

CITY OF CERES  
PLANNING COMMISSION  
MINUTES

JUNE 4, 2012

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

**ROLL CALL:**

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

**ABSENT:** Smith

**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.

**APPROVAL OF MINUTES:**

1. Chairperson Molina announced that the minutes from the April 16, 2012 meeting will be brought back at the next meeting for approval.
2. It was moved by Commissioner Kachel; seconded by Commissioner Chapman, to approve the minutes from the May 7, 2012 meeting; Carried 3/0/1 absent.

**CONFLICT OF INTEREST DECLARATION:**

None

**CITIZEN COMMUNICATION:**

None

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

It was requested by Mr. Westbrook that the order of the agenda be switched due to the applicant for Public Hearing Item has not yet arrived.

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

**MEETING CALLED TO ORDER:** 6: 03 p.m.

**ROLL CALL:**

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

**ABSENT:** Smith

**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

**CONFLICT OF INTEREST DECLARATION:**

None

**NEW BUSINESS:**

1. Ceres Downtown Revitalization Area Board Annual Report FY 2011-12.

Bryan Briggs, Redevelopment and Economic Development Manager presented the staff report for the CDRAB Annual Report FY 2011-12.

**Questions from Commissioners:**

- Commissioner Chapman asked for clarification under Expenditures, the Contract Services amount of \$30,000 for this next year; what does that entail?

Mr. Briggs explained that \$20,000 is for marketing for the downtown. We're hoping that one day we'll have a successful marketing campaign for downtown that will need funding. The \$10,000 balance is for installation of decorative banners, changing of the holiday decorations and signage, the Howard Training Center to clean-up landscape medians in the downtown area, and any other contract that may be needed.

- Commissioner Kachael asked if Mr. Briggs had any update of what might happen in the next year or two in regards to Redevelopment at the state level.

Mr. Briggs explained that at the state level, Redevelopment is finished; however, there's been some discussion about reconstituting tax increment financing, which was the underlying method of financing the redevelopment project. And unfortunately, the only other legislation that is being considered is SB 986, referred to as the Dutton Bill, which will allow local jurisdictions to retain their unencumbered and unspent bond proceeds.

- Discussion followed regarding the Board strategically planning for the utilization of the CDRAB funds and also working with the Chamber of Commerce. Chairperson Molina concluded this discussion by suggesting putting some ideas together, and continuing it at a future meeting, when Commissioner Smith is present.

It was moved by Commissioner Chapman; seconded by Commissioner Kachel, to approve PC Resolution 2012-01 CDRAB and accept the FY 2011-12 Annual Report for the period ending June 30, 2012; Carried 4/0/1 absent.

**RECONVENED AS THE PLANNING COMMISSION** at 6:25 p.m.

**PUBLIC HEARING(S):**

4. Conditional Use Permit (CUP) 04-54 Amendment; Proposal to modify the existing conditional use permit to allow for the relocation of a previously approved outdoor sales area for the Home Depot store; Home Depot, applicant.

Mr. Westbrook reported that although the proper noticing was done, as well as communication with the applicant, unfortunately the applicant was not able to be here tonight. He asked City Attorney Lyons, since we don't have representation for the project applicant; if we should move forward or do we need to continue the item.

City Attorney, Mike Lyons stated there's a policy, not sure if it's written, that states if the applicant is not present, the matter is continued to a future meeting. The reason being, that the Planning Commission wants to be sure the applicant fully understands the conditions that are being required, and that the Commission would have the ability to ask the applicant any questions.

It was moved by Commissioner Chapman; seconded by Commissioner Kachel to continue the item to the next scheduled meeting on June 18, 2012; carried 4/0/1 absent.

**CONSENT CALENDAR:**

None

**NEW BUSINESS:**

None

**UNFINISHED BUSINESS:**

None

**MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

None

**REPORTS:**

Commission – Commissioner Kachel stated that he likes what the Commission just did here; continuing the item, since the applicant was not present.

**ADJOURNMENT:**

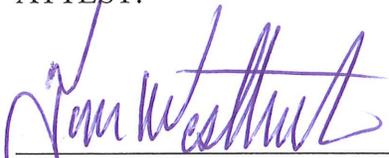
The Commission adjourned at 6:29 p.m. to the next regularly scheduled meeting of Monday, June 18, 2012.

APPROVED:



Hugo Molina, Chairperson

ATTEST:



Tom Westbrook, Secretary