

CITY OF CERES
PLANNING COMMISSION
MINUTES

June 15, 2015

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

ROLL CALL:

PRESENT: Commissioners Condit, Del Nero, Kachel, Molina,
Chairperson Smith

ABSENT: None

ALSO PRESENT: Director of Community Development Tom Westbrook,
City Manager Toby Wells, Director of Engineering
Services/City Engineer Daryl Jordan, Redevelopment and
Economic Development Manager Steve Hallam, City
Attorney Nubia Goldstein, Secretary/Deputy City Clerk
Ann Montgomery

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Smith.

APPROVAL OF MINUTES:

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 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 Condit, Del Nero, Kachel, Molina, Chairperson Smith

NOES: None

ABSENT: None

CONSENT CALENDAR:

None

PUBLIC HEARING:

1. Zoning Ordinance Text Amendments (ZOTAs) 15-07, 15-08 & 15-09; Proposal to implement programs as part of the City of Ceres 2009-2014 Housing Element. The proposed text amendments, include modifying zoning ordinance sections to allow residential care facility uses, employee housing, transitional and supportive housing uses as permitted uses. City of Ceres, applicant.

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

Brief Commission discussion ensued.

The public hearing was opened at 6:13 p.m.

There being no public comments, the public hearing was closed at 6:13 p.m.

Additional Commission discussion ensued.

ACTION: It was moved by Commissioner Molina; seconded by Commissioner Del Nero to adopt PC Resolutions 15-15, 15-16 & 15-17. Motion passed by the following vote:

AYES: Commissioners Del Nero, Molina, Kachel, Chairperson Smith

NOES: Commissioner Condit

ABSENT: None

NEW BUSINESS:

None

ADJOURNED AS THE PLANNING COMMISSION TO THE CERES DOWNTOWN REVITALIZATION AREA BOARD at 6:18 p.m.

MEETING CALLED TO ORDER: 6:18 p.m.

ROLL CALL:

PRESENT: Board Members Condit, Del Nero, Kachel, Molina, Board Chairperson Smith

ABSENT: None

ALSO PRESENT: Director of Community Development Tom Westbrook, City Manager Toby Wells, Director of Engineering Services/City Engineer Daryl Jordan, Redevelopment and Economic Development Manager Steve Hallam, City Attorney Nubia Goldstein, Secretary/Deputy City Clerk Ann Montgomery

CONFLICT OF INTEREST DECLARATION

None

NEW BUSINESS

2. FY 2014-15 Quarterly (3rd) Report for period ending March 31, 2015.

Redevelopment and Economic Development Manager, Steve Hallam presented the staff report.

Brief Board discussion ensued.

ACTION: It was moved by Board Member Kachel; seconded by Board Member Condit to accept the FY 2014-15 Quarterly (3rd) Report for period ending March 31, 2015. Motion passed by the following vote:

AYES: Board Members Condit, Del Nero, Molina, Kachel, Board Chairperson Smith

NOES: None

ABSENT: None

3. Ceres Downtown Revitalization Area Board Annual Report.

Redevelopment and Economic Development Manager, Steve Hallam gave a PowerPoint presentation explaining the Annual Report.

Board Chairperson Smith noted that in the future, the CDRAB would prefer to see the budget prior to Council adoption.

Mr. Hallam explained it was planned to have the CDRAB see it before Council, but the June 1st meeting was cancelled.

ACTION: It was moved by Board Member Molina; seconded by Board Member Del Nero to accept the CDRAB Annual Report and recommend to the City Council for approval. Motion passed by the following vote:

AYES: Board Members Condit, Del Nero, Molina, Kachel, Board Chairperson Smith
NOES: None
ABSENT: None

RECONVENED AS THE PLANNING COMMISSION at 6:45 p.m.

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Director of Community Development, Tom Westbrook announced:

- The City received an application for a Façade Improvement for the Whitmore Plaza Shopping Center. We anticipate that project will be before the Planning Commission at the second meeting in July. They are anxious to start construction after they've received approval.
- Interviews were conducted last week for the Whitmore Ranch Annexation. Mr. Westbrook expressed his appreciation to Commissioner Kachel and Mr. Hallam for assisting with this process.
- General Plan Pre-proposal meeting was held today with eight consultants attending. The General Plan RFP is out and those proposals are due back by July 17, 2015. We will be conducting the selection and interview process after that.
- Concerts in the Park; the first two were very well attended. Tomorrow night will be the car show, which tends to draw a lot of people.
- Ann Montgomery has returned to the Planning Division after six months, filling in for the City Clerk. The City has hired an Interim City Clerk to help us through the remainder of the year and to handle the election process with the two Council seats and the Mayoral position, the Transit Occupancy Tax and the District Elections; she will be responsible to move that forward.

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Director of Engineering Services/City Engineer, Daryl Jordan announced:

- In July we plan to have the pre-fab restrooms delivered to Whitmore Park.
- The 5-year CIP plan will be before you in a month or so.

Redevelopment and Economic Development Manager, Steve Hallam reported that Ross Stores announced that they will be coming to the former Staples Store space on Hatch Road.

ADJOURNMENT:

The Commission adjourned at 6:51 p.m. to the next regularly scheduled meeting of Monday, July 6, 2015.

APPROVED:



Laurie Smith, Chairperson

ATTEST:



Tom Westbrook, Secretary