

**CITY OF CERES
PLANNING COMMISSION
MINUTES**

May 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, Chairperson Kachel

ABSENT: Commissioner Smith

ALSO PRESENT: Director of Community Development Tom Westbrook,
Associate Planner James Michaels, City Attorney Nubia
Goldstein, 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 Planning Commission to have the best interest of the citizens of Ceres in mind as they make decisions. He feels we should try to get business in here; restaurants and manufacturing, service type businesses, and make it easier for them to come to Ceres.

CONSENT CALENDAR:

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of May 16, 2016 was posted on May 11, 2016.
2. Approval of Minutes
 - a. May 2, 2016 (all present)

ACTION: It was moved by Commissioner Molina; seconded by Commissioner Del Nero to approve the Items on the Consent Calendar. Motion passed by the following vote:

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

NOES: None

ABSENT: Commissioner Smith

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARING:

3. 89-03 CUP Amendment; Proposal to consider an amendment to the existing Concerts in the Park Conditional Use Permit (CUP 89-03) to allow the Ceres Chamber of Commerce to run a farmers' market operation and beer and wine sales at Whitmore Park; City of Ceres, applicant.

Associate Planner, James Michaels presented the staff report.

- Commissioner Condit asked if the numbers from last year's Concerts in the Park sales were available. Mr. Michaels stated that he did not have that information at this time.
- Chairperson Kachel inquired about the layout for the Farmers' Market.

The public hearing was opened at 6:08 p.m.

- Renee Ledbetter, Ceres Chamber of Commerce Board President

Mrs. Ledbetter stated that the Chamber has spoken with staff and met with the proposed Marketing Manager, Derrick Griffin. Mr. Griffin runs the original Turlock Certified Farmers' Market that has recently moved to the Stanislaus County Fairgrounds. Last year we gave the farmers' market a trial run and ran it on the grass area, along the pathway in the park. We had between 7 and 10 vendors throughout the Concert Series. This year we would like to step it up a notch, and bring in the expert. We have negotiated a deal with Mr. Griffin, and if approved tonight, he would bring in vendors that he has from Turlock. Originally we had thought about closing Third Street and having the vendors set up along there. That's still a possibility, but we're also considering having the vendors set up along the east side of the park because that's where the shade is. We're pretty flexible about the set up, but Mr. Griffin recommends setting up on the east side of the park. The Chamber will also be meeting with Environmental Resources about logistics, as they need their approval as well.

Chairperson Kachel stated that he's sure that staff is comfortable working out the vendor location.

Mr. Westbrook remarked that City staff doesn't have an issue with the location of the vendors, noting that Mrs. Ledbetter sits on the Concerts in the Park Committee with Cambria Pollinger, who runs that from the City side. There's a past, proven relationship between the two. He further commented, to address Commissioner Condit's question, he believes it was approximately \$1200 that was raised last year.

Mrs. Ledbetter stated that we did raise some money that went back into the Committee's fund. She doesn't have that exact figure, but she's thinking it was around \$1200. The money that is raised is from the Cash Passes, which sell for \$35 each, the beer and wine sales, and they're hoping that the Farmers' Market will generate more foot traffic and create more sales that, in turn will go back into this fund.

Commissioner Del Nero asked about length of Concerts series.

Mrs. Ledbetter explained that it's currently 7 weeks in length, and they're looking at possibly extending it to 8 weeks next year. She further explained that each night is a different theme, and this year they are going to have a different food served each week. Previously, the Fire Association grilled hamburgers and hot dogs each week, but felt that this year they would bring in some food vendors and provide variety. For this year, because the Fire Association will not be cooking, we will be donating a portion of proceeds back to the Fire Association. They have asked each vendor to contribute 10% of their net proceeds to the Committee, and the Committee will determine how much goes back to the Fire Association.

Commissioner Condit asked for clarification, that the proceeds were split up three ways between the CDRAB, City Parks & Recreation and the Chamber of Commerce.

Mrs. Ledbetter and Mr. Westbrook confirmed that they were, with Mrs. Ledbetter assuring Commissioner Condit that she will e-mail him the exact figures.

Mr. Westbrook explained why staff left some flexibility in the Conditions of Approval on purpose. If the Farmers' Market is successful during the Concerts series and Mrs. Ledbetter and Mr. Griffin ask if they can continue it, staff will have the ability to say yes. This would also give staff the flexibility to bring the Farmers' Market back earlier next year, perhaps in the spring.

