

CITY OF CERES
PLANNING COMMISSION
MINUTES

May 4, 2009

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

ROLL CALL:

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

ABSENT: None

ALSO PRESENT: City Manager Brad Kilger, Senior Planner Tom Westbrook, Redevelopment/Economic Development Manager Bryan Briggs, City Engineer Glenn Gebhardt, Associate Planner James Michaels, City Attorney Mike Lyons, Administrative Secretary Linda Ryno

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Williams.

APPROVAL OF MINUTES:

1. March 16, 2009.

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

CONSENT CALENDAR:

None

NEW BUSINESS:

None

PUBLIC HEARINGS:

2. Public Hearing to consider Zoning Ordinance Text Amendment 07-33 (ZOTA); modification of lot coverage and setback requirements (patio covers and other accessory structures) for single family lots.

Associate Planner Michaels gave a report.

Commissioner Del Nero asked what triggered this application.

Senior Planner Westbrook responded that in 2007 when the Eastgate Subdivision was developed, builders typically were utilizing 38-39% of lot coverage for the house, which left only 1-2% for accessory structures (such as a patio cover).

Commissioner Del Nero asked what other cities allowed.

Senior Planner Westbrook responded that option 1 is creative and that option 2, which is recommended by staff, is easier to calculate because the City is aware of the square footage.

Commissioner Kline commented that his concern was if the home was already built to maximum, by increasing the lot coverage with an additional 10%, would allow the builder to increase the size of the home thereby leaving the future homeowners with the same situation of not being able to even build a patio cover.

Senior Planner said that while that might be true, the builder will still have to meet setback requirements.

Commissioner Kachel asked what are the setbacks between buildings?

Senior Planner Westbrook responded 10 feet.

The public hearing was opened at 6:16 p.m. Seeing no one in the audience, the public hearing was closed at 6:16 p.m.

Commissioner Kline asked why, other than Turlock, there were no comparisons from surrounding cities, such as Modesto.

Senior Planner Westbrook responded that city staff posted the question on List Serve, and only cities that responded were included in the summary on pages 14-17 of the staff report.

It was moved by Commissioner Kline, seconded by Commissioner Del Nero, to adopt PC Resolution 09-08, option 2.

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF:

3. Recruitment of Student Commissioner.

City Manager Kilger said that while he thinks it's an excellent idea to have a Student Planning Commissioner, that with recent staff reductions, it might not be the best time for recruitment and that staff is recommending the recruitment begin next school year.

Commissioner Kline commented that he and former Director, Ken Craig, were scheduled to speak before two Ceres High Leadership Classes on Wednesday, May 6 and feels he should stand by that commitment.

Chairperson Williams said that previously she had talked to Ken about speaking to the Leadership Class at Central Valley High School and that she would be willing to set up a meeting between the teacher and the Commissioners who might be interested in attending.

City Manager Kilger responded that it was a great idea to talk to the class, but just to hold off appointment until the new school year.

Commissioner Kachel said he would be available to join Commissioner Kline in speaking to the classes and asked staff what the criteria was for becoming a student commissioner.

Senior Planner Westbrook responded that, in the past, it was simply being interested.

City Manager Kilger suggested that interested students could submit a brief bio to the Commission, who would then make a selection.

Commissioner Kline said that he feels the commitment should be honored, but he and Commissioner Kachel could advise the students that recruitment would actually take place in August.

City Manager Kilger asked Senior Planner Westbrook to prepare a letter of interest for Commissioners Kachel and Kline to take to their presentation.

City Attorney Lyons reminded the Commission that they should not have a quorum of Commissioners present during the presentations in order not to violate the Brown Act.

ADJOURN AS THE PLANNING COMMISSION TO THE CERES DOWNTOWN REVITALIZATION AREA BOARD

CALL TO ORDER: 6:35 p.m.

ROLL CALL:

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

ABSENT: None

ALSO PRESENT: City Manager Brad Kilger, Senior Planner Tom Westbrook, Redevelopment/Economic Development Manager Bryan Briggs, City Engineer Glenn Gebhardt, Associate Planner James Michaels, City Attorney Mike Lyons, Administrative Secretary Linda Ryno

CONFLICT OF INTEREST DECLARATION:

None

NEW BUSINESS:

1. Annual Report and Levying the Annual Assessment for the 2009-10 Fiscal Year.

Redevelopment/Economic Development Manager Briggs gave a presentation and discussed his handout, "Proposed 2009-10 Budget". He stressed the monies being requested for assistance to the farmers' market includes marketing of the downtown businesses.

