

CITY OF CERES
PLANNING COMMISSION
MINUTES

FEBRUARY 21, 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, Secretary Ann Montgomery

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Molina.

APPROVAL OF MINUTES:

1. It was moved by Commissioner Kachel; seconded by Commissioner Smith to approve the minutes from the December 5, 2011 meeting; Carried 5/0.

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATION:

None

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

It was moved by Commissioner Smith; seconded by Commissioner Chapman, to approve the agenda as posted; Carried 5/0.

CONSENT CALENDAR:

None

PUBLIC HEARING(S):

2. Consideration of the 2009-2014 Housing Element and 2009-2014 Housing Element Negative Declaration.

Mr. Westbrook announced that John Anderson and Mark Niskanen from J.B. Anderson Planning are in the audience tonight. Mark Niskanen will give a brief presentation and then he and Mr. Westbrook will be available for any questions that the Planning Commission may have.

Mark Niskanen – Senior Planner with J.B. Anderson presented the 2009-2014 Housing Element Update.

Commissioners Questions:

- Commissioner Chapman inquired about Program 3.7 – Rezoning for Emergency Shelters and Program 3.8 – Rezoning for Transitional and Supportive Housing; requesting examples of each and asked if we currently have them in Ceres.

Mr. Westbrook replied that currently we don't have any examples within the City of Ceres. He explained that State law came out a couple of years ago, and said the City needed to provide opportunities for places within our jurisdiction, where those are permitted by right. What "permitted by right" means, if someone secures an appropriate facility, there wouldn't be any review through the Planning Commission and/or City Council. Those are two of the programs that we will need to carry forward within this Housing Element cycle. In creating those programs, the Planning Commission will be very instrumental, because they would be ordinances that would apply to the City, and the Planning Commission would be involved in the formation of those processes. But, currently we don't have anything that addresses either of those programs.

It was moved by Commissioner Smith; seconded by Commissioner Chapman to approve Resolution No. PC 12-02, recommending to the City Council the adoption of a Negative Declaration and recommending to the City Council the adoption of the 2009-2014 Housing Element Update; Carried 5/0.

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Staff – Mr. Westbrook announced for those Commissioners who are planning on attending the Planners Institute next month; staff has made the reservations for the hotel and conference. There's consensus that we'll be carpooling and he'll be contacting the attendees, as far as information for that conference.

ADJOURNMENT:

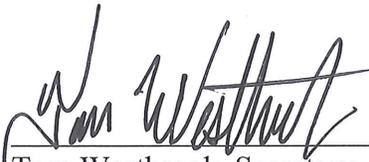
The Commission adjourned at 6:14 p.m. to the next regularly scheduled meeting of Monday, March 19, 2012.

APPROVED:



Hugo Molina, Chairperson

ATTEST:



Tom Westbrook, Secretary