

CITY OF CERES
PLANNING COMMISSION
MINUTES

JANUARY 18, 2011

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

ROLL CALL:

PRESENT: Del Nero, Kachel, Kline, Molina

ABSENT: Smith

ALSO PRESENT: Public Works Director Glenn Gebhardt, City Attorney Michael Lyions, Planning and Building Division Manager Tom Westbrook, Associate Planner James Michaels, Secretary Sally Estrada

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Vice-Chairperson Kachel.

APPROVAL OF MINUTES:

None

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATION:

Dirk Wyatt – 3525 Mitchell Road, Ceres expressed concern with the upcoming Walmart proposal. There will be a school behind my building, with heavy traffic before and after school from Roeding Road to Don Pedro. Please keep this in mind when considering the Walmart proposal.

**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

PUBLIC HEARING(S):

1. 09-08 ASPA Time Extension; Proposal for a one year time extension for a previously approved commercial project to allow the construction improvements associated with the conversion of an existing single-family residence to an office building located at 2334 6th Street. Dirk Wyatt, applicant.

The public hearing was opened at 6:03 p.m.

Dirk Wyatt, 3525 Mitchell Road, Ceres, applicant, requested an extension due to the economy, for one year.

The public hearing was closed at 6:04 p.m.

Commissioner Kline stated that he supports this, and agrees that Whitmore Avenue should've been rezoned to Commercial when it was widened, especially with the existing businesses.

The public hearing was re-opened at 6:05 p.m.

Associate Planner, James Michaels presented the staff report.

The public hearing was closed at 6:07 p.m.

Commissioner Kline motioned to adopt. PC Resolution No. 11-01; Commissioner Molina seconded. Carried 4/0.

NEW BUSINESS:

2. 11-01 ASPA; Proposal for an Architectural and Site Plan Approval for the construction improvements of a parking lot at the northwest corner of Fourth Street and North Street. City of Ceres, applicant.

CEQA STATUS: Exempt per Section 15301 (Existing Facilities)

REQUIRED ACTION: Adopt PC Resolution No. 11-02

Associate Planner James Michaels presented the staff report.

Commissioner Kachel asked about the plan not showing lighting, but you're recommending lighting. Planning and Building Division Manager, Tom Westbrook responded with explaining that when GDR was preparing the plans, it was something that was left off. It was a last minute decision that we wanted to present the plan to the Commission. Instead of having to wait and present it at future date, we just decided to move forward and you would trust us with putting in the lights, which will happen.

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

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

- Commissioner Kline asked for clarification on the configuration of the parking lot. Mr. Westbrook responded that the configuration of the existing Community Center parking lot stays the same, with the exception of the northern portion along Fourth Street, there's a connection to this parking lot from the existing Community Center parking lot.
- Commissioner Kline asked if the exit will be closed off. Mr. Westbrook replied that the exit will remain the same. To clarify, the exit for this parking lot will be the exit for this larger parking lot. There are two exits; there's one further down to the south near North Street.
- Commissioner Kline asked for clarification on the map, if it is going to be a common drive area. Assistant Planner Michaels replied yes it is. Mr. Westbrook added that it is the existing alley between the two buildings. It's a 20-foot dimension. The existing businesses will be able to utilize that alley to get to the rear of their businesses.
- Commissioner Kline asked if those businesses will be able to utilize that parking lot. Mr. Westbrook responded that it will be a City parking lot and anyone can use it, with the exception of when there's an event, it will be restricted for those who may be attending a wedding or some function at the Community Center. But those events will be generally after hours when those businesses will be closed.
- Commissioner Molina asked if this is considered free parking. Mr. Westbrook responded that yes, it will be free to anyone who is coming to the Community Center. One of the things that we're excited about with the development of this parking lot, is that if there is a large event, such as a wedding at the Community Center, there will be plenty of parking in the immediate vicinity for people attending those events.

It was moved by Commissioner Molina to adopt PC Resolution No. 11-02; Commissioner Del Nero seconded; Carried 4/0.

3. Election of Chairperson and Vice-Chairperson for the Ceres Planning Commission in 2011.

Vice-Chairperson Kachel explained that traditionally we do this by seniority. Commissioner Kline made a motion that we stay with tradition and elect Vice-Chairperson Kachel as Chairperson for 2011; Commissioner Del Nero seconded; Carried 4/0.

Vice-Chairperson Kachel stated that in keeping with tradition, the next in line for Vice-Chairperson would be Commissioner Kline, and he would like to nominate him for Vice-Chairperson for 2011; Commissioner Molina seconded; 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: 6:18 p.m.

ROLL CALL:

PRESENT: Del Nero, Kachel, Kline, Molina,

ABSENT: Smith

ALSO PRESENT: Public Works Director Glenn Gebhardt, City Attorney Michael Lyions, Planning and Building Division Manager Tom Westbrook, Associate Planner James Michaels, Secretary Sally Estrada

CONFLICT OF INTEREST DECLARATION:

None

NEW BUSINESS:

4. Second Quarterly Report for FY 2010-11.

Mr. Westbrook explained that he is here to answer any questions you may have in Mr. Briggs' absence. Mr. Briggs heard loud and clear at the previous meetings that the CDRAB Board wanted this presented as soon as it could possibly be presented after the end of the quarter. Mr. Briggs is out of town. We would have delayed this to another meeting to have him present; however Mr. Westbrook pre-empted that because he thought there was going to be a large public hearing and he tried to get this sooner. If the CDRAB Board has questions, Mr. Westbrook will take those back if he is unable to answer them at this time. This is Quarterly Report for your information.

Commissioner Molina motioned to accept the Second Quarterly Report for FY 2010-11; Commissioner Del Nero seconded; Carried 4/0.

Reconvened as the Planning Commission at 6:21 p.m.

REPORTS:

Commission - Commissioner Kline reported that he attended the Downtown Revitalization AD-HOC Committee Meeting last Friday and was very disappointed. There was a total of four businesses being represented there, out of four, three were realtors, one of them was the director for Partnership for Healthy Children and one from Ken's Cars. The gentleman that conducted the meeting did a very good job; bringing people together to find out what their plans were; what their vision was for downtown. One person, that surprised me suggested to tear down some of those old buildings. The committee is going to meet every other Wednesday from 3:00 p.m. to 5:00 p.m. until February 23, 2011. The meetings are open to any other business who would like to attend. It was an eye opener, that no one else showed up.

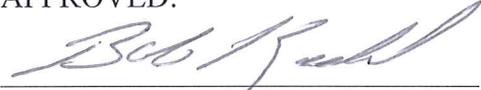
City Staff - Mr. Westbrook mentioned as noted on the agenda, that we will adjourn until February 7, 2011. The rather large project that he had has been delayed. He questioned the four Commissioners as to their availability to attend the Planning Commission meeting of Tuesday, February 22, 2011. He will need to confirm with Commissioner Smith as well, as the applicant would like a full body of the Planning Commission, which staff agrees with. We are trying to coordinate, so that if the Planning Commission can confirm, we can secure the date.

Additionally, as part of that project someone came in late Friday with information to be presented to the Planning Commission. Copies were given to the Commission. This information will also be included in the report when it is presented to the Planning Commission.

ADJOURNMENT:

The Commission adjourned at 6:26 p.m. to the next regularly scheduled meeting of February 7, 2011.

APPROVED:



Bob Kachel, Vice-Chairperson

ATTEST:



Tom Westbrook, Secretary