

**CITY OF CERES
PLANNING COMMISSION
MINUTES**

September 19, 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,
City Manager Toby Wells, Director of Engineering
Services/City Engineer Daryl Jordan, Associate
Planner James Michaels, Planning Consultant
Marjorie Blom, City Attorney Nubia Goldstein,
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 expressed his happiness about the outcome of the Walmart appeal. If the Citizens for Ceres group decides to appeal the decision to the State Supreme Court, he hopes that the case isn't considered. This group hates Walmart and he believes they're backed by one of the biggest unions, Service Employees International Union (SEIU). He advised the Planning Commission that now it's their chance to make sure things go smoothly for the City of Ceres; to bring in new businesses, and make Ceres grow in the right direction.

Mr. Shepherd also mentioned that in Downtown Modesto, on 10th Street, between J and I Streets, they took out 18 parking spots, to put in little planter boxes and other things. He spoke with several people who own businesses down there. The owners of Picadilly Deli reported that their business dropped off

considerably because no one could park close to the entrance of their store. He advised the Commission to think about that when they want to tear up our downtown.

CONSENT CALENDAR:

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of September 19, 2016 was posted on September 14, 2016.

ACTION: It was moved by Commissioner Smith; seconded by Commissioner Condit to approve 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:

2. Conditional Use Permit (CUP) 06-35 Extension; Proposal to extend the approval of the existing Conditional Use Permit that allowed cellular facilities to be located at 1331 Angie Avenue since September 2006. Approving the request would extend the life of the CUP for an additional ten (10) years. SBA Monarch Towers III. LLC; applicant.

Associate Planner, James Michaels presented the staff report.

Brief Commission discussion ensued.

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

- Dharma Baker, SBA Monarch Towers III. LLC, Boca Raton, Florida

Ms. Baker stated that she is representing SBA Monarch Towers III. LLC and is available for any questions.

Chairperson Kachel confirmed with Ms. Baker that SBA Monarch Towers is comfortable with the Conditions of Approval and everything that is being recommended.

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

Brief Commission discussion ensued.

ACTION: It was moved by Commissioner Molina; seconded by Commissioner Condit to approve PC Resolution 16-25. Motion passed by the following vote:

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

NOES: None

ABSENT: None

3. Site Plan Approval (SPA) 16-11; Proposal for a recycling center use located at 1805 Richland Avenue. Valdemar Chavez Quintero; applicant.

Associate Planner, James Michaels presented the staff report.

Brief Commission discussion ensued.

The public hearing was opened at 6:12 p.m.

- Conrad Castillo

Mr. Castillo stated he is representing the applicant, Valdemar Chavez Quintero this evening and is available to answer any questions there may be.

- Duane Thompson, 1197 Alondra Drive, Ceres, CA 95307

Mr. Thompson inquired about the size of the structure; is it an 8' by 10' structure or is it a recycling center like the one on Moffett and Service Roads?

Mr. Michaels explained that it would be an 8' x 15' structure, and there are conditions on this project where the applicant is going to include some vinyl siding with materials that will be compatible with the area.

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

ACTION: It was moved by Commissioner Molina; seconded by Commissioner Condit to approve PC Resolution 16-26. Motion passed by the following vote:

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

NOES: None

ABSENT: None

NEW BUSINESS:

4. Review and Comment on Draft General Plan Vision Statement and Guiding Principles.

Director of Community Development, Tom Westbrook provided a PowerPoint presentation. He explained the purpose of the General Plan Vision Statement and Guiding Principles is to provide the guidance for the General Plan consultants in the preparation of the Land Use Alternatives. Likely in November of this year there will be a public meeting with the Planning Commission and the City Council to discuss those alternatives. From there, one alternative will be selected and the City will move forward with the Environmental Impact Report relating to that alternative. Additional public workshops regarding the draft Land Use Alternatives will be held.

Commission Discussion:

Commissioner Condit remarked that it's a great start, and is curious as to why "small town character" wasn't mentioned, noting that it was a big part of the survey.

Mr. Westbrook agreed, noting that it was included in a lot of the survey results, and is certainly something we can insert into one of the principles fairly easily.

Commissioner Condit stated that he believes that's what "neighborly character" is kind of getting at. He remarked that "Small Town" defines Ceres; noting the City's logo, "Together We Achieve;" everyone is friendly and inclusive; civically engaged; no matter how much we grow, we still hold onto our roots.

