

**CITY OF CERES
PLANNING COMMISSION
MINUTES**

August 15, 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, Smith,
Chairperson Kachel

ABSENT: None

ALSO PRESENT: Director of Community Development Tom Westbrook,
City Manager Toby Wells, Director of Engineering
Services/City Engineer Daryl Jordan, Associate
Planner James Michaels, City Attorney Nubia
Goldstein, City Attorney Embert Madison,
Administrative 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 he believes some think that he's an old curmudgeon that doesn't want to see Ceres grow and stay the same as it was in 1940, but that's not true. He would love to see downtown Ceres have a home-style restaurant, with good old home cooking that stayed open until 10 o'clock at night. He would also like to see a little market that could serve the people around downtown; perhaps make deliveries. He also mentioned the business people; noting that he spoke with the pharmacist at Ceres Drug, who showed him the Downtown Streetscape Plan, and asked if all of his parking was going to be taken away. Mr. Shepherd stated he was told that there is no parking problem. He feels there is a parking problem during the day, but not at night because there's not much to do in Downtown Ceres at night, other than going to Sweet Lou's. He also remarked that we need to think about the elderly and people who

have trouble walking. He reminded the Commission that he came to Ceres 23 years ago, on June 26th. Let's remember Ceres, and check with the people around here to see if they want it to be Livermore, Turlock, or Santa Cruz.

CONSENT CALENDAR:

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of August 15, 2016 was posted on August 11, 2016.
2. Approval of Minutes
 - a. July 18, 2016 (all present)

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, Smith, Chairperson Kachel
NOES: None
ABSENT: None

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARING:

3. 15-15 GPA & 15-16 RZ; Proposal to amend the existing general plan and zoning designations for multiple properties located at the northwest corner of Whitmore Avenue and Central Avenue and along Herndon Road. The properties affected by the general plan amendment and rezone are north of Whitmore Avenue and remnant parcels from the development of the Whitmore Avenue Overcrossing. City of Ceres, applicant.

Associate Planner, James Michaels presented the staff report.

Commissioner Condit inquired about the urgency on amending the General Plan now instead of doing it in the General Plan Update process.

Mr. Westbrook explained initially the intent was to wait and include this with the General Plan Update. Cal Trans owns about 11 of these properties that they're looking to dispose of. Having consistent General Plan and Zoning designations makes it easier for them to market those properties for some future commercial use.

Chairperson Kachel asked what process is used to dispose of properties by Cal Trans.

Mr. Westbrook replied he believes it's a bid process.

The public hearing was opened at 6:13 p.m.

- Dave Pratt, Ceres, CA

Mr. Pratt asked if part of this contains the trailer park or is it just the vacant lots.

Mr. Westbrook explained that everything indicated with the yellow outline and the stars included with the rezone; the Lazy Wheels Mobile Home Park, is included in this and that's currently owned by Cal Trans.

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

Mr. Shepherd inquired if anyone has asked Cal Trans about those properties. He noted that it would be really nice to see the approaches to Ceres; both north and south, cleaned up quite a bit. If that's what Cal Trans is wanting to do, he's all for that.

- Gurdip Singh Ghac, Owner of Chevron station on Whitmore Avenue, Ceres

Mr. Ghac stated that he is concerned about the triangle shaped parcel in front of Ceres High School; wondering what the plan is for that. He suggested it would be good for a parking lot for the school, as anything else would be too much of a risk.

Chairperson Kachel remarked that at this point, there's no plan to develop it into anything in particular. Tonight we're just changing the General Plan designation and the zoning. Those two things determine what the ultimate use might be; in other words, this would designate that for future commercial. Cal Trans is in the process of selling these properties; the ones with the stars indicated on the map. At this point, we're simply trying to prepare for the future, by creating commercial opportunities for that entire area. Chairperson Kachel thanked Mr. Ghac for attending and speaking this evening and invited him to attend future meetings. He also mentioned that City Staff is available to speak with, should he have any questions or concerns.

The public hearing was closed at 6:19 p.m.

Brief Commission discussion ensued.

ACTION: It was moved by Commissioner Molina; seconded by Commissioner Condit to approve PC Resolution No's. 16-21, 16-22 and 16-23. 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 stated that after the last meeting, Mr. Hallam pulled him aside and informed him that some of his questions were frustrating to him, other leaders and City Staff, and he would like to apologize. He noted that he was appointed to represent the citizens of Ceres, and his questions weren't meant to be harsh or hurtful. He remarked that everyone is doing a great job, and his bone to pick was really with the consultant. He wanted to make sure we were getting our money's worth. He can't stress enough that everyone is doing a fantastic job with the City, and he appreciates all the hard work.

City Attorney Nubia Goldstein introduced one of the newest members to the legal team at Churchwell White, Embert Madison. He may be attending the Planning Commission meetings on occasion.

City Attorney Embert Madison thanked the Commission and staff for the warm welcome.

Tom Westbrook, Director of Community Development announced:

- The Chamber of Commerce was going to have an Open House in their new location on Thursday evening, but due to a flooding issue, it's been postponed. He will advise the Commission of the new time once he's notified.
- On Saturday, August 20th at 10:30 a.m. there will be a Ribbon Cutting ceremony at California Landscape Supply, 4106 Morgan Road. This is a new nursery that the Thornberry Brothers have started.
- "Smoke On the River" will be held on Saturday, August 27th from 11:00 a.m. to 5:30 p.m. at River Oaks Golf Course. The Chamber President has made it her goal to make this bigger and better, and now it's certified by the Kansas City BBQ Society. We're hoping for a great turnout.

Director of Engineering Services/City Engineer, Daryl Jordan reported that last week Council reviewed the Downtown Revitalization Plan as well and overwhelmingly supported that. Mr. Jordan noted that staff appreciates the Planning Commission's input that they gave to take to Council, who also gave direction to look at some overflow parking as well.

ADJOURNMENT:

The Commission adjourned at 6:25 p.m. to the next regularly scheduled meeting of Tuesday, September 6, 2016.

APPROVED:


Robert Kachel, Chairperson

ATTEST:


Tom Westbrook, Secretary