

**CITY OF CERES
PLANNING COMMISSION
MINUTES
March 20, 2017**

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

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Vice-Chairperson Molina.

ROLL CALL:

PRESENT: Commissioners: Condit, Kachel, Smith Vice-Chairperson Molina

ABSENT: Chairperson Del Nero

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, 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 with the empty gallery, where the only time it's filled is when there's a special interest item on the agenda. He wondered where all the citizens are. He suggested that each of the Planning Commissioners bring 10 people to the meetings in addition to the City Staff; then we could fill this place.

CONSENT CALENDAR:

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of February 21, 2017 was posted on February 15, 2017.
2. Approval of Minutes
 - a. March 6, 2017

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, Kachel, Smith, Vice-Chairperson Molina

NOES: None

ABSENT: Chairperson Del Nero

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARING

3. Conditional Use Permit (CUP) 17-01; Proposal to allow the construction of a 47,348 square foot building for the development of a 175-bed rehabilitation and nursing facility. *This project was originally approved by the City Planning Commission on September 9, 2009 and the proposed project is the same as the one that was approved in 2009.* Dr. Meetinder Rai, applicant.

Associate Planner, James Michaels presented the staff report.

The Public Hearing was opened at 6:09 p.m.

- Gary Rogers, 450 S. