

CITY OF CERES
PLANNING COMMISSION
MINUTES

May 18, 2009

MEETING CALLED TO ORDER: 6:02 p.m.

ROLL CALL:

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

ABSENT: None

ALSO PRESENT: City Manager Brad Kilger, Senior Planner Tom Westbrook, 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. May 4, 2009.

Commissioner Kline commented that on the last page, the minutes erroneously stated the meeting was adjourned to the next regularly scheduled meeting of June 1, when in fact the next meeting is May 18, 2009.

It was moved by Commissioner Kachel, seconded by Commissioner Kline, to approve the minutes with the correction noted above. 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 Kachel, to approve the agenda as posted. Carried 5/0.

CONSENT CALENDAR:

None

NEW BUSINESS:

None

PUBLIC HEARINGS:

2. Public Hearing to consider Vesting Tentative Parcel Map 09-03; proposal to subdivide at 1538 Moffet Road.

Associate Planner Michaels gave a report.

Commissioner Kline asked the following:

- What the easements are;
- Will there be a garage?

Staff responded that the easement is five feet and that two parking spaces are needed for parcel 4 for the existing home that will remain.

Commissioner DelNero asked for clarification of the location of the driveway approaches. Associate Planner Michaels pointed them out on the screen.

The public hearing was opened at 6:10 p.m.

James Schwark, 2604 Glasgow, asked what direction the new homes would be facing and if the existing home would remain.

Associate Planner Michaels responded that the new homes would face Glasgow and the existing home would remain.

Jane Schwark, 2604 Glasgow, asked about the sewer and water hook-ups.

Senior Planner Westbrook replied that water and sewer hook-ups will be made in Glasgow, and while there may be temporary construction, the entire street will not be closed.

Sue Reynolds, 1917 Jewel, Ceres, asked if there would be an impact on her water pressure and further commented that she was very happy to see that the Fowler Home would remain.

City Engineer Gebhardt responded that the construction of three homes will not affect her water pressure.

Sabino Urrutia of OnPoint Design Group, representing the applicant, commented that a two-car garage would be constructed on the existing home's site and also said that the applicant will be exploring the in-lieu fees for under grounding utilities as he believes the cost to underground would make the project unaffordable.

Commissioner Smith asked why the trees were cut down months ago. Mr. Urrutia responded that they were diseased; but that the existing oak tree would remain.

The public hearing was closed at 6:18 p.m.

Commissioner Kline asked for a timeline of when the homes would be built.

Senior Planner Westbrook responded that if the tentative map is approved, it would then need to go the City Council for final map approval. Once the final map is approved, the applicant could sell the individual lots for construction which could conceivably mean that homes could be under construction as early as six months.

Chairperson Williams commented that she was glad the existing home would remain and asked if there was any historical significance to that home.

Senior Planner Westbrook responded that during the last General Plan update, historical sites were identified and this home was not mentioned.

City Manager Kilger advised the Commission that staff will research the records to find out if the home should be listed as one of historical significance.

It was moved by Commissioner Kachel, seconded by Commissioner Smith, to adopt PC Resolution 09-09 approving 09-03 VTPM. Carried 5/0.

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF:

None

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

CALL TO ORDER: 6:27 p.m.

ROLL CALL:

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

ABSENT: None

ALSO PRESENT: City Manager Brad Kilger, Senior Planner Tom Westbrook, 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 (continued from May 4, 2009).

Commissioner Smith asked for year-to-date expenses and requested FY 09-10 monies for all expenditures by detail. Ms. Smith also asked who paid for the marketing plan for the farmer's market and what the cost was. She further added that if the marketing plan was paid for by the City of Ceres, were the funds expended from the CDRAB budget?

City Manager Kilger responded that Economic Development Manager Briggs was unable to attend the meeting and that staff could have the specific information for them at the next meeting.

It was moved by Smith, seconded by Kachel, to continue this item to the meeting of June 1, 2009. Carried 5/0.

RECONVENE AS THE PLANNING COMMISSION: 6:29 p.m.

REPORTS/COMMUNICATION:

Commissioner Smith noted that she had a meeting with the Recreation Department last week and was taken on a tour of the new Community Center. She added that it's a beautiful, great edition to the City.

City Manager Kilger advised the Commission that if they were interested in touring the Community Center to contact either Cambria or Traci in the Recreation Department. He also stated that the Community Center is funded by the Redevelopment Fund, not General Fund money. He further stated that Redevelopment Fund monies cannot be used for General Fund purposes.

Commissioner Smith asked what funds will be used for maintenance of the new center.

City Manager Kilger responded that the Recreation Manager was very creative in raising funds for the new center and that they believe they have the necessary funds for approximately three years. He also commented that the City Council agreed to part time staff for event coordination, which is expected to be paid for through the events themselves.

Commissioner Kline asked why the bricks that were purchased by citizens were installed in the courtyard.

City Manager Kilger said that it always was planned to have them installed in the courtyard, which he assumed was because of the possibility of vandalism if they were outside a gated area.

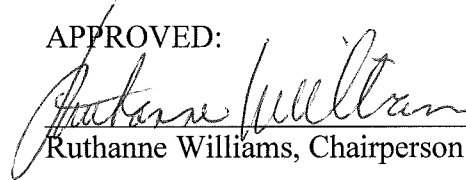
Commissioner Kline stated that he and Commissioner Kachel attended two leadership classes at Ceres High to promote the Student Commissioner position. Both Commissioner Kline and Kachel expressed their delight in the interest of the students and that they received six applications from interested students.

Chairperson Williams said that she had not had a chance to talk to the leadership teacher at Central Valley High School because of her work schedule, but that she would be back at Central Valley High tomorrow and would ask the teacher.

ADJOURNMENT:

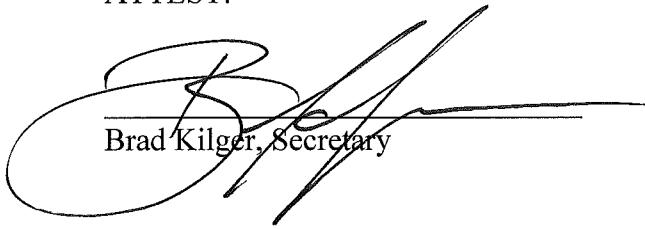
The Commission adjourned at 6:34 p.m. to the next regularly scheduled meeting of June 1, 2009.

APPROVED:



Ruthanne Williams, Chairperson

ATTEST:



Brad Kilger, Secretary