

CITY OF CERES
PLANNING COMMISSION
MINUTES

April 21, 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 Lyons, Interim City Engineer Michael Brinton, Planning Manager Barry Siebe, Senior Planner Tom Westbrook, Assistant Planner Brian Guerrero, 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. April 7, 2008.

It was moved by Commissioner Smith, seconded by Commissioner Williams, 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 Kachel, seconded by Commissioner Williams, to approve the agenda as posted. Carried 5/0.

CONSENT CALENDAR:

None

PUBLIC HEARINGS:

2. 07-21 SPSP; Proposal for a 4,200 square foot bank within a proposed 31,128 square foot commercial project that will total three buildings at 1771 Mitchell Road. Zoned HC, Highway Commercial within the Mitchell Road Corridor Specific Plan (MRCSP). Commercial Architecture Inc., applicant.

Senior Planner Westbrook gave a report and deleted Engineering's Condition of Approval #5 on page 27 and Condition of Approval #11 on page 32.

Commissioner Del Nero asked if the architecture will mirror In Shape Health Club. Senior Planner Westbrook replied that it's a little more superior.

Commissioner Kachel asked if the site plan change presented at the meeting was done at the City's request or was it the applicant's suggestion. Senior Planner Westbrook replied that after the applicant received the conditions of approval, they made changes to address some of staff's concerns.

Commissioner Kline asked for clarification on the landscaping. Senior Planner Westbrook responded that landscaping on the frontage and along the walls is going to be required at this time, but the westernmost end will not be required until development of that end of the parcel.

Commissioner Kline asked why AutoZone wasn't required to have stone veneer? Planning Manager Siebe responded AutoZone has a previously approved project and that the directives from the Council are to raise the bar.

The public hearing was opened at 6:16 p.m.

Brian Heron with Prudential Commercial Real Estate, 1101 Sylvan, Modesto, introduced himself as the developer/real estate representative for the Ceres project and wanted to address a few questions that were brought up. Mr. Heron also introduced Phillip Win and Linda Lee as the owners of the property, the design team of Brian Rosenberg and Pat with Simile Construction, Rick with Garcia, Davis and Ringle for anyone who may have questions. Mr. Heron also thanked staff and states that he enjoyed working with the City. Mr. Heron commented that the

reciprocal access required in the conditions of approval is already in place as a recorded public document.

Brian Rosenberger with Commercial Architecture, 1300 10th Street, Ste B, Modesto, stated that all the conditions have been reviewed by the owner and are agreeable except for condition 27 on page 25. It was agreed that the engineering consultant and City Engineer would review the traffic impact, soils report and R value and will work together to determine the correct pavement technical specifics.

Commissioner Williams asked what alternative would the applicant like? Mr. Rosenberger responded that standard engineering practice is to design to a soils report and a traffic impact. The criteria and guidelines by City staff is 3 inches of asphalt over 6 inches of aggregate base, which is typically found on major roads.

Director Craig concurred and asked Interim City Engineer Brinton for his thoughts. Interim City Engineer Brinton explained that he had not reviewed the request but would be willing to work with the applicant. Director Craig suggested that the Planning Commission direct staff to work with the applicant on this item.

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

It was moved by Commissioner Smith, seconded by Commissioner Kachel, to adopt PC Resolution 08-13. Carried 5/0.

It was moved by Commissioner Kline, seconded by Commissioner Williams, to adopt PC Resolution 08-14 with the deletions of Items 5 and 11 and modify condition 27 to read as follows:

27. Pavement sections for the parking lot shall meet standards and specifications as approved by the City Engineer. Carried 5/0.

PUBLIC MEETINGS:

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF:

None

ADJOURNMENT and reconvene at 6:27 p.m. as the Ceres Downtown Revitalization Area Board.

CALL TO ORDER

ROLL CALL:

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

ABSENT: None

CONFLICT OF INTEREST:

None

NEW BUSINESS:

1. Quarterly Status Report – 3rd Quarter 2007-08.

Redevelopment and Housing Coordinator Jack Newell gave a quarterly status report.

Commissioner Smith asked if the Concert in the Park qualifies for assistance under the Downtown Revitalization Program. Mr. Newell responded that it hasn't been incorporated in the past but will definitely take a look at it as promotion to the downtown area.

Commissioner Kline requested the income and expenditure report be in ledger format. Mr. Newell replied he would email it to the Board later this week as well as include it in the next quarterly report.

City Attorney Michael Lyons clarified that collectively as a group, the Board could ask staff to look at the possibility for funding of Concerts in the Park.

It was moved by Commissioner Smith, seconded by Commissioner Williams, to ask staff to look at the possibility of CDRAB providing funds for Concerts in the Park. Carried 5/0.

2. Ceres Downtown Revitalization Area Board Annual Report.

Redevelopment and Housing Coordinator Jack Newell gave a report.

Chairperson Del Nero asked for clarification on CDRAB boundaries. Mr. Newell responded that the specific plan for the community meetings is separate and that there is a full specific plan for the downtown area. Planning Manager Siebe adding that the specific plan for the downtown area

has not defined its boundaries at the present time and the City hasn't made a determination of what it wants to make as the downtown area.

Commissioner Smith asked if the activities for 2008/2009 need to have the Concerts in the Park added. City Attorney Michael Lyons responded that there needs to be a motion to approve the annual report and recommend to the City Council, Exhibit C, and modification to annual report for the funding of Concerts in the Park.

It was moved by Commissioner Smith, seconded by Commissioner Williams to approve the annual report and amend recommended consideration for the Concerts in the Park. Carried 5/0.

The Ceres Downtown Revitalization Area Board adjourned at 6:46 p.m. and returned to the Planning Commission Agenda.

REPORTS:

Commissioner Kachel asked staff for a summary on the City-Wide clean up.

Commissioner Smith commented that she attended and felt it was successful and that she got a chance to meet staff and volunteers. Ms. Smith also mentioned that the Concerts in the Park is celebrating their 25th Anniversary this year.

Student Commissioner Linhares briefly mentioned CYC Teen Night at the Concert in the Parks and she is trying to get local bands.

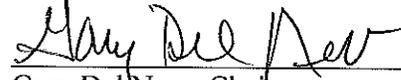
Planning Manager Siebe announced that James Michaels was promoted to Associate Planner and also introduced Assistant Planner Brian Guerrero. Assistant Planner Guerrero gave a brief description of his background.

Planning Manager Siebe reminded everyone that the first public workshop on Ceres West was going to be held on April 23rd at Harvest Hall at 6:30 p.m.

The Commission adjourned at 6:54 p.m. to the next regularly scheduled meeting of May 5, 2008.

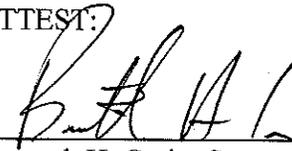
Planning Commission Minutes
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APPROVED:



Gary Del Nero, Chairperson

ATTEST:



Kenneth H. Craig, Secretary