

CITY OF CERES
PLANNING COMMISSION
MINUTES

JUNE 18, 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, Associate Planner James Michaels, 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 Kachel to approve the minutes from the April 16, 2012 meeting; Carried 3/0/2 absent (Chapman, Del Nero).

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. 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. This item was continued from the June 4, 2012 Planning Commission meeting; Home Depot, applicant.

Associate Planner, James Michaels presented the staff report.

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

- Diane Newell – Home Depot

Ms. Newell briefly explained the request for relocating the sales area in parking lot.

The public hearing was closed at 6:06 p.m.

It was moved by Commissioner Kachel; seconded by Commissioner Chapman to determine the project Exempt per Section 15301, Class 1 (Existing Facilities) and approve Conditional Use Permit (CUP) 04-54 Amendment, subject to the findings and conditions contained in Draft Resolution No. PC 12-08; Carried 5/0.

3. A proposal for a Planned Community Development Plan Time Extension (07-12 PCDP); Proposal for a third one-year time extension for a previously approved commercial project that includes four buildings that total 36,000 square feet at 1307 Service Road; Tom Mitsopoulos, applicant.

Associate Planner, James Michaels presented the staff report.

Commissioners' Questions:

- Commissioner Smith asked if the extension has an impact on the fees that will be applicable when and if the project begins; is there a vesting associated with this.

Mr. Westbrook clarified that this approval was not associated with a map, so there are no vesting rights. When the project builds, the applicant will pay the fees in place at that time.

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

- Bob De Grasse – L Street Architects

Mr. De Grasse reported that the applicant, Mr. Mitsopoulos now has some very interested parties. They are requesting approval of the extension to allow them the opportunity to continue moving forward with this project.

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

It was moved by Commissioner Smith; seconded by Commissioner Del Nero to determine the project Categorically Exempt per Section 15322, Class 32 (In-Fill Development Projects), approve Planned Community Development Plan Time Extension (07-12 PCDP), subject to the findings and conditions listed in Draft PC Resolution No. 12-09; Carried 5/0.

4. General Plan Amendment (GPA) 12-05/Downtown Specific Plan Amendment (10-14); Proposal to amend land use designations for the Whitmore Mansion property to allow for the potential future construction of a park facility located on the site in conjunction with the Whitmore Mansion. The proposal requires approval of a General Plan Amendment, and an amendment to the Downtown Specific Plan, which would modify the land use designations for the entire 2.6 acre site from “Downtown Residential (DR)” to Parks (P).”

Associate Planner, James Michaels presented the staff report.

Planning, Building and Housing Division Manager, Tom Westbrook added some historical perspective. During the Downtown Specific Plan process, the first Administrative Draft that was presented to staff, showed a connection from Whitmore Park to the Whitmore Mansion, with the south half of the mansion being a park facility. During that Administrative draft, the Senior Housing complex had been just been approved. There was an entitlement there and the property owner wanted to pursue that option, so that was taken out of the plan. We’re coming full circle now, envisioning that as a potential park site. Another thing that the City Council was interested in, with this change in designation, would be to preserve the local historical resource, in the Whitmore Mansion. The Senior Housing project has been withdrawn, which paves the way for the re-designation.

Mr. Westbrook reported he received an e-mail this afternoon from the property owner, Cary Pope; copy presented to Commissioners on dais, explaining why he is unable to attend tonight’s meeting. Because the City initiated this process in terms of the zone change and the General Plan amendment; it was directed by the City Council, the property owner doesn’t have to be present this evening. The Planning Commission is within their rights to discuss and make a recommendation to City Council.

The public hearing was opened at 6:20 p.m.

The public hearing was closed at 6:20 p.m.

It was moved by Commissioner Chapman; seconded by Commissioner Kachel to adopt PC Resolutions No's 12-10, 12-11 and 12-12; 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 pointed out that the “Concerts in the Park” banners and signs are up and the concert series is in full swing.

City Engineer, Toby Wells reported:

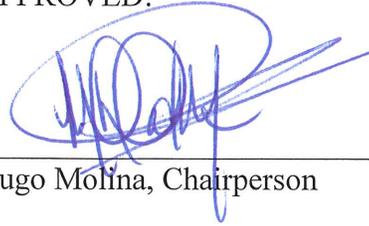
- The CVS project is nearing completion. They are scheduled for opening the early part of July. They'll be finishing up the pavement on Central Avenue.
- Heads up for some of the capital projects on Mitchell Road:
 - He highly recommends avoiding Mitchell and Hatch for the next two weeks. They will begin some night work where they'll be grinding about 4 inches of pavement out; traffic signal will be in flash all weekend long.
 - Mitchell, just south of Whitmore - we'll be doing some improvements to the Barbour's Lift Station. It'll be a three or four week period where it'll be down to one lane.

ADJOURNMENT:

The Commission adjourned at 6:24 p.m. to the next regularly scheduled meeting of Monday, July 16, 2012.

Planning Commission Minutes
June 18, 2012

APPROVED:



Hugo Molina, Chairperson

ATTEST:



Tom Westbrook, Secretary

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