

**CITY OF CERES
PLANNING COMMISSION
MINUTES**

February 16, 2016

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

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Kachel.

ROLL CALL:

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

ABSENT: None

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

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS

- Renee Ledbetter, Chamber of Commerce Board President

Mrs. Ledbetter extended an invitation to the Ceres Legislative Breakfast on Friday, March 11th at 7:00 a.m. at the Howard Training Center. She asked that those interested in attending to please register through the Chamber website to assist with the count for breakfast, noting this is a free event.

Mrs. Ledbetter also announced the Ribbon Cutting for "The Tax Problem," which is located on Mitchell Road in the Foster Plaza Shopping Center. This will be on Thursday, February 25th at 5:00 p.m.

CONSENT CALENDAR:

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of February 16, 2016 was posted on February 10, 2016.
2. Approval of Minutes:
 - a. December 21, 2015 (Kachel absent)
 - b. January 4, 2016 (all present)
3. General Correspondence – Information Only
 - a. Ceres Downtown Revitalization Area Board (CDRAB) FY 2015-16 Quarterly Report – 2nd Quarter

ACTION: It was moved by Commissioner Molina; seconded by Commissioner Smith *with Chairperson Kachel abstaining from voting on Consent Item 2(a)* to approve the Consent Calendar Items 1, 2(b) and 3(a). Motion passed by the following vote:

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

ACTION: It was moved by Commissioner Molina; seconded by Commissioner Smith to approve the Consent Calendar Item 2(b). Motion passed by the following vote:

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

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARING:

4. Site Plan Approval (SPA) 13-10; Proposal for the reapproval of a previously approved Site Plan Approval entitlement to construct an 8,250 square foot office/retail building at 2461 Park Street; Ben Prasad, applicant.

Associate Planner, James Michaels presented the staff report.

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

There being no public comments, the public hearing was closed at 6:07 p.m.

ACTION: It was moved by Commissioner Smith; seconded by Commissioner Condit to approve SPA 13-10, subject to the findings and conditions contained in PC Resolution No. 16-03. Motion passed by the following vote:

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

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Director of Community Development, Tom Westbrook announced:

- Reminder about Ethics Training; please be sure to print out the Certificate of Completion, sign and turn into Ms. Montgomery who will submit to our Human Resources Department.
- Planning Commissioners' Workshop featuring Mike Durkee speaking on the Subdivision Map Act, Planning and Zoning law and CEQA. This event will be on Saturday, February 27th at Harvest Hall with registration beginning at 8:00 a.m., and the program starting at 8:30 a.m.
- Planning Commission Academy attendees; please meet afterwards to discuss travel logistics.
- We had our first Community Workshop for the General Plan Update on January 28th. He thanked all the Commissioners for attending, noting he was encouraged by the number in attendance and the amount of participation, especially for the first workshop.

Planning Commission Minutes
February 16, 2016

- This has led to a General Plan Update Road Show, where he has presented to Community groups and received a request by Lourdes Perez from the Ceres Partnership for Healthy Children to do a presentation in Spanish. This is scheduled for Friday, March 11th here at the Community Center.
- Community wide survey regarding the General Plan Update plans to be mailed out sometime in March.
- Interesting things developing for the Downtown; Downtown Façade Improvement Program and other improvements for Downtown.

ADJOURNMENT:

The Commission adjourned at 6:14 p.m. to the next regularly scheduled meeting of Monday, March 21, 2016.

APPROVED:



Robert Kachel, Chairperson

ATTEST:



Tom Westbrook, Secretary

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