

CITY OF CERES
PLANNING COMMISSION
MINUTES

MARCH 4, 2013

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

ROLL CALL:

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

ABSENT: None

ALSO PRESENT: Director of Community Development Tom Westbrook,
Deputy City Manager/City Engineer/Public Works Director
Toby Wells, City Attorney Mike Lyions, Associate Planner
James Michaels, Secretary Ann Montgomery

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Del Nero.

APPROVAL OF MINUTES:

1. It was moved by Commissioner Molina; seconded by Commissioner Chapman, to approve the minutes from the February 19, 2013 meeting; Carried 5/0.

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS:

None

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

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

CONSENT CALENDAR

None

PUBLIC HEARING(S):

2. Conditional Use Permit (CUP 13-01) – Consider a proposal for a conversion of an existing gas station/convenience store to a gas station/convenience store with Prime Shine Car Wash facility at 2954 E. Whitmore Avenue; Bob DeGrasse, applicant.

Associate Planner, James Michaels presented the staff report.

A short discussion ensued regarding reciprocal access from the west and the two sets of double yellow lines with the left turn into the site, from northbound Mitchell Road.

The Public Hearing was opened at 6:12 p.m.

- Bob DeGrasse, L Street Architects, 1414 “L” Street, Modesto, CA

Mr. DeGrasse presented a 3-dimensional architectural rendition of the proposed project. He believes the project will improve the architectural standing of that corner.

- Evan Porges, Owner, Prime Shine

Mr. Porges thanked staff for all their time and support. Prime Shine has been in Ceres at the Hatch Road location since 1994; it’s their busiest location. Prime Shine looks forward to partnering with Boyett and servicing the citizens of Ceres.

- Dale Boyett, President, Boyett Petroleum, 419 Smith Avenue, Modesto, CA

Mr. Boyett stated this location has a lot of history; it’s been the Barbour’s site for over 60 years. We want to build something great and plan to make it our flagship “Cruisers” site.

- Sunny Singh, 1821 Mitchell Road, Ceres, CA

Mr. Singh remarked that before other car washes were established, he had 25-30 employees. He now has only 10. He is concerned about the effect that another car wash will have on his business. Ceres needs more restaurants rather than car washes.

- Gary Rambaran, Ceres, CA

Mr. Rambaran expressed his concern with there being too many car washes in Ceres, and suggested working together for the mutual benefit of the residents and the city.

- Jay Casey, 732 Monique Court, Ceres, CA

Mr. Casey, owner of Casey Moving Systems and long time Ceres resident conveyed his support of the project in addition to Boyett Petroleum and Prime Shine’s community involvement in Ceres.

The Public Hearing was closed at 6:34 p.m.

The Commission expressed their appreciation for all in attendance at the meeting and appreciated their comments regarding the project. Appreciation was also conveyed to staff and the applicant for all of their hard work on the project. Discussion ensued regarding some aspects of the project.

- Traffic circulation
- General Plan policies
- Free-Market issue

It was moved by Commissioner Molina; seconded by Commissioner Kachel to adopt PC Resolution 13-02; Carried 5/0.

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Commission

- Commissioner Molina stated that he learned a lot and had a great time at the League of California Cities Planning Commissioners Academy in Pasadena last week. One memorable session emphasized “ubuntu,” the African word for unity.
- Commissioner Chapman thanked staff for their work in coordinating their attendance at last week’s Planning Commission Academy. He mentioned that during the conference, many other cities talked about their updated General Plans and suggested that we start looking at updating our General Plan.
- Commissioner Kachel expressed appreciation again to the City Council for allowing the Commissioners to attend the conference, even during the tough economic times.

Chairperson

- Chairperson Del Nero stated that attending these conferences gives him confidence.

Staff

Mr. Westbrook reported that the format of the conference was different this year compared to past years. He learned a lot and enjoyed his time away.

Mr. Westbrook announced:

- Cambria Pollinger from the Recreation Division asked for those interested in serving on the Concerts-in-the-Park Committee this year, to please contact her.
- Economic Development Strategic Plan – There will be a Stakeholders workshop on March 13th at 6 p.m. The Planning Commission members will be interviewed during that process and the schedule of interviews with the consultant is available for clarification or rescheduling of times, if needed.
- Mr. Westbrook and Mr. Michaels met with the owners of the other car wash facilities this morning, and they expressed concern about the fundraising car washes in the area affecting their businesses.

Mr. Wells followed up on the “not-for-profit” carwashes. Although we do not regulate those, there is quite a bit of pressure at the state level for non storm-water discharge issues. We are now going to be under a Municipal Services Phase 4 (MS4). It’s not required, but is suggested that we try to limit the number of non-commercial car washes. Don’t be surprised if we are forced to do that at some point in the future.

ADJOURNMENT:

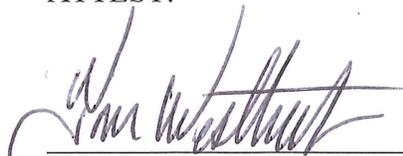
The Commission adjourned at 7:12 p.m. to the next regularly scheduled meeting of Monday, March 18, 2013.

APPROVED:



Gary Del Nero, Chairperson

ATTEST:



Tom Westbrook, Secretary