

CITY OF CERES
PLANNING COMMISSION
MINUTES

FEBRUARY 6, 2012

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

ROLL CALL:

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

ABSENT: None

ALSO PRESENT: Deputy City Manager Sheila Cumberland, City Attorney Michael Lyions, Planning, Building & Housing Division Manager Tom Westbrook, Director/City Engineer Toby Wells, 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 Molina.

OATH OF OFFICE

The Oath of Office for new Planning Commission Member, Dave Chapman was administered by Deputy City Clerk, Ann Montgomery.

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 Smith; seconded by Commissioner Kachel, to approve the agenda as posted; Carried 5/0.

CONSENT CALENDAR:

None

PUBLIC HEARING(S):

None

NEW BUSINESS:

1. Review of Conditional Use Permit Number 08-23 for the Operation of a scrap metal recycling facility located at 1015 Montclair Drive. This item was continued from October 3, 2011 Planning Commission meeting.

Associate Planner, James Michaels presented the staff report.

Commissioners Questions:

- Commissioner Del Nero inquired if Public Hearing Notices were sent out for this, since it is a review of the Conditional Use Permit.

Mr. Michaels responded no.

- Commissioner Chapman asked for clarification of the review term of one year, to February 2013; original permit was dated November 2011.

Mr. Westbrook explained that we had a public hearing in October. At that point in time, the Planning Commission continued the item to February, 2012. Today, if the Planning Commission follows staff's recommendation, the approval will be for one year from today.

- Chairperson Molina inquired if the Planning Commission has extended Conditional Use Permits for one year, with other businesses?

Mr. Westbrook explained that Conditional Use Permits can vary in length. The Planning Commission can approve a different timeframe that they feel is necessary for the review.

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

Mr. Westbrook clarified with Mr. Marchant that the one-year extension of the Conditional Use Permit was agreeable.

- Lea Ann Hoogestraat – Community Development Manager for The Alliance

Ms. Hoogestraat thanked the Commission for giving Mr. Marchant the opportunity to try to get everything lined up and to work things out. The City staff has gone above and beyond to work with us, and she hopes that the outcome is just as good next year.

Chairperson Molina thanked Ms. Hoogestraat for her support with this project as well.

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

- Commissioner Chapman asked Mr. Marchant if, since the adjustments have been made, he has been able to increase his volume or hire new staff.

Mr. Marchant replied that he is still working on that, trying to get all the bugs worked out and move forward.

- Commissioner Smith remarked how happy she was to see the cooperation between the different departments within the City, the Alliance and the business owner. That's exactly what we had asked to have done. In her opinion, this is the perfect outcome.

It was moved by Commissioner Smith; seconded by Commissioner Del Nero to approve the extension of Conditional Use Permit Number 08-23 for one year, for the operation of a scrap metal recycling facility located at 1015 Montclair Drive; Carried 5/0.

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

**ADJOURN AS THE PLANNING COMMISSION TO THE CERES DOWNTOWN
REVITALIZATION AREA BOARD**

MEETING CALLED TO ORDER: 6: 14 p.m.

ROLL CALL:

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

ABSENT: None

ALSO PRESENT: Deputy City Manager Sheila Cumberland, City Attorney Michael Lyons, Planning, Building & Housing Division Manager Tom Westbrook, Director/City Engineer Toby Wells, Redevelopment and Economic Development Manager Bryan Briggs, Associate Planner James Michaels, Secretary Ann Montgomery

CONFLICT OF INTEREST DECLARATION:

None

NEW BUSINESS:

2. FY 2011-12 Quarterly (2nd) Report for period ending December 31, 2011

Bryan Briggs, Redevelopment and Economic Development Manager presented the staff report for the 2nd Quarter Report for CDRAB.

Questions:

- Commissioner Smith asked for clarification on what the Contract Services budget of \$29,703.00 was earmarked for.

Mr. Briggs responded that would've been for marketing for the downtown.

- Commissioner Smith inquired with given what's going on with Redevelopment changes, if he is working on a new plan. It's not a huge amount, but it shouldn't be disregarded.

Mr. Briggs replied that in order to expend the \$29,000 on marketing, (not all of that was earmarked for marketing; approximately \$20,000 was), there would need to be some policies in place to direct staff's actions. The idea for including that amount in the budget now, was to first of all get it in the budget and then secondly, that would've been a natural outcome of the business meetings he held in the downtown for about a year and a half. Those meetings were held just prior to and around the time of the adoption of the Downtown Specific Plan. The fact that we no longer have funding for that particular item, we need a new approach as to how we're going to address the marketing.

- Commissioner Smith asked if any of this money will be used for the Street Fair.

Mr. Briggs replied it's possible.

- Commissioner Smith stated that she noticed, in addition to the \$29,000, there's a carry over balance of \$90,000.
- Chairperson Molina stated that he was under the impression that the City was still going through the process of trying to work something out with the State, so that they wouldn't take the Redevelopment Agency away completely.

Mr. Briggs explained that Redevelopment Agencies are dissolved as of February 1, 2012.

The City of Ceres has elected to perform the role of a successor agency for both the Ceres Redevelopment Agency and the Stanislaus Ceres Redevelopment Commission. There's still another outstanding item and that would be whether or not the City would like to take over the Housing functions of both those organizations. We have not brought that item to the City Council yet; that's the last outstanding item in the dissolution of the agency, short of the bureaucratic items, such as selecting an oversight committee, beginning the process of dissolution.

Commissioner Kachel moved to accept the FY 2011-12 Quarterly (2nd) Report for the period ending December 31, 2011; seconded by Commissioner Chapman; Carried 5/0.

RECONVENED AS THE PLANNING COMMISSION at 6:22 p.m.

3. Brown Act Training

City Attorney, Mike Lyons presented Brown Act Training.

REPORTS:

Commission – Commissioner Del Nero apologized for missing the Stanislaus County Planning Directors Workshop on January 28th. His wife is doing well, after having surgery the evening before.

Chairperson – Chairperson Molina congratulated and welcomed our new Planning Commissioner, Dave Chapman.

Staff – Mr. Westbrook reported having attended the Stanislaus County Planning Directors Workshop in Riverbank on January 28, 2012. He found some useful information; concepts that probably relate more to staff than Planning Commission members. There was some valuable information for Commissioners as well.

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Also, staff has conducted a survey and determined that three of the Planning Commissioners are interested in attending the League of California Planners Institute in March. Mrs. Montgomery will be making the necessary reservations in the next few days.

ADJOURNMENT:

The Commission adjourned at 7:22 p.m. to the next regularly scheduled meeting of Tuesday, February 21, 2012.

APPROVED:



Hugo Molina, Chairperson

ATTEST:



Tom Westbrook, Secretary