

CITY OF CERES
PLANNING COMMISSION
MINUTES

August 17, 2009

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

ROLL CALL:

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

ABSENT: None

ALSO PRESENT: Interim Development Services Director/City Engineer Glenn Gebhardt, Interim City Planner Tom Westbrook, City Attorney Mike Lyons, Associate Planner James Michaels, Administrative Secretary Linda Ryno

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Williams.

APPROVAL OF MINUTES:

1. July 20, 2009

It was moved by Commissioner Smith, seconded by Commissioner Kline, to approve the minutes as presented. Carried 4/0. Commissioner Del Nero abstained.

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.

NEW BUSINESS:

1. Public hearing to consider Conditional Use Permit 09-09 for the development of a commercial shopping center at the southwest corner of Mitchell and Roeding Roads.

Associate Planner Michaels gave a report.

Commissioner Kachel asked about preserving trees on the property and commented that certain species of trees require that no barrier be placed a certain distance to the drip line.

Associate Planner Michaels responded that the parks division will continue to review activity relating to any on-site trees.

Commissioner Kline asked if the Council didn't approve the project to the west, what effect would it have on condition B4b on page 16?

Interim City Planner Westbrook responded that the entry would remain on Roeding and that there would be additional parking spaces in lieu of the interior access points between the properties.

Commissioner Kline then asked about road widening. Interim City Planner Westbrook responded that both Mitchell and Roeding Roads would be widened.

The public hearing was opened at 6:12 p.m.

Bob DeGrasse, of L Street Architects, gave a 3D presentation.

Chairperson Williams asked if other features besides awnings could be added to provide shade?

Mr. DeGrasse responded that he would be willing to discuss options with staff, but his intent was for a horizontal architectural element rather than shade.

Commissioner Kline asked about signs. Mr. DeGrasse responded by showing the 3D and also stating it was on the A-6 pages in their packets.

Billy Parmer, 3512 Archcliffe, expressed his concern regarding:

- He previously had requested internal circulation between this project and the project to the west; (Associate Planner Michaels pointed it out).
- Traffic study previously done for Wal Mart Super Center? (Interim City Planner Westbrook responded that the traffic study was done specific to this site and the commercial site to the east).

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

Commissioner Kline asked if the traffic study was available for the Wal Mart site?

Interim City Planner Westbrook responded that the traffic study is being developed as part of the Environmental Impact Report and will be available when the EIR is released for public comment..

Commissioner Kline asked about the following:

- Page 43, Section VII. How can the impact be less than significant if a gas station is being proposed? (Interim City Planner Westbrook responded that since gas stations are highly regulated by the state, they're not considered to be an impact).
- Page 43, Section VII c). With the proposed school to the west, wouldn't that change the impact from less than significant? (Interim City Planner Westbrook responded that the mitigation can simply be gas station with permits approved by the State).

Commissioner Kline then commented on the saturation of Mexican restaurants within a mile (six) and mini marts (five) also within a mile and the fact that there was a gas station across the street that closed. He further questioned if there was anything in the General Plan that would preclude this from happening?

Commissioner Smith commented that the use of property is very personal and the idea is to let the market bear.

City Attorney Lyons responded that he has not heard of an ordinance that would limit the type of businesses allowed in a certain area.

Interim City Planner Westbrook commented that the Mitchell Road Corridor Specific Plan allows two gas stations per intersection and also that Mitchell Road is one of the busiest in the county with 40,000 vehicle trips/day.

It was moved by Commissioner Kachel, seconded by Commissioner Smith, to adopt PC Resolution 09-22 adopting the Negative Declaration and adopt PC Resolution 09-23 approving 09-09 CUP. Carried 5/0.

PUBLIC MEETING:

None

UNFINISHED BUSINESS:

None

MATTER INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Chairperson Williams asked that a tag be provided prior to the next meeting to reflect which microphone number the Administrative Secretary was using.

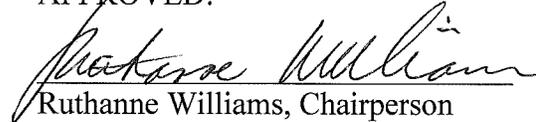
Chairperson Williams also asked staff to provide them with more information on a tree preservation ordinance.

Interim City Planner Westbrook replied that such an ordinance would be part of the next General Plan update, which there is no specific time frame for.

ADJOURNMENT:

The Commission adjourned at 6:49 p.m. to the next regularly scheduled meeting of September 8, 2009.

APPROVED:


Ruthanne Williams, Chairperson

ATTEST:


Tom Westbrook, Interim Secretary