

CITY OF CERES
PLANNING COMMISSION
MINUTES

JUNE 6, 2011

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

ROLL CALL:

PRESENT: Del Nero, Kachel, Kline, Smith

ABSENT: Molina

ALSO PRESENT: Deputy City Manager Sheila Cumberland, City Attorney Michael Lyons, Planning, Building and Housing Division Manager Tom Westbrook, Associate Planner James Michaels, Secretary Ann Montgomery

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Kachel.

APPROVAL OF MINUTES:

1. February 22, 2011

Commissioner Kline stated that on page 7, he wanted to make sure that it was noted that when he talked about the traffic, noise and air quality studies, and it says the interchanges at Service and Mitchell, he was talking about two different, separate projects: Service and 99 and Mitchell and 99.

On page 26, he was talking about the traffic stacking on the lights – he had brought up the differences in the light segments from Mitchell and Hatch to the entrance to Walmart, to the entrance to In-Shape, to the Fowler Road. He made up the difference between the Mitchell and Rhode Road, Mitchell and Service, and Mitchell and the entrance into the new Mitchell Ranch, and Don Pedro. He had made those bullet points because of the difference in the distances; one was 500 feet, one was 800 feet. The reason he had brought that up was the difference in the distances and we were talking about stacking.

On page 37 – He does believe that before we adjourned the meeting, he had made a motion to reject the EIR, and believe Commissioner Del Nero seconded that motion. And then Commissioner Smith brought up a question about trying to put this on hold for further studies, for the difference in the elevation changes, the traffic study without the interchanges. That's why we adjourned for a little bit, so that you guys could talk. He withdrew his motion; Gary withdrew his motion,

and then we basically made a motion to continue this to another meeting, to get those things done. He stated that he doesn't know if those three comments really need to be in there, but in reading these minutes, those are the three things that stuck out in his mind. He really thinks that at least the first motion, the second, and the withdrawal of the motion should be in there.

Mr. Westbrook stated her certainly agrees, and as you can tell, with the length of the minutes, it's a very significant and important project to the City of Ceres and we want to make sure that we get all the detail that's necessary. Ms. Montgomery went through and the process took quite some time, but we tried to go through and listen to the CD; he listened to it once and Ann listened to it a couple of times to make sure we got all of the detail correct. We'll certainly go back into these areas for the February 22nd meeting; look at the verbiage and listen to the CD, make sure that we've got it right, and then we'll bring it back to you.

It was moved by Commissioner Kline; seconded by Commissioner Smith, to continue the minutes from the February 22, 2011 meeting to a date when they're ready to be brought back. Carried 5/0.

2. **April 4, 2011**

Commissioner Smith asked for clarification from the City Attorney, that since she was not in attendance at the April 4, 2011 meeting, should she abstain from voting on the minutes.

City Attorney Lyons replied that she should abstain from voting.

Commissioner Kline stated on page 44 on his comments; he believes he did say something about the elevation changes, in regards to Commissioner Smith's absence. She had requested from the first meeting, that she'd see a variation of elevation changes, and all they brought was the Atwater elevation changes. They only brought one change. (That's the only one he wanted to put in there.)

Mr. Westbrook asked if any of the other Commissioners have a clarification on the April 4th minutes.

Chairperson Kachel stated that no, it's a very good summary. Commissioner Del Nero agreed that it was a very good summary.

Mr. Westbrook stated that staff, as mentioned with the February 22nd meeting, will look at the tape again for that specific language, and then will include that into the minutes and bring them back to you.

It was moved by Commissioner Kline, seconded by Commissioner Del Nero, to continue the minutes from the April 4, 2011 meeting to a date when they're ready to be brought back. Carried 4/0; 1 abstained.

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATION:

None

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

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

CONSENT CALENDAR:

None

NEW BUSINESS:

None

PUBLIC HEARING(S):

3. 07-24 PCDP Time Extension; Proposal for a one year time extension for a previously approved Planned Community Development Plan of a 30-unit senior housing project located at 2732 5th Street. Cary and Nancy Pope, applicant.

Associate Planner James Michaels presented the staff report.

The public hearing was opened at 6:09 p.m.

- Cary Pope – 2732 5th Street, Ceres, CA

Mr. Pope stated that he's here to answer any questions.

The public hearing was closed at 6:10 p.m.

Commissioner Smith motioned to approve 07-24 PCDP Time Extension; Commissioner Kline seconded. Carried 5/0.

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTER INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

City Staff – Mr. Westbrook stated that this year the Planning Commission has gone through what he believes to be, a lot of public hearings and meetings on some very important issues to the City. Those have kind of moved on and up to the City Council and their respective bodies. He added that we don't have any similar projects that will be coming to the Planning Commission any time soon. There are some things in the works that we'll be bringing back to the Commission; the Housing Element and so forth. But the Planning Commission probably won't be seeing the frequency, right out of the gate, of meetings every other week, like we've had for the past six months or so. We're looking forward to bringing the Commission those projects. Staff: James, Ann, Sheila and I have spent a lot of time working on the projects that we do work on, and we're interested in new endeavors.

ADJOURNMENT:

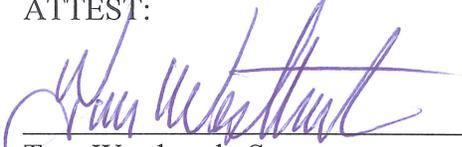
The Commission adjourned at 6:12 p.m. to the next regularly scheduled meeting of Monday, June 20, 2011.

APPROVED:



Bob Kachel, Chairperson

ATTEST:



Tom Westbrook, Secretary