

CITY OF CERES  
PLANNING COMMISSION  
MINUTES

May 19, 2014

**MEETING CALLED TO ORDER:** 6:02 p.m.

**ROLL CALL:**

**PRESENT:** Chapman, Kachel, Molina

**ABSENT:** Del Nero, Smith

**ALSO PRESENT:** Director of Community Development Tom Westbrook, Deputy Public Works Director/Assistant City Engineer Mike Brinton, 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 May 5, 2014. Motion passed by the following vote:

**AYES:** Commissioners Chapman, Kachel, Molina

**NOES:** None

**ABSENT:** Commissioners Del Nero, Smith

**CONFLICT OF INTEREST DECLARATION:**

Chairperson Chapman announced that although it isn't a conflict of interest, he wanted the fact that his daughter recently accepted an offer of employment from the McDonald's facility listed on the agenda and will be working there beginning in June, be added to the record.

**CITIZEN COMMUNICATIONS:**

None

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

ACTION: It was moved by Commissioner Kachel; 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, Kachel, Molina  
NOES: None  
ABSENT: Commissioners Del Nero, Smith

**CONSENT CALENDAR:**

None

**PUBLIC HEARING:**

2. Conditional Use Permit (CUP) 13-06; proposal from McDonald's restaurant to expand its current restaurant operation with demolition of its existing restaurant facility and replacing it with a new 4,977 square foot restaurant facility at 1500 Mitchell Road; Vigen, Inc., applicant.

Associate Planner, James Michaels presented the staff report.

**The public hearing was opened at 6:08 p.m.**

- Benjamin Barrett, Vigen Incorporated

Mr. Barrett stated he is available to answer any questions the Commission may have.

Chairperson Chapman inquired about this design, as he has seen similarly designed McDonald's in other communities. He asked if Vigen does this for McDonald's exclusively.

Mr. Barrett explained there are some aspects that are reused, but this elevation was designed specifically for Ceres, with the stone veneer and other features that were used to fit in with the aesthetics in the area.

Mr. Westbrook mentioned that the McDonald's at Whitmore and Malik had recently gone through a remodel. Since they weren't changing the exterior of the building, it was just a staff level review. He believes that the other McDonald's at Hatch and Herndon is managed by a different franchise. We may have had some preliminary discussions about updating that store location; however, nothing has been submitted yet.

A short discussion ensued regarding attractiveness of the design and that it will really add to the aesthetics of that corner and the City.

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

Commissioner Molina inquired about why this proposal is a Conditional Use Permit.

Mr. Westbrook explained that it's because the Corridor Specific Plan requires one, but there were no special conditions placed on this.

**ACTION:** It was moved by Commissioner Molina; seconded by Commissioner Kachel to adopt PC Resolution 14-08. Motion passed by the following vote:

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

**NEW BUSINESS:**

3. Capital Improvement Program, FY 2014-15 Project Priority List.

Deputy Public Works Director/Assistant City Engineer, Mike Brinton presented the CIP FY 2014-15 Project Priority List. He verified with Ms. Montgomery that the revised Project List was distributed to the Commission.

**ACTION:** It was moved by Commissioner Kachel; seconded by Commissioner Molina to adopt PC Resolution 14-09. Motion passed by the following vote:

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

**PUBLIC MEETING(S):**

None

**UNFINISHED BUSINESS:**

None

**MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

None

**REPORTS:**

Mr. Westbrook announced some upcoming events:

- May 29<sup>th</sup> - Chamber Annual Agri-Business Luncheon will be at the Community Center. Mr. Westbrook requested the Commissioners let him know if they are interested in attending.
- June 3<sup>rd</sup> - Concerts in the Park is starting up again. The Chamber of Commerce is increasing its fundraising efforts; a CUP was recently approved for beer and wine sales. They are also selling Concert Cash passes for \$35, with a chance to win \$500 each week.
- May 20<sup>th</sup> - Celebrity Waiter's Night from 5:00 p.m. - 9:00 p.m. at Alfonso's - fundraiser for the Chamber of Commerce.

**ADJOURNMENT:**

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

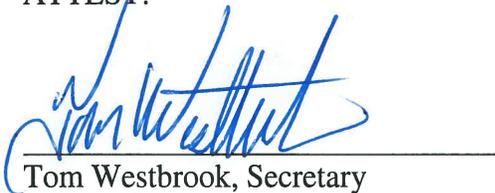
APPROVED:



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Dave Chapman, Chairperson

ATTEST:



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Tom Westbrook, Secretary