

CITY OF CERES
PLANNING COMMISSION
MINUTES

APRIL 15, 2013

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

ROLL CALL:

PRESENT: Chapman, Del Nero, Kachel, Smith

ABSENT: Molina

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

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Del Nero.

APPROVAL OF MINUTES:

1. It was moved by Commissioner Smith; seconded by Commissioner Chapman, to approve the minutes from the March 18, 2013 meeting; Carried 4/0.

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS:

None

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

It was moved by Commissioner Chapman; seconded by Commissioner Kachel, to approve the agenda as posted; Carried 4/0.

CONSENT CALENDAR

None

NEW BUSINESS:

2. Architectural and Site Plan Approval Time Extension (ASPA 09-08); Proposal for a third 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. The request would allow for up to a 3-year time extension for the project. Zoned Administrative Professional (A-P). Dirk Wyatt, applicant.

Associate Planner, James Michaels presented the staff report.

The Public Hearing was opened at 6:05 p.m.

- Dirk Wyatt, 3525 Mitchell Road, Ceres, CA

Mr. Wyatt stated that he would like to go forward with this, and plans to put a nice commercial project there on Whitmore Avenue.

The Public Hearing was closed at 6:07 p.m.

It was moved by Commissioner Kachel; seconded by Commissioner Smith, to approve PC Resolution 13-03; Carried 4/0.

PUBLIC HEARING(S):

3. Planned Community Development Plan (PCDP) 13-02 – Consider a proposal for the construction of a 9,100 square foot Dollar General mercantile store at the southeast corner of Whitmore Avenue and Malik Avenue; Bryan Barry, Embree Asset Group, Inc., applicant. *This item is continued from the March 18, 2013 Planning Commission meeting.*

Associate Planner, James Michaels presented the staff report.

Short discussion ensued regarding traffic flow at intersection of Whitmore and Malik Avenues. Chairperson Del Nero asked if this area is zoned commercial. Mr. Westbrook confirmed that when this area was annexed with the Westpointe Annexation in 1994, it was zoned commercial. Also, Commissioner Smith inquired if staff had received any additional contact regarding the project from area residents since the March meeting. There has been none.

The Public Hearing was opened at 6:18 p.m.

- Bryan Barry, Embree Asset Group, 4747 Williams Drive, Georgetown, Texas

Mr. Barry thanked Mr. Wells, Mr. Westbrook and Mr. Michaels for their assistance, and provided a brief overview of Dollar General to the Commission. This store site plans to

have 5 or 6 full time positions, with 12-14 new jobs total and projected annual gross revenue of \$1.5 million.

Mr. Barry stated that he wished to discuss two items:

1. **Item #6.e. - the condition in the resolution that adjusts the property line so it's splitting the driveway, off of Whitmore Avenue.** There is some concern about the future property owner/developer not having legal access, and Dollar General wishing to have full responsibility for maintenance of the driveway.

Discussion ensued regarding a Reciprocal Access Easement. Mr. Wells explained that staff's preference would be to keep the driveway as far away from the intersection as possible, and to minimize the number of driveways on Whitmore Avenue, for the remaining undeveloped adjacent parcel.

- David Fremmer, Embree Asset Group, 4747 Williams Drive, Georgetown, Texas

Mr. Fremmer asked that the Commission take under consideration, that by moving the driveway over 30 feet, Dollar General will have to put in asphalt or additional landscaping on the area, incurring additional costs.

2. **Clarification of item #6.h. on page 12 of the staff report**

Mr. Barry clarified that they would not be required to install improvements (utility stubs) past the proposed frontage improvements. Mr. Wells provided a brief explanation and suggested that we could eliminate item #6.h. from the Conditions of Approval.

Mr. Barry asked for clarification of the two options. Mr. Westbrook explained the options with Parking and Reciprocal Access and access control of the remainder piece. Mr. Wells stated that a Reciprocal Access Easement is required, regardless of where the property line is drawn.

The Public Hearing was closed at 7:00 p.m.

Further discussion ensued.

The Public Hearing was re-opened at 7:05 p.m.

Mr. Barry expressed concern about the change in wording that was proposed for item #6.e. in the Conditions of Approval.

Mr. Wells proposed the elimination of item #6.h. from the Conditions of Approval, in addition to the rewording of item #6.e. to say, *"Install project driveway entrance on Whitmore Avenue to split the proposed new property line with a lot line adjustment, or sufficient access controls for the remainder parcel, as approved by the City."*

The Public Hearing was closed at 7:07 p.m.

It was moved by Commissioner Chapman; seconded by Commissioner Smith, to approve PC Resolution 13-04 with the modifications as stated; Carried 4/0.

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Commission

- Commissioner Chapman reminded the Commission that the Ceres Street Faire is coming up on May 4th & 5th.

Staff

Mr. Westbrook reported on the following:

- The Dollar General that will occupy the old Richland Market is getting ready to open; probably within a month's time.
- Mayor Vierra and Mr. Westbrook met with Central Valley High School student, Juan Larios last week. He will most likely be appointed Student Commissioner at the next City Council meeting.
- Upcoming events:
 - Chamber Coffee-Hour at La Cascada this Friday at 7:00 A.M.
 - Love Ceres – April 27th. For details contact, Fire Chief Bryan Nicholes.

Mr. Wells provided construction updates:

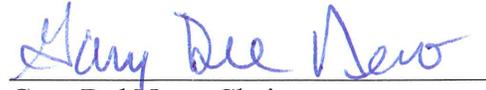
- Whitmore Avenue – PG&E will be replacing a high pressure gas main from Ceres to Turlock; 11 mile project.
- “Safe Routes to School” project on Central Avenue – This state funded grant was received last year, for lighted cross-walks and ADA compliance. The project must be completed by May to ensure funding.

ADJOURNMENT:

The Commission adjourned at 7:14 p.m. to the next regularly scheduled meeting of Monday, May 6, 2013.

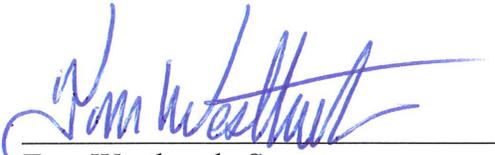
Planning Commission Minutes
April 15, 2013

APPROVED:



Gary Del Nero, Chairperson

ATTEST:



Tom Westbrook, Secretary

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