

**CITY OF CERES
PLANNING COMMISSION
MINUTES**

June 19, 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, City Manager Toby Wells, Senior Planner James Michaels, 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 inquired about the project on 4th Street; wondering how long it's going to take, 6 months, 3 months. Where have people been getting the idea that it's going to be November before everything gets done? We'll see what happens after it all gets straightened out in three months.

CONSENT CALENDAR:

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of June 19, 2017 was posted on June 14, 2017.
2. Approval of Minutes
 - a. June 5, 2017 (Del Nero absent)

ACTION: It was moved by Commissioner Kachel; seconded by Commissioner Smith 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

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

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

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARINGS:

3. Specific Plan Site Plan (SPSP) 17-06; Proposal to remodel the exterior of the existing Little Caesars Pizza restaurant at 2909 E. Whitmore Avenue. Commercial Architecture, Inc. applicant.

Senior Planner, James Michaels presented the staff report.

Commissioner Smith inquired about the entrance being on the west facing side of the building, not on the front.

Mr. Westbrook explained that elevations can be tricky, and in this instance, when it says "east elevation," that's the way he is looking. He noted on the diagram, which elevation shows facing the empty lot. The west elevation, if he's looking to the west, faces the interior building. He pointed out that the set of doors are located just past the windows shown on the elevation.

Commissioner Smith clarified that the east facing elevation will not have any doors on it and that's the side that staff is requesting the additional architectural details. These doors are actually on the front; the east side of the building. Commissioner Smith appreciated the explanation.

The Public Hearing was opened at 6:12 p.m.

- Stacey Wellnitz, Commercial Architecture, Inc.

Ms. Wellnitz explained that she is the Architect and Designer on this project and that the elevations are labeled incorrectly. That's an error on our part. They would like to request that the condition to extend the parapet feature be removed from the Conditions of Approval. The reason for that is because economically to do that, wouldn't be cost effective. We were able to make this addition because we were able to remove a portion of the building and replace it with something else with little structural impact and very

little impact to the business itself. The owner intends to operate the business during construction. If we were to extend the parapet, we would have to completely remove the roofing materials, structurally attach the wall and come back. The money that would be spent on that; she doesn't know if it would get the visual impact that we would expect. Obviously, we're going to paint the building and fix any damaged areas with stucco. The doors, we put on the side for two reasons; one, so we could get a little better flow in the lobby and also, because we needed some parking stalls. Ms. Wellnitz stated that she is available to answer any questions that the Commission may have.

- John Gauthier, Owner, Little Caesars, 2909 E. Whitmore Avenue, Ceres, CA

Mr. Gauthier stated that he opened the Little Caesars in 1993. Originally, we leased it from Edith Richards for 20 years. When she passed away, her daughter inherited the building. She finally sold it to him a year and a half to two years ago. He has wanted to redo the building, but didn't want to do it when he didn't own the building. As far as developing the property next door, he would love to buy both of those lots. There are several people who own those lots, and unless we can get them on the same page, no one has enough room to do anything. One of the owners wanted some unrealistic number for the property. He would like to upgrade the building, but not at an astronomical price. He has several other locations, and he can allocate a couple hundred thousand dollars to this project. We love the City of Ceres. We've been there 24 years and have intentions of building another location on Hatch Road. We haven't submitted anything yet, but have signed a lease. The City of Ceres has been great to us, but he does think that the parapet wall would open up a whole other can of worms and probably add \$25,000 to the project. He plans to redo the asphalt and make it look really nice.

- Dave Pratt, Ceres resident

Mr. Pratt noted that now he begins to understand why that vacant lot has been that way for as long as he can remember. He's glad to see that businesses are starting to remodel over in that area, and it looks like everyone else is jumping on the band wagon too. It's starting to look very nice over there.

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

Mr. Shepherd stated that he doesn't want to say it, but here we going again; making the land owner, who wants to make things look better, and staff is throwing something at them that they see is really not important. He asked what that parapet is going to do; is it something that is going to improve the building. It goes right back to "foam pop-outs," that this Planning Commission, a few years ago made people put in pieces of foam and cover them up with stucco to make it look like a big piece of wood. It was ridiculous. He advised the Commission to not make them put anything extra on that building just because you think it might make it look a little better. Let the land owner do that. Give them the opportunity; not City staff, to say what they want their building to look like.

The Public Hearing was closed at 6:21 p.m.

Commissioner Condit thanked the applicant for sharing his thoughts on the project this evening and he is ready to make a motion, unless other Commissioners have comments.

Brief Commission discussion ensued.

ACTION: It was moved by Commissioner Condit; seconded by Commissioner Smith to approve PC Resolution No. 2017-09, with the amendment that we strike the last sentence in Condition B.2. Motion passed by the following vote:

AYES: Commissioners Condit, Kachel, Molina, Smith, Chairperson Del Nero
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 announced that he is submitting his written comments on the Environmental Impact Report for the General Plan Update to Mr. Westbrook this evening.

Director of Community Development Tom Westbrook announced:

- Reminder - Concerts-In-the-Park tomorrow evening. It's going to be warm, so dress appropriately and bring fluids.
- June 28th at 9:00 a.m. – Grand Opening at Save Mart. He actually got to go into the building last week and see a preview. He thinks the residents of the community are going to be pretty happy when the store opens up. There's no need to RSVP for this event; anyone is welcome to attend.
- Mr. Westbrook offered to meet with Mr. Shepherd sometime and bring him up to speed on "foam pop-outs" because not everything is as it seems. He would just like the opportunity to explain why we did what we did.

City Manager, Toby Wells reported:

He is filling in for the Director of Engineering Services/City Engineer, Daryl Jordan this evening. The Downtown Project is underway and under construction. We encourage everyone to visit those businesses as those businesses are still open and need our support during the construction activity. The contractor is working diligently. He explained that the contractors choose to work for the City of Ceres; they bid on the project and following California law, we award the project to the lowest bidder. They are

working very well with the City and the business owners to make sure they make adjustments as necessary. The overall construction timeline; the real heavy lifting and real significant impact should be completed in around three months. We're happy to be under construction. The businesses were asked and communicated with in terms of the various ways to build the project and they all chose this option; get in and get out as quickly as possible.

ADJOURNMENT:

The Commission adjourned at 6:29 p.m. to the next regularly scheduled meeting of Monday, July 17, 2017.

APPROVED:



Gary Del Nero, Chairperson

ATTEST:



Tom Westbrook, Secretary