

**CITY OF CERES  
PLANNING COMMISSION  
MINUTES**

**June 20, 2016**

**MEETING CALLED TO ORDER:** 6:01 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, Director of Engineering Services/City Engineer Daryl Jordan, Associate Planner James Michaels, City Attorney Nubia Goldstein, City Attorney Christopher LaGrassa, Secretary/Deputy City Clerk Ann Montgomery

**CONFLICT OF INTEREST DECLARATION:**

None

**CITIZEN COMMUNICATIONS**

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

Mr. Shepherd remarked that as he was traveling through the valley last week, he and his wife noticed that nothing is individual any more. He encouraged the Planning Commission to not let that happen to Ceres. Ceres downtown has history; the city named after "The goddess of agriculture." Don't lose our history.

**CONSENT CALENDAR:**

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of June 20, 2016 was posted on June 14, 2016.
2. Approval of Minutes
  - a. May 16, 2016 (Smith absent)

**ACTION:** It was moved by Commissioner Molina; seconded by Commissioner Condit 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. A proposal for an Architectural and Site Plan Approval Time Extension (ASPA 09-08); Proposal for a fourth time extension for a previously approved commercial project to allow construction improvements associated with the conversion of an existing single-family residence to an office building located at 2334 6<sup>th</sup> Street. The request would allow for a 1-year time extension for the project. Dirk Wyatt, applicant.

Associate Planner, James Michaels presented the staff report.

Chairperson Kachel inquired if the City has any restrictions on the number of time extensions that are permitted for projects of this nature.

Mr. Westbrook replied that there is no limit to the number of considerations that can be requested of the Commission. He explained, if Mr. Wyatt chooses to get a building permit application submitted; once the application is in, that would automatically extend the life of the project.

### **The public hearing was opened at 6:10 p.m.**

- Dirk Wyatt – 3525 Mitchell Road, Ceres, CA

Mr. Wyatt stated that he has the best interest for Ceres in mind, noting that his proposal is for a commercial office building and hopes that the Planning Commission will approve his architectural and site plan time extension. His intentions are to move forward with the project; have an office where a business can be successful and to be submitting plans for approval by the end of this time extension. His feelings are that Whitmore Avenue should be zoned commercial, for the benefit to the City.

Brief Commission discussion ensued.

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

**ACTION:** It was moved by Commissioner Condit; seconded by Commissioner Del Nero to approve PC Resolution No. 16-15 and make the determination that the 1-year time extension is consistent with the original project and that approval of the time extension is not subject to further environmental review pursuant to Section 15301(n), Class 1 (Existing Facilities) of the California Environmental Quality Act. 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:**

City Attorney Nubia Goldstein introduced the newest member to the legal team at Churchwell White, Christopher LaGrassa. He is a recently sworn-in attorney and may be attending the Planning Commission meetings on occasion.

Tom Westbrook, Director of Community Development reported:

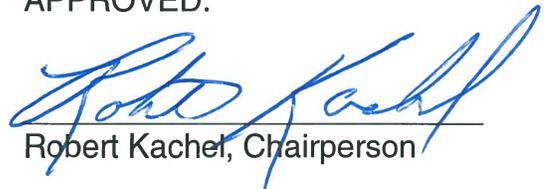
- Reminder-Concerts in the Park tomorrow at 6:30 p.m. It's Graffiti Night, with a car show and Farmers' Market. The Concerts have been very well attended the first two weeks; probably close to 200 people each night. He also mentioned that Mr. Shepherd was a lucky participant in Cash Pass drawing last week.
- Ross Dress for Less on Hatch Road is getting close to opening; we believe it will be sometime in July. Mr. Westbrook will forward the announcement onto the Commission, once the City receives the information.
- Dollar Tree Grand Opening that was scheduled for Thursday, June 23<sup>rd</sup> has been postponed. They will be rescheduling to a future date and Mr. Westbrook will notify the Commission.

- Lastly and most exciting, Mr. Westbrook will be in Fresno at the Appellate Court on Wednesday, June 22<sup>nd</sup>. The oral arguments for the Walmart/Mitchell Ranch case will be heard. We hope that within 4-6 weeks, we'll get the decision from the Court. He will keep the Commission up to date, once he receives that information.

**ADJOURNMENT:**

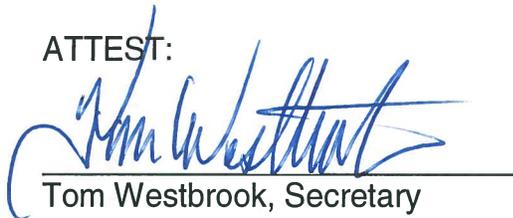
The Commission adjourned at 6:19 p.m. to the next regularly scheduled meeting of Monday, July 18, 2016.

APPROVED:



Robert Kachel, Chairperson

ATTEST:



Tom Westbrook, Secretary

I:\PLANNING\DEPT\PLANNING\PC\Minutes\2016\6-20-16 FINAL.doc