The Commission all agreed with adding the verbiage "Small Town" to the "Neighborly Character" Principle.

Commissioner Smith commented that it's a great start, noting it does a good job of reflecting of what was included both in the surveys and the stakeholder meetings. Although she was in attendance at the meetings, when reading the reports, it was exciting to see how much involvement there was from the community.

Chairperson Kachel opened the meeting for public comment.

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

Mr. Shepherd remarked that it was nice that all of those surveys were sent out, except for the 177 units in the Las Positas Mobile Home Park, where he lives and the other mobile home parks in the City that did not receive them. He suggested that future mailings be sent out to P.O. Boxes and addresses, in addition to those who receive a City water and sewer bill. Mr. Shepherd also likes the idea of adding “Small Town” to “Neighborly Character” because “Small Town” says something to him.

- Dave Pratt, Ceres, CA

Mr. Pratt remarked that he doesn't know what you consider “Small Town,” because “Small Town” refers to when there was about 4,000 in this town, and it was mostly agriculture. He also doesn't remember seeing a survey, but he doesn't do well with surveys anyways because they seem to ask the wrong questions.

- Duane Thompson, 1197 Alondra Drive, Ceres, CA

Mr. Thompson stated that he didn't receive a survey either.

Commissioner Smith asked Mr. Westbrook what the selection process was for mailing out the surveys.

Mr. Westbrook explained that the surveys were sent to all mailing addresses within the City, but perhaps only to one address at the mobile home park.

- Lourdes Perez, representing Ceres Partnership Family Resource Center

Ms. Perez remarked that having attended the workshops and participating in the survey, she wanted to commend the City for the processes that were used for getting the community involved. It was definitely a demonstration of being inclusive and accepting diversity in our City. She truly appreciates the effort from Planning and Community Development; recognizing Tom Westbrook, Marjorie Blom, James Michaels and everyone involved. She thinks the Vision Statement as well as the Guiding Principles represent what the community spoke of. She appreciates that the community was able to speak about their concerns and that they were very well heard.

Chairperson Kachel requested that the people in attendance this evening, who didn't receive a survey, leave their name and address with us. Mr. Westbrook added that we'd like email addresses as well, as we utilize that method to communicate notifications of upcoming events.

Commissioner Condit inquired why the Consultants were not in attendance this evening.

Mr. Westbrook explained that the Consultants' Scope of Work/Contract allows for them to attend a specific amount of meetings, since they're so far away. He made the decision to have the consultants attend the Land Use Alternatives meeting when they're presented to the City Council and Planning Commission, rather than tonight's meeting or the City Council Meeting when he presents the Draft Vision Statement and Guiding Principles.

ACTION: It was moved by Commissioner Condit; seconded by Commissioner Smith to approve the Draft Vision Statement and Guiding Principles with the addition of "Small Town" to the "Neighborly Character," Principle and recommend to the City Council. Motion passed by the following vote:

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

Mr. Westbrook explained the next steps in the General Plan Update process. The Draft Vision Statement and Guiding Principles (as modified by the Commission) will be presented to the City Council at the October 10th meeting. There will be a public workshop with the Council and the Planning Commission in November to discuss the Land Use Alternatives, specifically. Sophie Martin from Dyett & Bhatia will be here to present that.

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Chairperson Kachel reported that he has asked Vice-Chairperson Del Nero to fill in for him at the next Planning Commission meeting on October 3rd as he'll be on vacation in Atlanta, Georgia.

Tom Westbrook, Director of Community Development announced:

- We're working on a second newsletter that will be a digital newsletter and going out to our e-mail distribution list. We hope to have that out within the next day or two.
- On the 5th anniversary of the City Council's approval of Mitchell Ranch, we heard from the 5th District Appellate Court that the City was successful defending the challenge from the Citizens for Ceres. They have a short window of time to advance that to the Supreme Court of the State of California, if they so desire. We're pretty satisfied that we won in the Superior Court and the Appellate Court level, so hopefully we can see that project under construction within the next year or so.

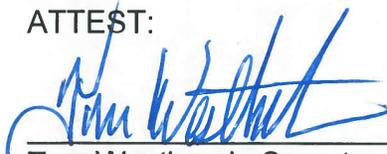
ADJOURNMENT:

The Commission adjourned at 6:36 p.m. to the next regularly scheduled meeting of Monday, October 3, 2016.

APPROVED:


Robert Kachel, Chairperson

ATTEST:


Tom Westbrook, Secretary