

CITY OF CERES
PLANNING COMMISSION
MINUTES

June 16, 2014

MEETING CALLED TO ORDER: 6:01 p.m.

ROLL CALL:

PRESENT: Chapman, Del Nero, Molina, Smith

ABSENT: Kachel

ALSO PRESENT: Director of Community Development Tom Westbrook, 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 Smith to approve the minutes from the meeting of May 19, 2014. Motion passed by the following vote:

AYES: Commissioners Chapman, Del Nero, Smith Molina

NOES: None

ABSENT: Commissioner Kachel

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 Smith; 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, Smith, Molina
NOES: None
ABSENT: Commissioner Kachel

CONSENT CALENDAR:

None

PUBLIC HEARING:

2. Zoning Ordinance Text Amendment (ZOTA) 13-05. Consideration of a proposal to amend Sections 18.42.200(K) and 18.42.140(D) of the Ceres Municipal Code, to modify the Sign Code to remove allowances for the specific types of permitted signs currently permitted for Auto/Motor Vehicle Sales lots that are prohibited at other commercial businesses.

Associate Planner, James Michaels presented the staff report.

Brief discussion ensued regarding summarizing the proposed changes to the text amendment, which include limiting balloons and inflatables to 15 days per calendar year, with a free permit and allowing banners of up to 72 square feet in size, for a total of 90 days per calendar year. This amendment will make the ordinance consistent with other commercial businesses.

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

- Rafael Padilla – California Auto Sales, 1367 Mitchell Road

Mr. Padilla inquired about continuing to display two banners at his business on the weekends.

Mr. Westbrook explained that he would need to obtain a free permit from the Planning Division, and strategically pick which weekends he plans to display them, as there is a limit of 90 days per calendar year.

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

Commissioner Molina inquired about notification to the auto sales businesses that will be affected by this amendment. Mr. Westbrook explained that a Public Hearing Notice was sent in addition to an informational sheet, to all the auto sales businesses, explaining what was happening and inviting them to attend the meeting tonight.

ACTION: It was moved by Commissioner Molina; seconded by Commissioner Del Nero to adopt PC Resolution 14-10. Motion passed by the following vote:

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

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

City Attorney, Mike Lyons provided a brief update on the Walmart Hearing; it has been scheduled to be heard before a Superior Court Judge on July 11th. We are still probably a year to 14 months away from the Appellate Court making a final determination.

Mr. Westbrook announced that tomorrow evening's Concerts in the Park will include a car show and the music of Johnny Rocket and Thrust. In addition to the Chamber's beverages, (per recent CUP Amendment, allowing beer and wine sales, with proceeds going to CDRAB area, Concerts in the Park, and the Chamber), beer will be available from Blaker 40 Brewing. Mr. Westbrook encouraged everyone to come out and support the Chamber and the Concerts.

Planning Commission Minutes
June 16, 2014

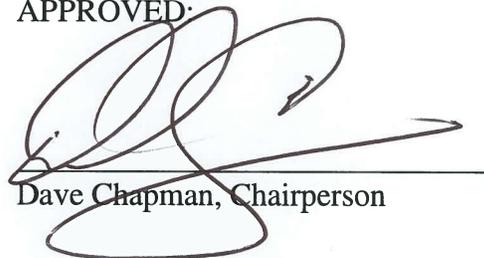
Mr. Wells reported:

- There was a very nice article in the Modesto Bee this morning regarding the Whitmore Avenue Interchange Landscaping project. It provided very positive feedback. The project will be maintained by the Contractor for three years.
- With the City Council approval of the budget on June 9th, the CIP project list that was approved by the Planning Commission at the last meeting, has been implemented. There will be a lot of construction projects coming up.

ADJOURNMENT:

The Commission adjourned at 6:25 p.m. to the next regularly scheduled meeting of Monday, July 7, 2014.

APPROVED:



Dave Chapman, Chairperson

ATTEST:



Tom Westbrook, Secretary