

**CITY OF CERES
PLANNING COMMISSION
MINUTES
April 3, 2017**

MEETING CALLED TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Del Nero.

ROLL CALL:

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

ABSENT: None

ALSO PRESENT: Director of Community Development Tom Westbrook, Director of Engineering Services/City Engineer Daryl Jordan, Assistant City Engineer/Deputy Public Works Director Mike Brinton, 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 expressed his disappointment in the number of citizens in attendance this evening.

CONSENT CALENDAR:

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of April 3, 2017 was posted on March 28, 2017.
2. Approval of Minutes
 - a. February 21, 2017 (Smith absent)
 - b. March 20, 2017 (Del Nero absent)

ACTION: It was moved by Commissioner Kachel; seconded by Commissioner Molina to approve Item 1 on the Consent Calendar. Motion passed by the following vote:

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

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

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

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

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

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

PUBLIC HEARING

3. Site Plan Approval (SPA) 17-02; Proposal for a 3,640 square foot commercial retail/office building at 1957 Central Avenue. Jose and Alicia Lopez, applicants.

Tom Westbrook, Director of Community Development explained that there is an issue with the Site Plan associated with this project. It was realized after the noticing had been put into the newspaper. So, we needed to hold the meeting and hear the item this evening. We're just requesting an indefinite continuance. When the issue is resolved with the Site Plan, we will bring it back to the Planning Commission.

ACTION: It was moved by Commissioner Kachel; seconded by Commissioner Condit to approve an indefinite continuance on Site Plan Approval (SPA) 17-02. Motion passed by the following vote:

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

NEW BUSINESS:

4. Capital Improvement Projects (CIP) Update

Director of Engineering Services/City Engineer, Daryl Jordan presented the Capital Improvement Projects (CIP) Update. Mr. Jordan explained that he wanted to bring some of the projects that the City has under design and construction for the Planning Commission's review and comment. He stated that he and Mr. Brinton are available to answer any questions there may be.

5. Major Projects List

Director of Engineering Services/City Engineer, Daryl Jordan explained the projects on list.

Brief Commission discussion ensued.

Chairperson Del Nero thanked Mr. Jordan for the update.

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Commissioner Smith inquired about the budget for the Downtown Revitalization Area Board, noting that it's April and she wanted to make sure that we'll see the

proposed budget this month.

Mr. Westbrook clarified that he saw correspondence today from Mr. Hallam with some information that will be coming to the CDRAB board at the next meeting.

Director of Community Development, Tom Westbrook reported:

- Update on Dr. Rai's project that was considered at the last Planning Commission meeting - He had a conversation with the architects last week; the Doctor is authorizing them to move forward with plans. Because it's a medical care facility, it requires approval from the State of California-OSHPD. He called the gentleman at the State, who explained their application process takes anywhere from 9 months to 2 years. So even though the City's Building Permit process will be done in short order; the normal process is a 6-8 week timeframe, they have to get that approval from the State of California before it can build. What we were hoping would be a pretty expedited project, could take a lot longer. And, unfortunately, the City can't do anything about the timeline of that process.
- Mitchell Ranch – We did meet with the engineer and that's a very encouraging sign that they're continuing to move forward. But as you might expect, the scope and magnitude of a commercial project of that size is going to take a lot of planning and effort and design from their architect and engineers. It's going to be a while before we get a set of plans.
- Whitmore Plaza Shopping Center – SaveMart is really starting to come together. It looks very nice and he's very excited to see that project.
- City Council selected Land Use Alternative 1 at their last meeting. The reason they selected Alternative 1, there were some people who stood up at the Public Hearing, representing some of the property owners who had some of that industrial designated land down by the freeway; they said they would prefer to be the low-density residential that exists today. The Council took that into consideration and moved forward with that change. That also kept Mrs. Soltero's property as the regional commercial which the Planning Commission had suggested a change to. So, in Alternative 1; it was already regional commercial. And there was also that little piece at Roeding and McGee for the light industrial. That is done and will be moving forward to the Goals and implementation of the General Plan Update. When he has more on that, he will most likely bring it to the Commission to talk about some of the Goals for that effort.

ADJOURNMENT:

The Commission adjourned at 6:18 p.m. to the next regularly scheduled meeting of Monday, April 17, 2017.

Planning Commission Minutes
April 3, 2017

APPROVED:



Gary Del Nero, Chairperson

ATTEST:



Tom Westbrook, Secretary

I:\PLANNING\DEPT\PLANNING\PC\Minutes\2017\4-03-17 FINAL.doc