

CITY OF CERES
PLANNING COMMISSION
MINUTES

June 16, 2008

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

ROLL CALL:

PRESENT: Del Nero, Kachel, Kline, Smith, Williams

ABSENT: Student Commissioner Linhares

ALSO PRESENT: Community Development Director Kenneth H. Craig, Planning Manager Barry Siebe, Associate Planner James Michaels, City Attorney Mike Lyons, Administrative Secretary Linda Ryno

The Commission inquired of staff about the absence of Student Commissioner Linhares. Planning Manager Siebe responded that he believed that since school was out that she was not eligible to be on the Commission. Director Craig noted that until she submits her resignation, she is on the Commission and requested staff to contact her.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Del Nero.

APPROVAL OF MINUTES:

1. May 19, 2008.

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

CONSENT CALENDAR:

None

Director Craig asked the Commission to re-order the agenda and consider hearing Item #3 before Item #2 as the applicant and their representative was present. It was the concurrence of the Commission to do so.

PUBLIC HEARINGS:

3. 08-04 GPA/08-03 RZ/08-02 ASPA; Proposal to amend the general plan, rezone, and an architectural site plan to permit the construction of 47-unit apartment complex at 1448 E. Whitmore Avenue.

Associate Planner Michaels gave a report.

Chairperson Del Nero asked why there was masonry wall along the south and east wall, but not the west wall? Associate Planner Michaels responded that because of access easements, the wall can't run all the way.

Chairperson Del Nero also asked if Whitmore Avenue would eventually be four lanes? Michaels responded affirmatively.

Commissioner Kline referenced page 8 that referred to landscaping and asked if the plan would come later. Planner Michaels responded that the landscape plan is included with the staff report.

Commissioner Kline also asked if the conduit has to be placed underground. Director Craig responded that it is a City Council policy to underground.

Commissioner Williams asked if there was contact with the school district to see if there were enough schools to accommodate the potential number of new students. Director Craig responded that the applicant is not required to contact the school, but the City had routed the application to them for their comments.

Commissioner Kachel expressed his concern regarding:

- Has the City guaranteed the rent will meet the income levels?
- Concerned with the square footage of the units.
- Why applicant is required to underground utilities when everything around the site has above ground utilities.

Director Craig responded that there are no conditions that ensure these units will be made available in the long term and that the applicant is proposing that it meets the low mod definition. The issue of the undergrounding of utilities is a City Council policy.

The public hearing was opened at 6:27 p.m.

Mike Kelly with Pacific West Communities gave a PowerPoint presentation. Mr. Kelly also said that this proposal is an affordable development and the project will not go forward if not allowed as proposed. Mr. Kelly also stated that the rents are guaranteed for 55 years and that the group has never sold a unit, but that they do contract out for property management.

Commissioner Kline asked what % of apartment renters have single vehicles and that at the north end of the site there are 24 units that are 4 bedroom, 2 bathroom which he assumes would utilize two vehicles.

Ken Koss, of TJ Development responded that the parking spaces are reserved. Mr. Koss further continued that his company has developed approximately 10,000 apartment units and that statistics show that 33% of the renters are single with single cars; another 30% are seniors with only one car and continued that he felt the parking provided was more than adequate.

Planning Manager Siebe commented that the code calls for 1.5 parking spaces which amounts to 72 stalls for the proposed 48 units.

Jack Stark, manager of the mini storage next door, was concerned that their four parking spaces on the west side will be used by the residents of the complex and that the existing block wall is 75' back from curb which might allow individuals to park during the nighttime hours and they wouldn't be gone by the time the mini storage opens the next morning.

Associate Planner Michaels stated that the mini storage wall does go all the way to the wrought iron fence. Director Craig commented that individuals could even park in the dirt lot on the west. Mr. Craig further commented that there is really no solution since it's an off-site issue.

Commissioner Kline asked if there would be a pedestrian access at the north end. Associate Planner Michaels responded there is a walkway.

City Attorney Lyons commented that it's not that unusual for off-site parking conditions and that's it's up to individual business owners to use enforcement procedures.

Kathy Casey, 2420 Hilo Lane, has owned Casey Moving for the last 15 years, expressed her concerns about the high walls and that she wouldn't allow her children to walk or ride down Whitmore Avenue. She also expressed concern about the increase in traffic and that now she has to wait three or four cycles to get through the intersection.

Chairperson Del Nero agreed with her assessment of the traffic congestion. Ken Koss responded to Associate Planner Michaels comment regarding access easement by stating that he did have a signed agreement on the access easement.

Jim Casey, 2209 Fairview, said that as a moving company, he welcomes all the potential customers that come with development, but that he's concerned with the safety factor when making left turns and fire engine accessibility. Director Craig responded that the turning radius is adequate per the Fire Department. Ken Koss asked that the buildings are sprinkled.

The public hearing was closed at 7:07 p.m.

Director Craig reminded the Commission and applicant that they are taking final action on the ASPA and making recommendation on the RZ/GP to the City Council.

It was moved by Commissioner Williams, seconded by Commissioner Kachel, to adopt PC Resolution 08-20. Carried 4/1. Commissioner Kline voted no.

It was moved by Commissioner Williams, seconded by Commissioner Smith, to adopt PC Resolution 08-21. Carried 4/1. Commissioner Kline voted no.

The Commission then returned to item 2 on the agenda.

2. Public Hearing for consideration of a Zoning Ordinance Text Amendment for modification of lot coverage and setback requirements.

Staff recommended closing the item and continuing to date uncertain.

The public hearing was opened at 7:22 p.m. Seeing no one in the audience it was closed.

It was moved by Commissioner Smith, seconded by Commissioner Kline, to accept staff's recommendation. Carried 5/0.

PUBLIC MEETINGS:

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF:

None

REPORTS/COMMUNICATION:

Commissioner Kachel stated that he really liked the aerial being used as a vicinity map and that he personally used terraserver.com and wondered if the City and the County could work on a joint aerial photo project. Director Craig responded that the City is working with the County on a possible joint venture.

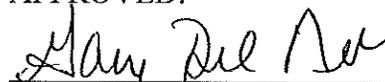
Commissioner Kachel also said that he thought the second workshop on the Ceres West Project was very positive. Director Craig commented that staff has met with the consultant and that they're looking at reaching out to the public for more input. He further added that the City is already going beyond what is required.

Vice Chairperson Williams stated that she would like to practice the position of Chairperson before she actually is put in that situation. City Attorney Lyons responded that there isn't a policy or procedure in their by-laws to allow that. He suggested that if the Planning Commission were interested, they could adopt such a policy or procedure. If the Commission is interested in doing that, the item would need to be agendaized.

ADJOURNMENT:

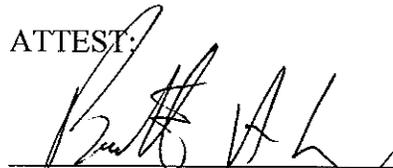
The Commission adjourned at 7:40 p.m. to the joint City Council/Planning Commission meeting of July 2, 2008.

APPROVED:



Gary Del Nero, Chairperson

ATTEST:



Kenneth H. Craig, Secretary