

CITY OF CERES
PLANNING COMMISSION
MINUTES

July 20, 2015

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

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Smith.

PROCEDURAL CHANGES:

Director of Community Development, Tom Westbrook explained the procedural changes that we will be incorporating, to be consistent with what the new Interim City Clerk has adopted with the City Council. The first change will be whenever an action is taken; the vote will be conducted by a “roll call” vote. The other change will be the utilization of the Consent Calendar to approve the posting of the Agenda and the Minutes.

ROLL CALL:

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

ABSENT: Commissioner Del Nero (excused)

ALSO PRESENT: Director of Community Development Tom Westbrook,
Director of Engineering Services/City Engineer Daryl
Jordan, City Attorney Nubia Goldstein, Secretary/Deputy
City Clerk Ann Montgomery

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS:

None

CONSENT CALENDAR:

1. Clerk’s Report of Posting. The Agenda for the regular meeting of the Planning Commission of July 20, 2015 was posted on July 15, 2015.
2. Approval of Minutes:
 - a. July 6, 2015

ACTION: It was moved by Commissioner Molina; seconded by Commissioner Condit to approve the Consent Calendar items. Motion passed by the following vote:

AYES: Commissioners Condit, Kachel, Molina, Chairperson Smith

NOES: None

ABSENT: Commissioner Del Nero

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARING:

None

NEW BUSINESS:

3. Specific Plan Site Plan (SPSP) 15-12; Proposal to remodel the exterior elevations of the Whitmore Plaza Shopping Center at 2916 E. Whitmore Avenue, excluding the Cruiser's/Primeshine Car Wash and the Taco Bell; Ray Agah, SaveMart Supermarkets.

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

Chairperson Smith confirmed that there are no landscaping changes planned for the property, but the Conditions of Approval state if any landscaping is damaged, the applicant will be required to replace it to the satisfaction of the City. She added that we should be mindful of the drought and make sure that any changes that are made are drought tolerant.

Mr. Westbrook noted that SaveMart did some landscaping upgrades about a year ago that included some rock areas, which explains why there were no landscape changes included in this proposal.

- Gregor Markel, Principal, Dahlin Group

Mr. Markel thanked the Commission for hearing the proposal this evening. He noted that they are excited about the remodel to the project; Bank of America is very eager and has already submitted the building permit application.

Chairperson Smith inquired about the timing for the project.

Mr. Markel estimates it will be at least six months, as they plan to stage the construction in phases, so that businesses may remain open.

Commissioner Kachel inquired if the square footage of SaveMart will be expanded.

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Mr. Markel explained that SaveMart will be moving into the former Rite Aid location, as it's 10,000-12,000 square feet larger than their current location.

- Renee Ledbetter, Ceres Chamber of Commerce President

Mrs. Ledbetter remarked that the Chamber is very excited that SaveMart is upgrading and renovating the shopping center. It has come at a good time and is good for the economy and our community.

- Sheila Brandt, 2014 Hale Aloha, Ceres, CA

Mrs. Brandt stated that she is excited and hopes that we get going on this.

ACTION: It was moved by Commissioner Condit; seconded by Commissioner Molina to adopt PC Resolution 15-20. Motion passed by the following vote:

AYES: Commissioners Condit, Kachel, Molina, Chairperson Smith

NOES: None

ABSENT: Commissioner Del Nero

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Chairperson Smith reported that she attended the Stanislaus County Fair and enjoyed two concerts; America and Grand Funk Railroad. It was a great fair this year, as it is every year.

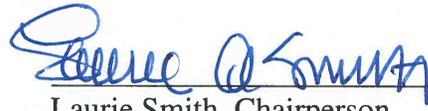
Tom Westbrook noted that the proposal deadline for the General Plan Update was last Friday, and the City received five proposals. He and the City Manager will be reviewing the proposals, conducting interviews, and ultimately bringing a contract to the City Council so that we can initiate that General Plan Update process.

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ADJOURNMENT:

The Commission adjourned at 6:26 p.m. to the next regularly scheduled meeting of Monday, August 3, 2015.

APPROVED:



Laurie Smith, Chairperson

ATTEST:



Tom Westbrook, Secretary

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