Commissioner Molina wanted to be sure that proceeds are split, after the expenses that the Chamber incurred are covered.

Mrs. Ledbetter clarified that the "net" proceeds are divided, and noted the whole intent for doing this is to help offset the cost for the City, as they understand the budget constraints the City is going through. This is a way for the Chamber to support a musical tradition that been going on for 29 years. She is looking forward to having Mr. Griffin as part of our team, and encouraged everyone to buy the cash passes; they're only \$35.

Commissioner Molina thanked Mr. Griffin for being open to working with the Chamber of Commerce. He remarked that Mr. Griffin has just partnered with the best person, who cares about the City.

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

Mr. Shepherd exclaimed, "Hallelujah!" He thanked Mrs. Ledbetter for her efforts, and remarked that we should have the Farmers' Market for several months, and the Concerts in the Park should go even longer than the scheduled 7 weeks. It's a good, wholesome venue.

The public hearing was closed at 6:21 p.m.

Commissioner Molina thanked Mrs. Ledbetter for all that she does for the City. He's very excited and he echoes Mr. Shepherd's comments; that we should extend the Farmers' Market and the Concerts in the Park series. He inquired about when the splitting of proceeds began.

Mr. Westbrook commented that a few years ago, it was the Chamber's idea to split the proceeds, knowing the budget constraints and to show their appreciation for the City continuing to have the Concerts in the Park events.

The public hearing was re-opened at 6:24 p.m.

Renee Ledbetter – Ceres Chamber of Commerce Board President

Mrs. Ledbetter explained the reason why they decided to split the proceeds was that the Concerts in the Park used to be funded by CDRAB. When we developed the split, it was to put that money back into CDRAB, so that the General Fund wouldn't have to pay for it. She further explained the reason why we have a 3-way split, is part of the money also goes back to Parks & Recreation, because Cambria and her staff come out and help set up for the events, and part of the money goes to fund Scholarship programs for Ceres families who can't afford the programs that are offered in our community.

The public hearing was closed at 6:27 p.m.

Commissioner Molina recommended that we leave the location of the Farmers' Market up to the discretion of Mr. Griffin.

Commissioner Condit agreed with Commissioner Molina, expressing his appreciation to Mr. Griffin for working with us. He comes with a great deal of experience and has been very successful. He noted that Madam President has done a great job with this and he fully trusts her capabilities to continue.

Commissioner Del Nero noted that there hasn't been any issue with the beer and wine sales in the past, and agreed that we should continue that.

Chairperson Kachel stated that any time we get a "Hallelujah" from the audience, we've got a really good item and it's a great thing for the City.

ACTION: It was moved by Commissioner Molina; seconded by Commissioner Condit to approve PC Resolution No. 16-12. Motion passed by the following vote:

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

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Commissioner Condit reported that four of the Planning Commissioners were in the Ceres Street Faire Parade; first time in 12 years. There was a good turnout and they had a very good time.

Commissioner Del Nero was in Mariposa at the Special Olympics Track & Field event that day and was sorry he had to miss the parade.

Commissioner Molina reported that he and his family enjoyed a walk on the bike path near his home that was recently redone. He also thanked the City for fixing Mitchell Road; it's really nice to drive on.

Chairperson Kachel enjoyed the parade as well. He was very impressed with the number of people who attended, noting that it was great to see the parade return and hopes it continues.

Tom Westbrook, Director of Community Development reported:

- On May 26th the Chamber is having their annual Agribusiness luncheon. Tickets are available at the Chamber office.
- A monumental date has been set; on June 22nd oral arguments will be heard on the Mitchell Ranch project at the Appellate Court in Fresno. City Manager, Toby Wells and he will be attending. Hopefully within 60 days of that date, we will have the decision from the Appellate Court.
- The building permit for the façade improvement, for the revised SaveMart has been submitted. We also received the tenant improvement for SaveMart last week. It's going to be exciting to get that done, because we'll have a center that looks brand new.

ADJOURNMENT:

The Commission adjourned at 6:35 p.m. to the next regularly scheduled meeting of Monday, June 6, 2016.

APPROVED:


Robert Kachel, Chairperson

ATTEST:


Tom Westbrook, Secretary