

CITY OF CERES  
PLANNING COMMISSION  
MINUTES

March 15, 2010

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

**ROLL CALL:**

**PRESENT:** Del Nero, Kline, Molina, Smith

**ABSENT:** Kachel (excused)

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

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Chairperson Smith.

**APPROVAL OF MINUTES:**

1. October 5, 2009.

It was moved by Commissioner Kline, seconded by Commissioner Del Nero, to approve the minutes as presented. Carried 3/0. Commissioner Molina abstained.

2. December 7, 2009.

City Attorney Lyons advised the Commission that they have the power to approve whether or not a quorum of those at that meeting are present tonight, but then recommended the Commission continue to the next meeting when Commissioner Kachel will be present. The Commission concurred.

3. February 1, 2010.

It was moved by Commissioner Kline, seconded by Commissioner Molina, to approve the minutes as presented. Carried 4/0.

**CONFLICT OF INTEREST DECLARATION:**

None

**CITIZEN COMMUNICATION:**

None

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

It was moved by Commissioner Del Nero, seconded by Commissioner Kline, to approve the agenda as posted. Carried 4/0.

**CONSENT CALENDAR:**

None

**NEW BUSINESS:**

4. 09-19 ASPA; Proposed Recycling Center at 1805 Richland Avenue.

Associate Planner Michaels gave a report.

Commissioner Kline referred to the staff comment that it's not uncommon to find recycling centers that operate in conjunction with a grocery store and asked where that existed in Ceres and asked if staff felt there would be more walk-up traffic than drive up traffic.

Interim City Planner Westbrook responded there is one currently at La Sequoia on Central Avenue; formerly next to the Food 4 Less on Mitchell Road and that staff feels there will be a fair amount of vehicular traffic as well as a limited amount of pedestrian traffic.

Commissioner Del Nero asked if this operation would be similar to the one that was next to Food 4 Less? Interim City Planner Westbrook responded that the proposed recycling center will be manned, while the former operation at Food 4 Less was self-serve.

Chairperson Smith said that she supports the project, but is concerned about the abandoned shopping carts in the picture and encouraged the applicant to maintain the area in a clean and neat appearance so it becomes a contribution to the neighborhood, not an eyesore.

Interim City Planner Westbrook added that a condition of the conditional use permit is to add landscaping on the perimeter of the property which does not exist now.

It was moved by Commissioner Kline, seconded by Commissioner Del Nero, to approve 09-19 ASPA and adopt PC Resolution 10-03. Carried 4/0.

**PUBLIC HEARING(S):**

5. 07-13 VTPM; Proposal to revise the phasing of the Ceres Gateway Center, 2812 E. Service Road.

Associate Planner Michaels gave a report.

Commissioner Kline asked about the storm drain basin relocation.

Interim Development Services Director/City Engineer Gebhardt responded that the remainder parcel will be part of the interchange and was meant to include the drainage basin. The storm drain basin will now be located at the bottom of parcel 3.

Commissioner Kline asked about Rohde Road. Interim City Planner Westbrook responded that it will re-aligned to the north at the time of signal installation.

Commissioner Kline then expressed concern that there will be too many lights in succession on Mitchell Road and it will turn into the traffic nightmare that exists on Mitchell between Hatch and Fowler.

Interim Development Services Director/City Engineer Gebhardt commented that the traffic study for parcels 1 and 2 found that only one signal was warranted and that the traffic interconnection system will be repaired.

Commissioner Kline reiterated that he was most uncomfortable with possibility of traffic congestion.

The public hearing was opened at 6:28 p.m.

Rod Hawkins, Hawkins and Associates, 436 Mitchell Road, spoke on behalf of the applicant and said that the project and the uses have not changed, unfortunately, due to the economy, the hotel pads that were in escrow, are no longer in escrow. He further commented that the most viable tenant is McDonald's. Mr. Hawkins said that he understands Commissioner Kline's concerns with the traffic signal and traffic back-up, but that there's still a lot of infrastructure to get the parcels ready to be developed. Lastly, Mr. Hawkins concurred with staff conditions.

Chairperson Smith asked why the parcels aren't left as they exist and just re-phase how they develop? Mr. Hawkins responded that once they're subdivided they're available to be developed and that would require the infrastructure on Service Road, but with the current economy, there probably won't be any development until the economy turns around.

The public hearing was closed at 6:34 p.m.

Commissioner Kline said that the first time the application came before the Commission that he voted for it, and even though he is concerned with traffic, he will support the application this time because it can bring in more development.

Commissioners Del Nero and Smith agreed with Commissioner Kline that development is needed.

It was moved by Commissioner Kline, seconded by Commissioner Molina, to adopt PC Resolution 10-04 approving 07-13 VTMP. Carried 4/0.

**PUBLIC MEETING(S):**

None

**UNFINISHED BUSINESS:**

None

**MATTER INITIATED BY PLANNING COMMISSION AND STAFF**

None

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

**MEETING CALLED TO ORDER:** 6:39 p.m.

**ROLL CALL:**

**PRESENT:** Del Nero, Kline, Molina, Smith

**ABSENT:** Kachel (excused)

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

**CONFLICT OF INTEREST DECLARATION:**

None

**NEW BUSINESS:**

1. Quarterly Report.

Redevelopment/Economic Development Manager Briggs gave a report.

There was some discussion between Chairperson Smith and R/E Development Manager Briggs regarding revenue and collection processes for generating more revenue.

Chairperson Smith also mentioned that the area covered by the downtown specific plan appears to be a larger geographical area than the existing CDRAB boundaries and asked that staff look into the areas being the same.

**Reconvened as the Planning Commission at 6:59 p.m.**

**REPORTS:**

Interim City Planner Westbrook gave an update on the Mitchell Ranch project and that he expects the project to be heard at a Commission meeting this summer.

**ADJOURNMENT:**

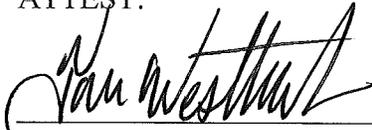
The Commission adjourned at 7:04 p.m. to the next regularly scheduled meeting of April 5, 2010.

APPROVED:



Laurie A. Smith, Chairperson

ATTEST:



Tom Westbrook, Interim Secretary