

CITY OF CERES
PLANNING COMMISSION
MINUTES

March 17, 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,
Acting 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 Chapman.

APPROVAL OF MINUTES:

1. **ACTION:** It was moved by Commissioner Molina; seconded by Commissioner Kachel to approve the minutes from the meeting of March 3, 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 Molina; seconded by Commissioner Smith 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

PUBLIC HEARING:

2. Site Plan Approval (SPA) 14-01; Proposal for a Site Plan Approval for the construction of an 8,950 square foot medical office building (for a Dialysis Clinic) at 1424 E. Whitmore Avenue; Charles Smyth, applicant.

Associate Planner, James Michaels presented the staff report.

Commissioners' Questions for staff:

Chairperson Chapman inquired about residents in the area being noticed about the project. Mr. Michaels explained that that item was noticed in the Ceres Courier and that only Conditional Use Permits and Tentative Maps are noticed to residents within a 300 foot radius of the property.

Commissioner Kachel asked about the opening between two landscaped areas, on the west side of the property. Mr. Westbrook clarified that there is a single-family home just west of the project site, that doesn't have any access to Whitmore Avenue; we believe this recorded access easement is from the early 1970's. The applicant has maintained that easement, so that the residents will continue to have access to their property.

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

- Charles Smyth – Market Street Development, 1104 Corporate Way, Sacramento, CA

Mr. Smyth thanked staff for their time and assistance; they've been terrific to work with. He is here to answer any questions the Commission may have. He asked about possibly deleting the portion of Condition #4, regarding the reciprocal parking. They have no idea what that use is going to be in the future, and how it will impact their project.

A short discussion ensued regarding this question. Mr. Westbrook explained that it's a standard condition that is put on commercial projects and has been done for approximately the past ten years. His recommendation; it's always a good thing to have.

Mr. Smyth wasn't aware that it was a standard condition, and stated that his company is fine with keeping it in the Conditions of Approval.

Commissioner Del Nero asked since this project is surrounded by residential, is there a wall or fence in place.

Mr. Michaels explained that project has been conditioned for that part of the property to have a block wall, to provide separation.

Commissioner Kachel asked if the General Plan designation is commercial for the areas on both sides of the property.

Mr. Westbrook clarified that both pieces of property on the east and west sides of the property are residential, but are designated commercial; therefore there is no requirement for a wall. The only requirement for a wall is on the south side of the property, where it's zoned in the General Plan as residential.

- Naresh Channaveerappa - Attorney representing the investors and the doctors that are pursuing this opportunity in the City of Ceres.

Mr. Channaveerappa thanked the Commission for approving this plan.

The public hearing was closed at 6:15 p.m.

Chairperson Chapman thanked the applicants for considering Ceres for their business. He likes to see that we're developing on that side of the freeway; there are a lot of opportunities over there. He thanked the property owner, applicant and the staff for their work in putting this project together.

ACTION: It was moved by Commissioner Kachel; seconded by Commissioner Molina to adopt PC Resolution 14-05. Motion passed by the following vote:

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

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Chairperson Chapman:

- Thanked staff for preparing the packets and making the reservations for the Planning Commissioners Academy.

Commissioner Smith:

- Extended congratulations to Toby Wells, who was appointed Acting City Manager on Friday, March 14th. She looks forward to continuing to work with him, and making progress in some of the areas that the CDRAB Board has been working on.

Mr. Westbrook:

- Chamber Coffee Hour, Friday 21st at 7:15 AM at SuperMom's Frozen Yogurt in the Richland Shopping Center.
- AB1234 Ethics Training – reminder; this needs to be completed by the end of the month and can be done online.
- Planning Commissioners Academy is next week, March 26th – 28th. He will meet briefly, after the meeting with those will be attending, to discuss travel arrangements.

Mr. Wells:

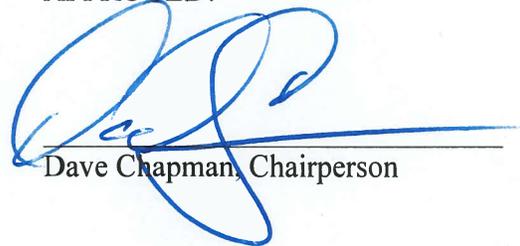
- From a staffing level, with Engineering and those types of projects, we won't be making any changes in the near future.
- There's a lot of construction activity going on:
 - Whitmore Avenue – PG&E is finally back, hooking up the traffic loops, to get the signals working properly. They're not finished paving; they will come back in June, after school is out, to do the finish paving on Whitmore Avenue.
 - Landscaping at Whitmore Interchange is moving along nicely. We're hoping to get that planted in the next month and are looking forward to seeing that project completed.

Planning Commission Minutes
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ADJOURNMENT:

The Commission adjourned at 6:24 p.m. to the next regularly scheduled meeting of Monday, April 7, 2014.

APPROVED:



Dave Chapman, Chairperson

ATTEST:



Tom Westbrook, Secretary