

CITY OF CERES
PLANNING COMMISSION
MINUTES

MARCH 19, 2012

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

ROLL CALL:

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

ABSENT: None

ALSO PRESENT: City Attorney Michael Lyons, 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 Smith; seconded by Commissioner Chapman to approve the minutes from the January 17, 2012 meeting; Carried 5/0.
2. It was moved by Commissioner Smith; seconded by Commissioner Chapman to approve the minutes from the February 6, 2012 meeting; Carried 5/0.
3. It was moved by Commissioner Smith; seconded by Commissioner Chapman to approve the minutes from the February 21, 2012 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 Kachel; seconded by Commissioner Del Nero, to approve the agenda as posted; Carried 5/0.

CONSENT CALENDAR:

None

NEW BUSINESS:

4. Architectural and Site Plan Approval Time Extension (ASPA 09-08); Proposal for a second 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. Zoned Administrative Professional (A-P). Dirk Wyatt, applicant.

Associate Planner, James Michaels presented the staff report.

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

- Dirk Wyatt - 3525 Mitchell Road, Ceres, CA

Mr. Wyatt stated that it's not time to develop right now. It's still a great idea; he's just asking for an extension for one more year, in hopes that we can be in an economy that this can be done. Once it is in the process and completed, Ceres will be proud of what a nice project it will become.

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

Commissioners Questions:

- Commissioner Kachel asked if there is a limit to the number of extensions.

Mr. Westbrook responded no. There's not a subdivision map associated with this application. Over the past five or six years, the State Legislature has approved automatic extensions to subdivision maps and anything in conjunction with a subdivision map. There are projects within the City of Ceres that are just being automatically extended and not coming before the Planning Commission. Unfortunately, this is not one of them. There are also some other avenues he could pursue to extend the project, such as the submission of a building permit, pulling a building permit and so forth. At this point in time he has selected the Time Extension, which is probably the least costly.

- Chairperson Molina asked if the sign that is going to be at that location, was going to be similar to the one that is currently on Mitchell.

Mr. Westbrook replied no.

It was moved by Commissioner Smith; seconded by Commissioner Chapman to adopt PC Resolution No. 12-03; Carried 5/0.

PUBLIC HEARING(S):

5. Consider proposal to amend (Application Number 07-37) the West Landing Specific Plan Appendix C “Interim Use Regulations.” Proposal includes a recommendation to replace the language in Appendix C with Ceres Municipal Code Section 18.48, “Nonconforming lots, Building and Uses.” The proposed amendment does not affect any Carol Lane properties, which are regulated in Appendix A.

Planning, Building and Housing Division Manager, Tom Westbrook presented the staff report.

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

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

Commissioners Questions:

- Commissioner Del Nero asked if this is eluding to permitting animals, such as a cow or two or horses.

Mr. Westbrook explained that this amendment is only pertaining to construction to homes.

It was moved by Commissioner Chapman; seconded by Commissioner Smith to adopt PC Resolution No. 12-04, Amendment Number 1 to West Landing Specific Plan (Appendix C: Interim Uses); Carried 5/0.

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

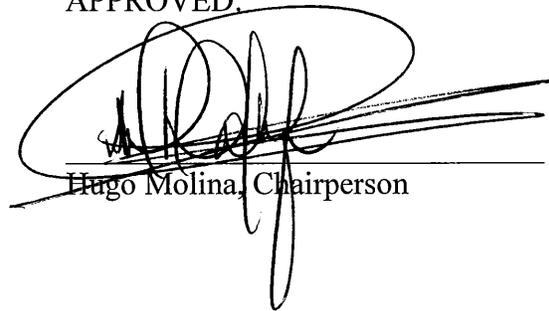
REPORTS:

Staff – Mr. Westbrook reported that he and Commissioners Chapman, Del Nero and Kachel will be heading to the Planners Institute and Mini Expo tomorrow in San Jose, to increase their knowledge about Planning issues. He requested that they remain after the meeting to discuss carpool arrangements.

ADJOURNMENT:

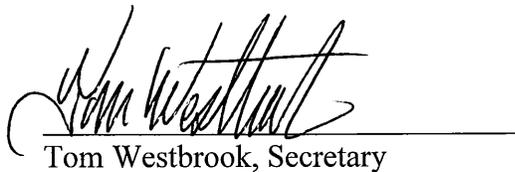
The Commission adjourned at 6:12 p.m. to the next regularly scheduled meeting of Monday, April 16, 2012.

APPROVED:



Hugo Molina, Chairperson

ATTEST:



Tom Westbrook, Secretary