

CITY OF CERES
PLANNING COMMISSION
MINUTES

June 21, 2010

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

ROLL CALL:

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

ABSENT: None

ALSO PRESENT: Interim Development Services Director Glenn Gebhardt, City Attorney Michael Lyons, Interim City Planner Tom Westbrook, Redevelopment & Economic Development Manager Bryan Briggs, Associate Planner James Michaels, Finance Director Sheila Cumberland, Administrative Secretary Linda Ryno

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Smith.

APPROVAL OF MINUTES:

None

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATION:

None

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

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

CONSENT CALENDAR:

None

NEW BUSINESS:

None

PUBLIC HEARING(S):

1. 10-07 CUP; Proposal to establish a tire sales and service shop at 3012 Dale Court.

Associate Planner Michaels gave a report.

Commissioner Del Nero asked if the residential properties to the west were notified of the meeting? Associate Planner Michaels responded that they were; staff did not receive any response back.

Commissioner Kline asked if there was a sound wall between the Harvest Hall (across the street) and the residences. Both Associate Planner Michaels and Interim City Planner Westbrook stated that they don't recall seeing one. Interim City Planner Westbrook added that the proposed use is 290 feet from the residences and that if it was located just 10 feet back (for a total of 300 feet), the conditional use permit would not be required. Mr. Westbrook also commented that he believed the residences will get more noise from Mitchell Road than they will from this business.

The public hearing was opened at 6:07 p.m. Seeing no one in the audience wishing to speak on this item, the public hearing was immediately closed.

It was moved by Commissioner Molina, seconded by Commissioner Kline, to adopt PC Resolution 10-11 approving 10-07 CUP. Carried 5/0.

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: 6:09 p.m.

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

ABSENT: None

ALSO PRESENT: Interim Development Services Director Glenn Gebhardt, City Attorney Michael Lyons, Interim City Planner Tom Westbrook, Redevelopment & Economic Development Manager Bryan Briggs, Associate Planner James Michaels, Finance Director Sheila Cumberland, 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 (continued from June 7, 2010).

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

Boardmember Smith said that she had submitted her questions regarding Exhibit D to Mr. Briggs via email.

RD/ED Manager Briggs introduced Finance Director Sheila Cumberland to answer the financial questions.

There was considerable discussion regarding the format and consistency in the report. Finance Director Cumberland said that she understood the type of report that the Board wanted and she would ensure that they receive it as well as presenting the report at future meetings.

Boardmember Smith asked if they could set future meeting dates for the quarterly report to be presented at a regular meeting held no later than 30 days after the end of each quarter. City Attorney Lyons responded that the Resolution could be amended to include quarterly reporting periods.

It was moved by Boardmember Smith, seconded by Boardmember Molina, to approve Resolution No. 2010-02 (CDRAB), accepting the annual report and recommending the Ceres City Council approve the report and set the public hearing on the proposed amendments. It was further moved that the resolution be amended to include the quarterly report will be presented to the Board at the first meeting after the close of quarter. Carried 5/0.

RECONVENE AS THE PLANNING COMMISSION: 6:45 p.m.

REPORTS:

Interim Development Services Director Gebhardt reported that CalTrans' contractor for the Whitmore Overpass is still working and anticipates completing the project as early as Thanksgiving 2010.

ADJOURNMENT:

The Commission adjourned at 6:48 p.m. to the next regularly scheduled meeting of July 6, 2010.

APPROVED:



Laurie A. Smith, Chairperson

ATTEST:



Tom Westbrook, Interim Secretary