

CITY OF CERES
PLANNING COMMISSION
MINUTES

March 3, 2014

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 Toby Wells, Deputy
City Manager/Finance Director Sheila Cumberland, City
Attorney Mike Lyons, City Clerk Cindy Heidorn

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Chapman.

APPROVAL OF MINUTES:

1. **ACTION:** It was moved by Commissioner Molina; seconded by Commissioner Kachel to approve the minutes from the meeting of January 21, 2014. Motion passed by the following vote:

AYES: Commissioners Chapman, Del Nero, Kachel, Molina, Smith

NOES: None

ABSENT: None

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS:

None

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

ACTION: It was moved by Commissioner Del Nero; seconded by Commissioner Molina to approve the agenda as posted (or amended) and certification of posting. Motion passed by the following vote:

AYES: Commissioners Chapman, Del Nero, Kachel, Molina, Smith
NOES: None
ABSENT: None

CONSENT CALENDAR:

None

NEW BUSINESS:

None

PUBLIC HEARING:

2. Site Plan Approval (14-02 SPA); proposal for a recycling center (allowing an 8 'x 20' structure to be used for a CRV facility) at 1460 Mitchell Road; Star Recycling, applicant.

Associate Planner, James Michaels presented the staff report.

The public hearing was opened at 6:07 p.m.

- Juan Romo, Interpreter for the owner, Guillermo Brambila

Mr. Romo responded to questions from the Planning Commissioners:

- Mr. Romo stated that only the name of the business will be on the actual building; no other advertising.
- Mr. Romo explained that the recyclables will be transported daily, or as needed. There is a truck that picks them up, per the route schedule. Also, the recyclables will not be stored outside overnight in containers.
- Mr. Romo addressed the safety concern issues by explaining that there is always someone on staff there and never a sizable amount of cash on hand. He added that Mr. Brambila has been doing this type of business for over five years and has never had any issues with security or leaving containers out.

The public hearing was closed at 6:11 p.m.

ACTION: It was moved by Commissioner Molina; seconded by Commissioner Kachel to adopt PC Resolution 14-03. Motion passed by the following vote:

AYES: Commissioners Chapman, Del Nero, Kachel, Molina, Smith
NOES: None
ABSENT: None

3. Architectural and Site Plan Approval (11-03 ASPA); proposal for replacing of a previously approved 7,100 square foot addition with a 6,500 square foot addition to the existing Assyrian Bingo Hall Building at 2016 Central Avenue, Assyrian Club of Urhai, Inc., applicant.

Associate Planner, James Michaels presented the staff report.

The public hearing was opened at 6:16 p.m.

- Sabino Urrutia, Bella Vista Construction Design
- Karim Alton, President of Assyrian Club – 753 Parkston Court, Modesto, CA

A brief discussion ensued regarding clarification of the color renderings for the building.

The public hearing was closed at 6:18 p.m.

Commissioner Smith remarked that this redesign proposal will be a better fit and an improvement for the area.

ACTION: It was moved by Commissioner Smith; seconded by Commissioner Molina to adopt PC Resolution 14-04. Motion passed by the following vote:

AYES: Commissioners Chapman, Del Nero, Kachel, Molina, Smith
NOES: None
ABSENT: None

**ADJOURN AS THE PLANNING COMMISSION TO THE CERES DOWNTOWN
REVITALIZATION AREA BOARD**

MEETING CALLED TO ORDER: 6:23 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 Toby Wells, Deputy City Manager/Finance Director Sheila Cumberland, City Attorney Mike Lyons, City Clerk Cindy Heidorn

CONFLICT OF INTEREST

None

NEW BUSINESS

4. FY 2013-14 Quarterly (1st and 2nd) Report for period ending December 31, 2013.

Deputy City Manager/Finance Director, Sheila Cumberland presented the staff report.

Ms. Cumberland explained that there's not much going on until we hire an Economic Development Manager. The City Manager has applications that he is reviewing, so hopefully that position will be filled soon.

Ms. Cumberland clarified questions regarding the revenue portion of the financial statement.

Commissioner Smith inquired, as a follow-up from the last meeting regarding the CDRAB budget with suggesting a small committee, consisting of staff, Chamber representatives, and two CDRAB Board members, (Commissioners Smith and Molina) begin meeting to discuss preparing the budget for the next fiscal year.

Ms. Cumberland agreed this was a very good idea, as she would appreciate the input with the clear expectations and plans for the future, with regards to the CDRAB budget.

ACTION: It was moved by Commissioner Kachel; seconded by Commissioner Del Nero to accept the FY 2013-14 Quarterly (1st and 2nd) Report for period ending December 31, 2013. Motion passed by the following vote:

AYES: Commissioners Chapman, Del Nero, Kachel, Molina, Smith
NOES: None
ABSENT: None

RECONVENED AS THE PLANNING COMMISSION at 6:33 p.m.

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF:

None

REPORTS:

None

ADJOURNMENT:

The Commission adjourned at 6:34 p.m. to the next regularly scheduled meeting of Monday, March 17, 2014.

APPROVED:



Dave Chapman, Chairperson

ATTEST:



Tom Westbrook, Secretary