staff will verify the correct spelling and make the necessary changes, if appropriate.

It was moved by Commissioner Smith, seconded by Commissioner Kachel, to approve the minutes as presented. Carried 5/0

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

CONSENT CALENDAR:

None

PUBLIC HEARINGS:

2. 07-26 ASPA; Proposal to expand an existing 720,000 square foot distribution center, including a 100,160 square foot expansion to the dry storage warehouse and a 25,645 square foot expansion to the freezer at "WinCo Foods Distribution Center", 4400 Crows Landing Road, Zoned PC-50. WinCo Food, LLC, applicant.

Assistant Planner Michaels gave a report.

Commissioner Smith asked for clarification on the Mitigation Negative Declaration and Environmental Impacts on page 31 of the findings of significance A and C. Planning Manager Siebe responded the bulk of the document is in individual categories and at the end is a summary.

Commissioner Kline asked if there is a coverage maximum for this project. Director Craig responded there is maximum coverage for all zones whether it is residential, commercial or industrial.

Commissioner Kline had another question on page 14 to check the category and to inquire if it is a summary. Planning Manager Siebe replied yes.

Commissioner Kline asked if the site matched up with the architectural site on page 37. Planning Manager Siebe responded that staff is recommending approval as is and it doesn't mean the Planning Commission has to agree. Director Craig also added staff always looks to see if the proposed project always matches the existing project.

Commissioner Kline had a concern over the freezer expansion protruding into the storm water retention basin. Senior Planner Westbrook responded the freezer expansion just gives the dimension, it does not encroach. Mr. Westbrook further explained it is not going into the detention basin.

Commissioner Del Nero asked what the property east of the site was. Planning Manager Siebe replied that the General Plan designates it industrial; further to the east is Service Road Industrial Park and the Waste Water Treatment Plant.

The public hearing was opened at 6:23 p.m.

Jim Harwood, Epstein and Sons International, Inc., from Chicago introduced himself as the architect, engineer and construction manager and that he would be happy to answer any questions anyone may have.

Chairperson Dei Nero closed the public hearing at 6:24 p.m.

It was moved by Commissioner Kline, seconded by Commissioner Williams, to adopt PC Resolution 08-10. Carried 5/0.

It was moved by Commissioner Kline, seconded by Commissioner Williams, to adopt PC Resolution 08-11. Carried 5/0.

PUBLIC MEETINGS:

3. Resolution of the Ceres Planning Commission Finding that the Proposed Purchase of Real Property at 3004 5th Street and 2912 4th Street, Ceres, California.

Economic Development/Redevelopment Manager Brian Briggs gave a report.

Commissioner Smith commented that Mr. Briggs presented a very good staff report. She also commented that she drove by the property and didn't realize one lot was vacant and the other a dilapidated structure. Commissioner Smith also stated it would have been nice to have had this information in a staff report.

Commissioner Smith asked if there were specific plans for this property. Mr. Briggs said there were no specific plans for this project.

Commissioner Smith also asked how it was determined that these two specific properties are of value for the Redevelopment Agency. Mr. Briggs replied he couldn't speak to that as it happened prior to his arrival.

Commissioner Kline had some concern over how long the City holds on to these types of projects until something is done. Mr. Briggs responded he has seen it in some cities take up to ten years.

Director Craig indicated the Redevelopment Agency is being proactive in obtaining key properties in their effort to revitalize the downtown area.

Commissioner Williams stated her concern with the historical value of the 5th Street property. Planning Manager Siebe responded the site is listed in the General Plan as of historical interest, but the property owner made irreparable damage and the cost of trying to reconstruct the site would be very costly. Manager Siebe also indicated that the property owner realized he was in a bind and decided to try and sell the property. Director Craig stated there had been some illegal operation for almost two years and the property owner had been cited, red-tagged and rendered the site as a public safety hazard and that due to the illegal activity the significant local historical value has been diminished.

It was moved by Commissioner Smith, seconded by Commissioner Williams to adopt PC Resolution 08-12. Carried 5/0

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF:

None

REPORTS:

Chairperson Del Nero commented he had attended the ethics training and had a good time.

Commissioner Kachel apologized he didn't attend the training. He attended Ron Frietas' retirement as a Deputy Director of the County of Stanislaus for over 35 years for Kirk Ford.

Commissioner Smith commented her training expectations were different than expected. She mentioned she also learned a great deal about the Planners and met with Planners from Modesto as well as other areas.

Commissioner Williams commented she had been looking forward on attending the training, but couldn't make it due to unforeseen medical problems.

Student Commissioner Linhares briefly mentioning that she had not been accepted to UC Berkley.

Director Craig briefly mentioned he enjoyed attending the training.

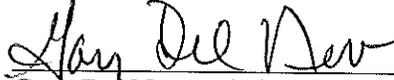
Planning Manager Siebe mentioning that on April 23rd, the first Ceres West Pacific Plan Public Workshop would be held at 6:30 p.m., at Harvest Hall on Cornucopia Way.

Economic Development/Redevelopment Manager Brian Briggs reminded everyone that the second meeting for the Downtown Specific Plan would be taking place at the American Legion Hall at 7:00 p.m., on Tuesday, April 8th.

ADJOURNMENT:

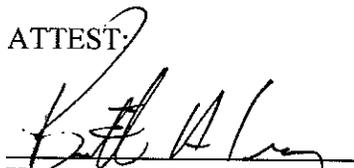
The Commission adjourned at 6:56 p.m. to the next regularly scheduled meeting of April 21, 2008.

APPROVED:



Gary DeNero, Chairperson

ATTEST:



Kenneth H. Craig, Secretary