

CITY OF CERES
PLANNING COMMISSION
MINUTES

July 15, 2013

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

ROLL CALL:

PRESENT: Chapman, Del Nero, Kachel, Molina. Smith, Student
Commissioner Larios

ABSENT: None

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 Chapman; seconded by Commissioner Molina, to approve the minutes from the May 20, 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 Kachel, to approve the agenda as posted; Carried 5/0.

CONSENT CALENDAR:

None

PUBLIC HEARING(S):

2. Planning Commission Determination 13-07; Proposal to consider declaring Lazy Wheels Mobile Home Park property located at 1941 E. Whitmore Avenue (aka 2343 Herndon Way) as a Group B Nonconforming Use in Group "B" Nonconforming Buildings and establishing a 5-year time limit for termination of the nonconforming use and buildings pursuant to Chapter 18.48 of the Ceres Municipal Code; City of Ceres, applicant.

Mr. Westbrook requested that this item be moved to the August 5, 2013 meeting. Although staff met the legal requirements by noticing property owners within 300 feet of the property and posting notice in the paper, staff would also like to send notice to the residents of the Lazy Wheels Mobile Home Park, to provide them an opportunity to hear the determination.

The Public Hearing was opened at 6:04 p.m.

Commissioner Smith inquired if the City has explored any funding source options other than Redevelopment Funds, to purchase the property. Other options have been considered; however, currently Council is not looking to acquire this property.

It was moved by Commissioner Kachel; seconded by Commissioner Chapman to continue the hearing to August 5, 2013; Carried 5/0.

The Public Hearing was closed at 6:06 p.m.

3. Zoning Ordinance Text Amendment (ZOTA) 13-03; Proposal to amend the City Zoning Ordinance to allow Cottage Food Operations as an accessory residential use as required per California State Law Assembly Bill No. 1616; City of Ceres, applicant.

Associate Planner, James Michaels presented the staff report.

Discussion ensued regarding direct and indirect sales in addition to family members assisting in preparation of food items.

Mr. Westbrook explained the two options to consider, with staff recommending Option 1.

It was moved by Commissioner Smith; seconded by Commissioner Molina to approve PC Resolution 13-08; Carried 5/0.

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Commission:

Commissioner Smith provided a brief report of the July 8, 2013 Study Session regarding the Ceres Downtown Revitalization Area Board. There was discussion regarding dissatisfaction with what's been going on with the district; lack of participation of members, notification of events, and communication. Direction from Council is for Bryan Briggs to come up with some options; to liven up the downtown area and improve communication, and then bring those ideas back to the Planning Commission, with recommendation forwarded onto the Council.

City Attorney:

Mr. Lyions gave an update on the status of the Walmart litigation.

Staff:

Mr. Westbrook reported:

- City Council had given direction to Staff to create a Temporary Sign Committee, to evaluate the current sign code and make recommendations that would be presented at a Joint Study Session with Planning Commission and City Council. The members of the committee have been established. The Mayor selected two Planning Commissioners: Commissioner Smith, Commissioner Molina, two people from the Chamber of Commerce: Shane Parsons and Jose Castiglione, a resident, Don Cool, and a Business Owner, Tina Borden, and Tom Westbrook.
- The filing period opened today for the City Council, and goes until August 9th.
- The Chamber Coffee Hour this Friday, July 19th will be held at the Howard Training Center at 7 a.m.

Mr. Wells provided some construction updates:

- Mitchell Road Overlay Project has started, which is primarily night work. They'll be grinding out existing pavement and putting back in rubberized asphalt. This will be Ceres first experience with rubberized asphalt, which has a longer life, is environmentally friendly and is quieter from road noise. The project will wrap up around the middle of August.

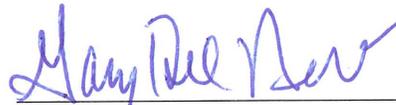
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- Safe Routes 2 School project on Moffett Road, near Carol Fowler and Mae Hensley Schools will get under way in the next few weeks.
- PG&E project started today. It's a \$50 million, 11 mile long, high pressure gas main project that goes from Whitmore and 99, east to Santa Fe Avenue, Santa Fe Avenue to Geer Road, and Geer Road to Turlock. It should take a couple months to complete. This project will disrupt traffic and the signal timing for the next few weeks.

ADJOURNMENT:

The Commission adjourned at 6:37 p.m. to the next regularly scheduled meeting of Monday, August 5, 2013.

APPROVED:



Gary Del Nero, Chairperson

ATTEST:



Tom Westbrook, Secretary

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