

CITY OF CERES  
PLANNING COMMISSION  
MINUTES

MAY 2, 2011

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

**ROLL CALL:**

**PRESENT:** Kachel, Kline, Molina, Smith

**ABSENT:** Del Nero

**ALSO PRESENT:** City Attorney Michael Lyions, Planning, Building and Housing Division Manager Tom Westbrook, Redevelopment and Economic Development Manager Bryan Briggs, Associate Planner James Michaels, Secretary Ann Montgomery

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Chairperson Kachel.

**APPROVAL OF MINUTES:**

1. It was moved by Commissioner Kline; seconded by Commissioner Molina, to approve the minutes from the August 2, 2010 meeting; 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 Molina, to approve the agenda as posted. Carried 4/0.

**CONSENT CALENDAR:**

None

**NEW BUSINESS:**

None

**PUBLIC HEARING(S):**

2. 08-27 CUP Time Extension; Proposal for a one year time extension for a previously approved commercial project associated with the construction of a 47,348 square foot building for the development of a 175-bed rehabilitation and nursing facility located at 1930 E. Hatch Road. Dr. Meetinder Rai, applicant.

Associate Planner James Michaels presented the staff report.

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

- Gary Rogers, Project Architect - 1930 Modoc, Madera, CA

Mr. Rogers stated that they are asking for a one-year extension to finish up the work on the project.

The public hearing was closed at 6:06 p.m.

Commissioner Kline inquired about the water pressure with all the other projects that are in the works within the City of Ceres; with the substation over there, is there adequate pressure for that one location?

Mr. Westbrook explained that when the project was routed, they made sure to send it to the Public Works Department. Jeremy Damas, Water Superintendent responded that there are no issues to serve this project in addition to all the other projects that we have on tap. All the Conditions of Approval from the previous project still apply.

Commissioner Molina motioned to adopt PC Resolution No. 11-09; Commissioner Smith 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: 07 p.m.

**ROLL CALL:**

**PRESENT:** Kachel, Kline, Molina, Smith

**ABSENT:** Del Nero

**ALSO PRESENT:** City Attorney Michael Lyions, Planning, Building and Housing Division Manager Tom Westbrook, Redevelopment and Economic Development Manager Bryan Briggs, Associate Planner James Michaels, Secretary Ann Montgomery

**CONFLICT OF INTEREST DECLARATION:**

None

**NEW BUSINESS:**

3. Presentation of Ceres Downtown Revitalization Area Board FY 2011-12 Annual Plan.

Redevelopment and Economic Development Manager Bryan Briggs presented the CDRAB Annual Plan.

Mr. Briggs presented the CDRAB Projected 2010-11 Quarterly Expenditure & Revenue Report 4<sup>th</sup> Quarter – FY 2010-11 (Summary).

Commissioner Smith appreciated him bringing the 4<sup>th</sup> Quarter projection, but emphasized that there should be a 4<sup>th</sup> Quarter report presented in July, with the actual figures. The 4<sup>th</sup> Quarter isn't a requirement to do the annual, but she understands what he's doing. She indicated that Exhibits A, B and C were not included in her packet. She was interested specifically in Exhibit C, Method of Calculating Assessment.

Mr. Briggs explained that the method has been the same since 1989. It's calculated by annual gross receipts from a business. It's \$25 per quarter for anything below \$35,000; \$50 per quarter if over \$50,000; \$75 per quarter if over \$250,000.

Commissioner Smith inquired about the Farmers' Market; if they are done.

Mr. Briggs stated that the Redevelopment Agency and Planning Department's staff have met with the met with Ceres Partnership for Healthy Children and the Manager of the Modesto Farmers' Market, who was considering forming a partnership with Ceres Partnership for Healthy Children. The Smyrna Park location didn't seem feasible for that new management group. Currently they are looking at the Ceres High School parking lot, at Third Street. Lourdes Perez, who represents Ceres Partnership for Healthy Children was checking with Ceres Unified School District to see if there was a way they could enter into a contractual obligation to operate there. He has not heard from her, but can certainly contact her.

Mr. Westbrook mentioned that he had recently spoken with Lourdes Perez. One of the issues they are running into, is meeting a health department requirement for hot water within a certain distance. Smyrna Park issue was going to be present again. At this current time, they have not moved forward with any applications for property that the City has jurisdiction over. If they do something at the school district, it's on school property and there will be no involvement from the City.

Commissioner Kline inquired if the Special Payment amount of \$2,000 listed on the CDRAB Projected 2010-11 Quarterly Expenditure & Revenue Report 4<sup>th</sup> Quarter – FY 2010-11 (Summary) was the same as Concerts in the Park amount of \$2,000 listed on the CDRAB Proposed 2011-12 Budget Summary.

Mr. Briggs replied yes.

Commissioner Kline expressed concern with the calculations on the CDRAB Projected 2010-11 Quarterly Expenditure & Revenue Report 4<sup>th</sup> Quarter – FY2010-2011 (Summary). There is a miscalculation of \$1,000.00. Commissioner Smith recommended that the math error be corrected prior to the 4<sup>th</sup> Quarter Report being presented in July.

Chairperson Kachel pointed out that there is no "t" in his name, on page 5 of the Staff Report. Assuming the corrections will be made, the recommended action is to review this and make recommendation to the City Council for approval, including funding, marketing, promotion for the CDRAB in continuation of the annual assessment.

Commissioner Kline motioned to accept Resolution 2011-01 with the corrections to the math calculations; Commissioner Molina seconded; Carried 4/0.

**RECONVENED AS THE PLANNING COMMISSION at 6:24 P.M.**

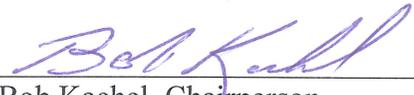
**REPORTS:**

Staff – Mr. Westbrook reported that on May 16<sup>th</sup> the West Landing Specific Plan and EIR will be presented to the Planning Commission. This week, Wednesday or Thursday at the latest, we will be delivering the Staff Report, the Specific Plan, the Draft EIR and the Final EIR. The EIR is a little bit different. The Mitchell Ranch project had a project specific EIR; very detailed in terms of its analysis. This is a program EIR; there's no actual development being proposed, so it reads a little differently. Mr. Westbrook stated that all good environmental documents include an Executive Summary, and that's really the place to focus. That gives you an idea of what's included in the larger document.

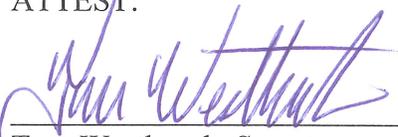
**ADJOURNMENT:**

The Commission adjourned at 6:27 p.m. to the next regularly scheduled meeting of Monday, May 16, 2011.

APPROVED:

  
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Bob Kachel, Chairperson

ATTEST:

  
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Tom Westbrook, Secretary