

CITY OF CERES
PLANNING COMMISSION
MINUTES

October 7, 2013

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

ROLL CALL:

PRESENT: Del Nero, Kachel, Molina, Smith

ABSENT: Chapman

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 Molina; seconded by Commissioner Kachel, to approve the minutes from the September 16, 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 Smith; seconded by Commissioner Kachel, to approve the agenda as posted; Carried 4/0.

CONSENT CALENDAR:

None

PUBLIC HEARING(S):

2. Variance (VAR 13-07); Proposal to consider a Variance to exceed the 6-foot maximum sign height requirement to allow for a 20-foot tall freestanding sign for a car wash, gas station and convenience store at 2954 E. Whitmore Avenue; United Sign Systems, applicant.

Associate Planner James Michaels presented the staff report.

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

- Mike Curry, 2120 Giant Oak Lane, Ceres, CA
Applicant, United Sign Systems, representing Dale Boyett and Evan Porges

Mr. Curry remarked that this project will give the corner of Mitchell and Whitmore a much needed facelift. The proposed 20 foot sign is less square footage than the current 16 foot sign that's there.

Discussion ensued with the applicants: Mike Curry, Evan Porges, General Manager of Prime Shine and Dale Boyett, President of Boyett Petroleum. Clarification was given regarding the Variance findings.

The Resolution that was included with the staff report in the Planning Commission packets was for a denial; however, an alternative Resolution was presented at the meeting for consideration. A brief discussion ensued.

Mr. Westbrook summarized this unique situation:

- It's a legally permitted, non-conforming sign.
- If the variance is not approved, then the applicant can keep the existing 16' sign and nothing would change.
- With the new sign we'd be reducing the amount of square footage; the sign is just moving to a new location. That's the big difference in this property that you wouldn't find in any other property in the City.

The Public Hearing was closed at 6:28 p.m.

It was moved by Commissioner Smith; seconded by Commissioner Molina, to approve the alternative PC Resolution 13-12, which specifically states the new sign is to be 16 feet tall and 71 square feet, and demolition of the current sign; Carried 4/0.

NEW BUSINESS

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Staff

Mr. Westbrook:

- At our next meeting on October 21st there will be a workshop, including representatives from the Alliance, the Chamber, and downtown businesses, along with City Staff to discuss potential downtown projects, and make a recommendation to the City Council. Notice will be published in the Ceres Courier, and we have sent direct mailings to the downtown businesses.

Mr. Wells:

- The Whitmore Avenue PG&E project continues. They hit a water line today; however, they are making very good progress. We are hopeful they'll be done in October with the actual pipeline work. They'll be doing testing after that, hopefully paving in November, and then be finished with the project.
- The Whitmore Avenue Interchange Landscaping project has been languishing because we didn't have the funding. We did reject the bids about a month ago, and rebid it. Unfortunately, when we rebid it, hoping to get more bidders and a better price, we got less bidders and a higher price. It is going to Council for award on Monday night, and we'll be under construction fairly soon. The important thing to note is that we got funding from the State to do that landscaping. It's primarily all state funded; just a little bit of local match. That funding was from a California Transportation Commission Grant, basically for transportation enhancement.
- California Transportation Commission is actually having their board meeting here in the valley for the first time in many years. There's a gala this evening at the Gallo Center and tomorrow is their actual CTC meeting. Although it doesn't directly affect us, they will be awarding the funding for the Pelandale Interchange tomorrow at the meeting. It's nice for the valley to finally get some attention that is long overdue.

ADJOURNMENT:

The Commission adjourned at 6:36 p.m. to the next regularly scheduled meeting of Monday, October 21, 2013.

Planning Commission Minutes
October 7, 2013

APPROVED:



Gary Del Nero, Chairperson

ATTEST:



Tom Westbrook, Secretary

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