

CITY OF CERES  
PLANNING COMMISSION  
MINUTES

July 21, 2014

**MEETING CALLED TO ORDER:** 6:00 p.m.

**ROLL CALL:**

**PRESENT:** Chapman, Del Nero, Kachel, Molina, Smith

**ABSENT:** None

**ALSO PRESENT:** City Manager/City Engineer Toby Wells, Director of Community Development Tom Westbrook, City Attorney Mike Lyons, 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 Smith; seconded by Commissioner Molina to approve the minutes from the meeting of July 7, 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 Kachel to approve the agenda as posted (or amended) and certification of posting. Motion passed by the following vote:

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

**CONSENT CALENDAR:**

None

**PUBLIC HEARING:**

2. Conditional Use Permit (CUP) 14:03; Proposal for the construction of a 10,750 square foot medical office building (for a Dialysis Clinic) at 1360-1388 Mitchell Road; “L” Street Architects Limited, applicant.

Director of Community Development, Tom Westbrook presented the staff report.

Commissioner Smith inquired about the lot merger process. Mr. Westbrook explained that once the Planning Division has a Lot Line Adjustment application, it takes approximately 3-4 weeks for it to be placed as a Consent Item on a future City Council meeting agenda.

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

- Bob DeGrasse, “L” Street Architects, 1414 L Street, Modesto, CA

Mr. DeGrasse remarked that they’ve been through the Predevelopment process and are here to answer any questions the Commission may have.

The Lot Line Adjustment application is ready to be submitted if this Conditional Use Permit is approved this evening.

- Frank Hagaman – CEO & President of Built with Principle, Inc., San Jose, CA

Mr. Hagaman explained the rapid growth of chronic kidney disease and the need for dialysis centers.

Brief discussion ensued regarding the quantity of dialysis centers in Ceres and the frequency of patient treatments.

**The public hearing was closed at 6:20 p.m.**

**ACTION:** It was moved by Commissioner Kachel; seconded by Commissioner Del Nero to adopt PC Resolution 14-12. Motion passed by the following vote:

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

3. Conditional Use Permit (CUP) 14-05; Proposal to allow a sports performance training facility within an industrial zone at 3427 Railroad Avenue, Suite #1; Les Bonsu (Bonsu Elite Athletics), applicant.

Director of Community Development, Tom Westbrook presented the staff report.

Brief discussion ensued regarding the three-year review of the Conditional Use Permit and the cost involved.

**The public hearing was opened at 6:36 p.m.**

- Les Bonsu, Owner of Bonsu Athletics

Mr. Bonsu explained that they've been in business for approximately four years and had moved to the location at Railroad Avenue on April 1<sup>st</sup> of this year. They work with athletes from 8 years of age on up through college level, and have assisted several athletes improve their performance and obtain scholarships for college.

**The public hearing was closed at 6:39 p.m.**

ACTION: It was moved by Commissioner Smith; seconded by Commissioner Kachel to adopt PC Resolution 14-13. 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:**

Mr. Westbrook reported at he and Mr. Wells attended the first hearing of the Mitchell Ranch case in Superior Court on July 11<sup>th</sup>. The judge has up to 90 days to render his decision, but they felt due to the questions he was asking, that he would like to have the decision sooner. It's exciting to see that process moving.

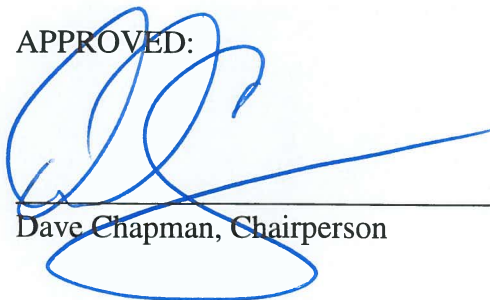
Mr. Wells reported:

- The Mitchell Ranch hearing was different than he and Mr. Westbrook had expected. The judge heard the case first, stating that this has been a pending item for a long time. They were impressed with the judge, as he was very well versed in the case, and has only had it for 4-6 weeks. It was encouraging.
- Engineering project updates:
  - Whitmore Avenue - The PG&E work is paved; they're raising iron this week and hope to be completed by the end of the week.
  - There are a number of other projects we're in design on, and upcoming infrastructure primarily in the Service and Mitchell area, as we focus on trying to get some of the economic development infrastructure in place to facilitate the ultimate development in that area.

**ADJOURNMENT:**

The Commission adjourned at 6:50 p.m. to the next regularly scheduled meeting of Monday, August 18, 2014.

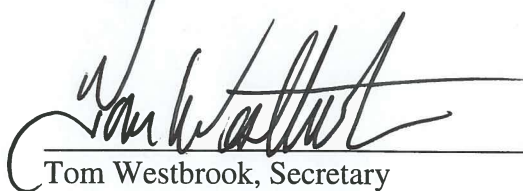
APPROVED:



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Dave Chapman, Chairperson

ATTEST:



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Tom Westbrook, Secretary