

**CITY OF CERES  
PLANNING COMMISSION  
MINUTES**

**May 2, 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, City Manager Toby Wells, Associate Planner  
James Michaels, City Attorney Kerry Fuller,  
Secretary/Deputy City Clerk Ann Montgomery

**CONFLICT OF INTEREST DECLARATION:**

None

**CITIZEN COMMUNICATIONS**

- Leonard Shepherd, 2841 Fowler Road, Space 71, Ceres, CA

Mr. Shepherd reminded the Commission about Mr. Wyatt being in attendance at the last Planning Commission meeting, where colors and style of buildings were discussed. He noted that Ceres is not the same as other places; it has a history and it's something special. If we make our buildings look like the buildings in other towns in the Central Valley, we've lost our history, our uniqueness. He asked the Commission to think about that.

**CONSENT CALENDAR:**

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of May 2, 2016 was posted on April 27, 2016.

Planning Commission Minutes  
May 2, 2016

2. Approval of Minutes
  - a. March 21, 2016 (Molina absent)
  - b. April 4, 2016 (all present)

**ACTION:** It was moved by Commissioner Smith; seconded by Commissioner Condit to approve Items 1 and 2.a. on the Consent Calendar. Motion passed by the following vote:

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

**ACTION:** It was moved by Commissioner Smith; seconded by Commissioner Condit to approve Item 2.b. on the Consent Calendar. Motion passed by the following vote:

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

### **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR**

3. General Correspondence – Information only
  - a. Ceres Downtown Revitalization Area Board (CDRAB) FY 2015-16 Quarterly Report – 3<sup>rd</sup> Quarter

Commissioner Smith pulled this item, noting that she appreciates these reports and Mr. Hallam always does an outstanding job. Some items that are of particular interest to her:

- The Successor Agency Report on pages 2 and 3, noting that the wind-down activities are at the State, or the \$1.2 million in Redevelopment Bonds are being released and we'll be able to do some infrastructure repair and rehabilitation work in the downtown on El Camino and 4<sup>th</sup> Street, between El Camino and North Avenue. This is good news.
- The revenue on page 4 of the report, noting the budget for 15/16 is \$17,355.00, year-to-date expenditures are \$9,253.48 and we've been receiving a little more than \$3,000 each quarter. If the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> quarters are a prediction of the 4<sup>th</sup> quarter, we're going to be significantly short of the projected budget, to the tune of \$5,000. Expenditures are also not meeting budget; which means there's some savings. There are some expenses coming in the 4<sup>th</sup> quarter that will increase the year-to-date amount. She asked staff if they have any information, either tonight or at the next meeting, with regards to revenues for the Downtown District.

Tom Westbrook, Director of Community Development explained that one of the big changes in the revenue we've received this year, is one of the main contributors to the CDRAB revenue is the Valero gas station. He noted that because fuel prices have been down, revenue is down as well. Recently, the fuel strategy at that station has changed; for the last month or so, they've had more competitive pricing and more people are buying fuel there. We're hopeful that we'll receive some additional revenues from that. It does appear that we will be under the revenue projections that were included in the budget.

Commissioner Smith also inquired if the CDRA Board will be expecting to see the proposed 16/17 budget in May or June, prior to Council reviewing it. She requested that consideration of the revenue reductions be a factor in preparing the budget.

Mr. Westbrook clarified that the 16/17 budget will be presented in June.

Commissioner Condit asked if the Annual Report is being crafted and will be presented to City Council.

Mr. Westbrook clarified that it will be presented with the budget.

**The Public Hearing was opened at 6:09 p.m.**

**There being no comments, the Public Hearing was closed at 6:09 p.m.**

**ACTION:** It was moved by Commissioner Smith; seconded by Commissioner Del Nero to approve Item 3 on the Consent Calendar. Motion passed by the following vote:

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

**NOES:** None

**ABSENT:** None

**PUBLIC HEARING:**

4. 15-13 VTPM & 15-14 SPSP; Proposal for the subdivision of a 9.7 acre commercial zoned property into five parcels with retail commercial development (constructed in phases) at 3106 Mitchell Road. The retail commercial development includes seven buildings for a combined total building square footage of 102,500 square feet; GDR Engineering, applicant.

Associate Planner, James Michaels presented the staff report.

**The public hearing was opened at 6:14 p.m.**

- Josh Jantz, GDR Engineering, 3525 Mitchell Road, Ceres, CA

- Mr. Jantz stated that he is representing their client, Mr. Dhillon who has proposed the project. Stacey Wellnitz with Commercial Architecture is also in attendance this evening and is available to answer any questions regarding the colors, renderings, elevations or materials.

Commissioner Smith asked if this proposed project will be replacing the existing structure that's on site, as well as a home, a couple of buildings, and a trucking business.

Mr. Jantz clarified that it wasn't a trucking business, noting that the woman who owned it before only used it for truck parking. There was no business there.

**The public hearing was closed at 6:15 p.m.**

Brief Commission discussion ensued.

Mr. Westbrook noted that this Site Plan went through some iterations, and each time it did, it got better. What's exciting about this is, it's a new project along Mitchell Road and it's a 31,000 square foot building. He looks at this as a possible junior anchor. He certainly applauds the project, and although it took some time, in the end we're getting a project that's far superior to projects that have happened in other communities.

**ACTION:** It was moved by Commissioner Condit; seconded by Commissioner Molina to approve PC Resolutions Nos. 16-09, 16-10 and 16-11. 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:**

Commissioner Condit reported that the Ceres Street Faire is coming up on Saturday. The Planning Commission will be riding in the parade, behind the City Council, in a truck provided by Country Ford.

Commissioner Smith reported that she will not be in attendance at the next Planning Commission meeting on May 16<sup>th</sup>, as she will be out of town.

Director of Community Development, Tom Westbrook reported:

- At the next Planning Commission meeting, there will be a request to amend the Conditional Use Permit for the Concerts in the Park, to perhaps have a farmer's market sublet by the Ceres Chamber of Commerce.
- The General Plan Update Survey went out in the mail. As of last week we've had about 425 returned. Commissioner Condit had also presented to the Leadership Class at Ceres High School, and received a few more surveys. We'll obtain the final batch from the Post Office tomorrow morning and send all the surveys to the consultant, Dyett & Bhatia, so that they can start the summary of the surveys.
- Ceres Chamber of Commerce is selling a limited number of raffle tickets (650) for a brand new 2016 Ford F-150 pick-up truck from Country Ford. He reminded them to pick up their tickets, which are available at \$100 each.
- The most exciting news; we received word from the Appellate Court last Friday, that the request for oral arguments in the Mitchell Ranch case have been submitted. We're hoping that within 45 – 60 days, we'll have the arguments before the Court; 60 days after that we would have the decision from the Appellate Court. It could be towards the end of the summer when hopefully we'll have some resolution on that case.

Director of Engineering Services/City Engineer, Daryl Jordan reported on two construction projects currently happening in the City:

- Whitmore widening project; resurfacing. Pavement went down today.
- Mitchell Road; over the next two evenings from 10:00 p.m. to 2:00 a.m., we'll be grinding and continuing the overlay and pavement.

**ADJOURNMENT:**

The Commission adjourned at 6:22 p.m. to the next regularly scheduled meeting of Monday, May 16, 2016.

APPROVED:

  
\_\_\_\_\_  
Robert Kachel, Chairperson

ATTEST:

  
\_\_\_\_\_  
Tom Westbrook, Secretary

I:\PLANNING\DEPT\PLANNING\PC\Minutes\2016\5-2-16 FINAL.doc