

CITY OF CERES
PLANNING COMMISSION
MINUTES

June 7, 2010

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

ROLL CALL:

PRESENT: Del Nero, Kline, Molina, Smith

ABSENT: Kachel

ALSO PRESENT: Interim Development Services Director Glenn Gebhardt, City Attorney Michael Lyions, Interim City Planner Tom Westbrook, Redevelopment & Economic Development Manager Bryan Briggs, Administrative Secretary Linda Ryno

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Smith.

APPROVAL OF MINUTES:

1. April 19, 2010.

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

2. May 3, 2010.

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

CONSENT CALENDAR:

None

NEW BUSINESS:

3. Planning Commission Determination 10-09; Request from Stanislaus County Office of Education for a Determination of Consistency to construct a school at 3113 Mitchell Road.

Interim City Planner Westbrook gave a report.

Kathy Lasiter, Stanislaus County Office of Education, was asked for clarification on the following:

- Is SCOE affiliated with the Ceres Unified School District;
- Will the school be home study or continuation.

Ms. Lasiter responded that SCOE is not affiliated with Ceres Unified and that the students attending are those that have been expelled completely from the Ceres Unified School District.

Commissioner Molina asked if they had looked at other locations and if they were required to conduct a traffic study? Ms. Lasiter responded that they wanted to locate on or near public transportation routes, that Mitchell and Hatch were the areas they looked at; unfortunately, they couldn't locate on Hatch Road because of the TID Canal. Interim City Planner Westbrook responded that they were not required to conduct a traffic study and that they also followed the parking standards for on-site parking requirements.

Chairperson Smith asked how many students would attend? Ms. Lasiter responded there would a maximum of 140 students.

It was moved by Commissioner Molina, seconded by Commissioner Del Nero, to adopt PC Resolution 10-10 determining the proposed project site meets the finding of consistency with the General Plan. Carried 4/0. Commissioner Kachel absent.

PUBLIC HEARING(S):

4. 10-06 VTPM; Proposal to subdivide 2.59+/- acre parcel into two residential lots at 948 Richland Avenue.

Interim City Planner Westbrook gave a report.

The public hearing was opened at 6:16 p.m.

Tim Eiland, the applicant, commented that he agreed with staff-recommended conditions.

The public hearing was closed at 6:17 p.m.

It was moved by Commissioner Molina, seconded by Commissioner Kline, to adopt PC Resolution 10-09 approving 10-06 VTPM. Carried 4/0. Commissioner Kachel absent.

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: 6:18 p.m.

ROLL CALL:

PRESENT: Del Nero, Kline, Molina, Smith

ABSENT: Kachel

ALSO PRESENT: Interim Development Services Director Glenn Gebhardt, City Attorney Michael Lyions, Interim City Planner Tom Westbrook, Redevelopment & Economic Development Manager Bryan Briggs, Administrative Secretary Linda Ryno

CONFLICT OF INTEREST DECLARATION:

None

NEW BUSINESS:

1. Annual Report and Levying the Annual Assessment for the 2010-11 Fiscal Year.

RD/ED Manager Briggs gave a report, including the 3rd quarter summary.

There was considerable discussion between Boardmembers Kline and Smith regarding the 3rd quarter and asked that they receive an expenditure report.

RD/ED Manager Briggs presented the annual report.

Boardmember Smith said she wasn't comfortable approving the budget if the numbers weren't correct. RD/ED Manager Briggs responded that the City would not be able to levy the assessment on July 1, 2010 without the resolution being approved. Ms. Smith thanked RD/ED Manager Briggs for his hard work, but stated that she wanted to see the adopted budget, the recommended budget, the actuals, and the year to date expenditures before she could vote. Boardmember Kline commented that under Total Expenditures, Page 8, it appears that the budget includes the \$25,000 total for the farmers' market that was appropriated last year and doesn't account for monies that have been expended, so the total carried over should be less than \$25,000.

Boardmember Smith asked City Attorney Lyons the ramification of not approving the annual report and levying the annual assessment at this meeting. City Attorney Lyons responded that the Board could stipulate in their Resolution that the assessment will become effective the beginning of the fiscal year.

There was additional discussion about continuing the item to another date. RD/ED Manager Briggs commented that he has all the correct information and that he would just need 15-20 minutes to compile it.

The meeting was suspended at 6:46 pm.

The meeting re-convened at 7:20 p.m.

RD/ED Manager Briggs presented an updated Exhibit D. The Board questioned the accuracy of the report. Boardmember Smith advised RD/ED Manager Briggs that the reports needed to include revenues and expenditures.

It was moved by Boardmember Smith, seconded by Boardmember Kline to continue the item to the June 21, 2010 meeting. Carried 4/0. Boardmember Kachel absent.

RECONVENE AS THE PLANNING COMMISSION: 7:37 p.m.

REPORTS:

Boardmember Kline commented that prior to the school year ending, he spoke to Ms. Cooper and that she told him that two students were interested in the Student Planning Commissioner seat and had applied to the City.

Interim City Planner Westbrook advised the Commission of the Housing Element Public Meeting that will be held on June 30, 2010. City Attorney Lyons reminded the Commission, that while it's a public meeting and they can attend, that they would be violating the Brown Act if they discussed the matter among themselves.

ADJOURNMENT:

The Commission adjourned at 7:38 p.m. to the next regularly scheduled meeting of June 21, 2010.

APPROVED:


Laurie A. Smith, Chairperson

ATTEST:


Tom Westbrook, Interim Secretary