Commissioner Smith asked if CDRAB was being asked to approve the annual report, would they be seeing the actual budget from last year. She continued that she is an active member of the Concerts in the Park Committee and that towards the end of last season, publicity became an issue. Ms. Smith said she would like to see more CDRAB assistance to the Concerts in the Park, which would reduce the impact on the General Fund.

E.D. Manager Briggs responded that based on a conversation he had with Cambria Pollinger, Recreation Supervisor, CDRAB funded \$2,000 last year to Concerts in the Park.

Commissioner Del Nero stated that he has nothing against the Farmers' Market, but wondered why they aren't paying for their own advertising.

E.D. Manager Briggs commented that he believes both the Farmers' Market and Concerts in the Park will benefit downtown by providing an attractive area and create excitement. He also commented that he believes the downtown retailers would see an additional 6,000-7,000 people during the days of these events.

City Manager Kilger said that the Farmers' Market is investing their own money as well as asking for the City's help with promotional costs. As such, CDRAB will be receiving regular expenditure reports.

Commissioner Smith responded that because of the large financial assistance being requested, she would like to see quarterly reports that include expenditures, advertising, and head counts.

Commissioner Kline asked for clarification on the proposed budget that E.D. Manager Briggs presented at the meeting. There was some discussion between the Commission and City

Commissioner Kline said he has nothing against the Farmers' Market and advertising, but wondered how it would help the downtown merchants.

The public hearing was opened at 7:02 p.m.

Lourdes Perez, representing Partnership for Healthy Children, advised the Commission that they want to make the Farmers' Market a success, but also want to be reimbursed \$12,500 for canopies and the \$5,000 City park maintenance deposit. She further commented that they do have funds for advertising and hope to be printing a buyer's guide shortly.

Commissioner Kline asked how many canopies were purchased by the Partnership? Ms. Perez responded 50 for general use and five for food vendors. The food vendor canopies had specific Health Department requirements and cost \$400 each.

Chairperson Williams commented to staff that she didn't believe the issue of reimbursement for the canopies was before the Board, to which, City Manager Kilger responded affirmatively and that if found appropriate, staff would bring the request back to the Board.

Attorney Lyons interjected that timing might be an issue if the Board is tasked with approving a budget and assessments for the upcoming fiscal year. City Manager Kilger suggested that the Commission, acting as the Board, approve a basic budget.

The public hearing closed at 7:08 p.m.

Commissioner Kline asked if Partnership for Healthy Children was non-profit, to which Ms. Perez nodded affirmatively.

It was moved by Commissioner Smith, seconded by Commissioner Kachel, to continue this item to the next meeting of May 18, 2009. Carried 5/0.

RECONVENE AS THE PLANNING COMMISSION: 7:10 p.m.

REPORTS/COMMUNICATION:

Commissioner Kline commented that he thought the bricks that the community purchased for the new Community Center would be in the front entrance, not the locked courtyard.

City Manager Kilger responded that he will check into the matter and send a response to the Planning Commission.

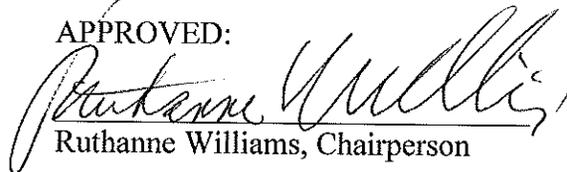
Commissioner Kachel confirmed that Chairperson Williams will set up a meeting between the Leadership Teacher at Central Valley High School and Commissioners Kachel and Kline.

City Manager Kilger talked briefly about the email he had sent to the Planning Commission regarding the layoff of Community Development Director Craig. He further commented that in the interim, he will be overseeing the Community Development Department, relying on Tom, Glenn, and Linda for day-to-day operations.

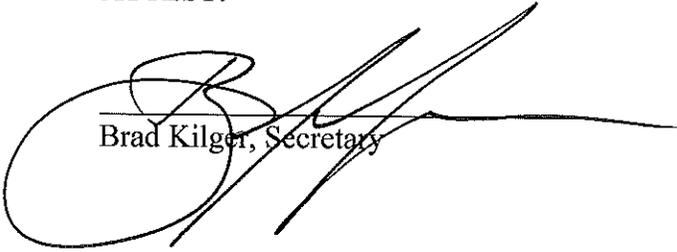
ADJOURNMENT:

The Commission adjourned at 7:13 p.m. to the next regularly scheduled meeting of May 18, 2009.

APPROVED:


Ruthanne Williams, Chairperson

ATTEST:


Brad Kilger, Secretary