

CITY OF CERES
PLANNING COMMISSION
MINUTES

January 6, 2014

MEETING CALLED TO ORDER: 6:03 p.m.

ROLL CALL:

PRESENT: Del Nero, Molina, Smith

ABSENT: Chapman, Kachel

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 Vice-Chairperson Smith.

APPROVAL OF MINUTES:

1. It was moved by Commissioner Del Nero; seconded by Commissioner Molina, to approve the minutes from the December 16, 2013 meeting; Carried 3/0.

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS:

Renee Ledbetter, Vice-President of the Ceres Chamber of Commerce extended an invitation to the annual Chamber Installation and Community Service Awards dinner on Friday, January 17th at 6:00 p.m. Tickets are \$35.00 prior to the dinner or \$40 at the door.

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

It was moved by Commissioner Molina; seconded by Commissioner Del Nero, to approve the agenda as posted; Carried 3/0.

CONSENT CALENDAR:

None

PUBLIC HEARING(S):

2. Site Plan Approval (SPA) 13-10; Proposal for a Site Plan Approval for the construction of an 8,250 square foot office/retail building at 2461 Park Street; Leer Corporation, applicant.

James Michaels, Associate Planner presented the staff report.

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

- William Leer, 1231 8th Street, Suite 250, Modesto, California

Mr. Leer explained that his corporation has a total of about five Leer buildings; three in downtown Modesto, one in Turlock, and this would be the first one in Ceres. We build a Class A building; everywhere we build them, they love them. They hope to attract medical, retail or lease the whole building out to one party. They are planning on doing a custom interior design for tenant improvements. It's well landscaped, in a great location, near the freeway and he believes it'll be a nice improvement to downtown.

Commissioner Smith asked if Mr. Leer has any prospective tenants.

Mr. Leer replied not yet; they wanted to go through the Planning Commission process first.

The public hearing was closed at 6:12 p.m.

It was moved by Commissioner Molina; seconded by Commissioner Del Nero to approve PC Resolution 14-01; Carried 3/0.

NEW BUSINESS

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Staff

Mr. Westbrook:

- The former Long John Silvers restaurant on Hatch Road has recently opened as a Popeye's restaurant. He has heard that the food is good and the lines are long.
- The Chamber Installation Dinner will be on Friday, January 17th at 6 p.m. He will be attending and also has tickets available; \$35 each.

Commission

Commissioner Del Nero inquired about the Planning Commissioners Academy at the end of March. Mr. Westbrook reported that Ms. Montgomery sent information out prior to the holiday break and requested that the Commissioners advise her of their interest in attending.

ADJOURNMENT:

The Commission adjourned at 6:16 p.m. to the next regularly scheduled meeting of Tuesday, January 21, 2014.

APPROVED:



Laurie Smith, Vice-Chairperson

ATTEST:



Tom Westbrook, Secretary