

CITY OF CERES
PLANNING COMMISSION
MINUTES

December 15, 2014

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

ROLL CALL:

PRESENT: Commissioners Del Nero, Kachel, Molina, Smith

ABSENT: Chairperson Chapman

ALSO PRESENT: City Manager Toby Wells, Director of Community Development Tom Westbrook, Director of Engineering Services/City Engineer Daryl Jordan, City Attorney Doug White, City Attorney Nubia Goldstein, Associate Planner James Michaels, Secretary/Deputy City Clerk Ann Montgomery

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Vice-Chairperson Smith.

APPROVAL OF MINUTES:

1. **ACTION:** It was moved by Commissioner Molina; seconded by Commissioner Kachel to approve the minutes from the meeting of November 3, 2014. Motion passed by the following vote:

AYES: Commissioners Del Nero, Kachel, Molina, Smith

NOES: None

ABSENT: Chairperson Chapman

ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON:

ACTION: It was moved by Commissioner Kachel; seconded by Chairperson Del Nero to elect Commissioner Smith as Chairperson of the Planning Commission. Motion passed by the following vote:

AYES: Commissioners Del Nero, Kachel, Molina, Smith

NOES: None

ABSENT: Chairperson Chapman

ACTION: It was moved by Chairperson Del Nero; seconded by Commissioner Smith to elect Commissioner Kachel as Vice-Chairperson of the Planning Commission. Motion passed by the following vote:

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

Mr. Westbrook announced those appointments will become effective at our next Planning Commission meeting on Tuesday, January 20, 2015.

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 Del Nero to approve the agenda as posted (or amended) and certification of posting. Motion passed by the following vote:

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

CONSENT CALENDAR:

None

PUBLIC HEARING:

2. Zoning Ordinance Text Amendments 14-12 and 14-13; proposal to implement programs as part of the City of Ceres 2014 Housing Element. The proposed text amendments include creating a second unit ordinance and updating the City's existing Density ordinance.

Associate Planner, James Michaels presented the staff report.

Mr. Michaels read the proposed minor corrections to item C of PC Resolution 14-16 for the record:

“If the developer agrees to construct both **ten** percent (**10%**) of the total units for lower income households and **five** percent (**5%**) of the total units for very-low income households, the developer is entitled to one additional incentive as identified in section 18.90.030 of this Chapter, and may, at the discretion of the City, receive more than one density bonus.”

Mr. Westbrook explained that there will be additional amendments to the Housing Element presented to the Planning Commission in January. Before the next Housing Element can be updated, these amendments need to be complete. We also anticipate kicking off the next Housing Element update early next year, which will be for period 2015-2023. This will be for an 8-year cycle; it’s moving from a 4-1/2 to 5-year cycle to an 8-year cycle. It’s very important for the City to get these updates in place, so we can have a certified Housing Element by next December, 2015. For all the cities that can accomplish that, they will be on an 8-year time frame for updating those Housing Elements, rather than a 4-year time frame.

The public hearing was opened at 6:10 p.m.

The public hearing was closed at 6:10 p.m.

ACTION: It was moved by Commissioner Kachel; seconded by Commissioner Molina to adopt PC Resolution 14-16 and PC Resolution 14-17 with the revisions noted, as read into the record. Motion passed by the following vote:

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

NEW BUSINESS:

3. Proposal to consider an amendment to the existing Conditional Use Permit (CUP 03-49) to allow one modification to the conditions of approval in regards to the use of an existing off-site billboard sign located with the Union Pacific Railroad right-of-way south of the Whitmore Avenue/SR 99 overcrossing.

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

Commissioner Molina inquired about the costs of the announcements. Mr. Westbrook clarified that the costs will be paid for by the Chamber of Commerce.

The public hearing was opened at 6:17 p.m.

The public hearing was closed at 6:17 p.m.

Commissioner Molina requested that Mr. Westbrook relay the Commission's appreciation to Chamber Board President, Renee Ledbetter, for her efforts.

ACTION: It was moved by Commissioner Molina; seconded by Commissioner Kachel to adopt PC Resolution 14-18. Motion passed by the following vote:

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

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

- Vice-Chairperson Smith thanked the City Council for reappointing her. She has appreciated the last eight years serving on the Commission and looks forward to another four.
- Vice-Chairperson Smith welcomed the new City Attorney, Doug White from Churchwell White LLP.
- City Attorney, Doug White also introduced City Attorney, Nubia Goldstein from Churchwell White, LLP. They are excited to be a part of the City of Ceres, have a passion for real estate and land use, and look forward to working with the Planning Commission and City Staff.
- Director of Community Development, Tom Westbrook announced:
 - WSS had their grand opening a few weeks ago, which was very well attended.
 - The Opening Day of Christmas Tree Lane was one of the best attended that he's ever been to.
 - The Chamber will be hosting their annual Installation Dinner at the end of January.

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- The Appeal Hearing Deadline is February 2, 2015 for the Mitchell Ranch (Walmart) case. If the Citizens for Ceres file an appeal, it will go to the Appellate Court. Then it will be another 12-15 months until we get a decision from the Appellate Court.
- The Annual Planning Commissioners Academy will be March 4-6, 2015 in Newport Beach. Additional details will be provided as they become available.

ADJOURNMENT:

The Commission adjourned at 6:25 p.m. to the next regularly scheduled meeting of Tuesday, January 20, 2015.

APPROVED:



Laurie Smith, Vice-Chairperson

ATTEST:



Tom Westbrook, Secretary

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