

CITY OF CERES
PLANNING COMMISSION
MINUTES

July 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 H. Craig, City Attorney Mike Lyons, Planning Manager Barry Siebe, Senior Planner Tom Westbrook, Associate Planner James Michaels, Interim City Engineer Michael Brinton, Administrative Secretary Linda Ryno

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Del Nero.

APPROVAL OF MINUTES:

1. June 16, 2008.

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

CONFLICT OF INTEREST DECLARATION:

Commissioner Smith declared her conflict with item 3 because of the proximity of her home to the project site. City Attorney Lyons asked if she lived within 500 feet. Commissioner Smith was uncertain, but opted to conflict out.

CITIZEN COMMUNICATION:

None

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

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

CONSENT CALENDAR:

None

NEW BUSINESS:

2. 08-10 ASPA; Proposal to construct a one-story 3,375 square foot building at 2944 Third Street.

Associate Planner Michaels gave a report.

Commissioner Kline asked TID's position of making the building structurally sound for a second story? Director Craig responded that staff did propose that very same thing, but TID's position has been that they don't feel that second story will ever be in their business plan and therefore they don't see the need for proposing the foundation to provide for the second story .

Chairperson Del Nero recalled that discussions of the downtown specific plan included having two story buildings in the downtown area. Director Craig responded that between General Plan Policies and what staff anticipates will come out of the specific plan, that staff does believe a second story would be consistent.

Rod Alonzo of Architecture Plus, briefly explained the architectural features of the building. Mr. Alonzo also commented that after the predevelopment meeting, he re-designed the building to add an additional four feet of height to it.

Steve Boyd with the Turlock Irrigation District, thanked staff for their help. Mr. Boyd continued that originally TID's first headquarters was in downtown Ceres and that they're excited to be a part of what's going on downtown. Mr. Boyd further commented that when they met with city staff the first time, their plans showed a single story building; they then raised the building by four feet to try to make it fit with the look and feel the city is after downtown, but one of the driving constraints is all that the building is funded by ratepayer money and they feel it doesn't make good use of public funds to build the second story or to build a foundation to support a second story in the future.

Commissioner Williams asked if the TID office in the Richland Shopping Center will close. Mr. Boyd replied affirmatively and that the Ceres Drug Store across the alley was a TID pay station for years, as well as a pay station for other utilities. After closing that pay station to open the Richland Shopping Center office, TID received many complaints, which became their driving force to re-open in the downtown area to become "walker friendly" again.

Commissioner Kline asked Mr. Boyd if there would be a rear customer service entrance. Mr. Boyd replied no, but there would be access from Ceres Drug Store, across the alley, and then along the landscaped sidewalk of the TID building to the entry on Third Street. The rear portion of the property, abutting the alley, will be employee parking.

Chuck Covelo, Northstar Engineering, asked that condition 2 on page 20, be modified to state “if applicable” since the project is less than one acre. Director Craig responded that staff can do that, as the condition is a boiler plate condition, not a project specific condition. Mr. Covelo also asked that condition 10 on page 20 relating to valves and meters associated with the water system being located within City right-of-way behind the sidewalk. He stated the water line is actually in the back alley and the meters are on-site. He asked that the condition be re-written to “meet the satisfaction of the City Engineer” or similar language. He continued that they are planning to put the water meter behind a curb, but that it’ll be on-site. Director Craig responded that he feels it’s an appropriate addition to this condition, “subject to approval of the City Engineer”.

It was moved by Commissioner Williams, seconded by Commissioner Kachel, to adopt PC Resolution 08-22 with the following modifications:

Engineering Division, Condition 2, “if applicable” added to the last sentence.

Engineering Division, Condition 10, “subject to approval by the City Engineer” added to the last sentence.

Carried 5/0.

Commissioner Smith stated that she believes the property she owns is within 500 feet of the proposed project for the next item, and as such, stepped down from the dais.

3. Planning Commission Determination-Request from Stanislaus County Office of Education for a Determination of Consistency with the General Plan under Requirements of California Government Code Section 65402 (c) to Construct and Operate Public School Facilities.

Planning Manager Siebe gave a report.

Don Gaddy and Kathy Lassiter, with the Stanislaus County Office of Education, spoke briefly about their plans and that they qualified for funding under the State’s Hardship Program which means they can get 100% funding to modernize the site and build a new JFK School. They are planning to apply for a conditional use permit. Ms. Lassiter distributed copies of the four year master plan to the Commission.

Chairperson Del Nero asked if the ballfield would be eliminated and Commissioner Kline asked about the maintenance shed in the southeast corner. Director Craig responded that all things will be addressed during the conditional use permit process.

It was moved by Commissioner Williams, seconded by Commissioner Kline, to adopt PC Resolution 08-23 determining consistency with the General Plan and Zoning Ordinance. Carried 4/0/1. Commissioner Smith conflicted out.

PUBLIC HEARINGS:

None

PUBLIC MEETINGS:

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF:

None

REPORTS/COMMISSION:

Commissioner Kline expressed his concern that there appears to be insufficient parking for the new In Shape City. Commissioner Williams chimed in that she was concerned also especially once WaMu is open.

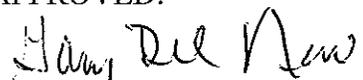
Director Craig responded that when the City looks at a project, they look for compliance with City parking regulations that are generalized based on the range of uses that are permitted in the Zone. He further commented that he recalled that they actually had extra spaces and that it's always a dilemma when there's a peak period demand business (like In Shape City).

Student Commissioner Linhares advised the Commission that she will be leaving the end of September as school starts September 25 in Santa Cruz. Ms. Linhares asked Commissioner Smith to explain her conflict of interest. Ms. Smith complied and explained.

ADJOURNMENT:

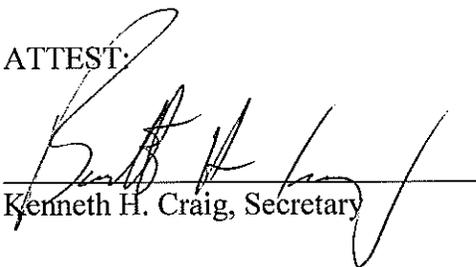
The Commission adjourned at 6:48 p.m. to the next meeting of August 18, 2008.

APPROVED:



Gary Del Nero, Chairperson

ATTEST:



Kenneth H. Craig, Secretary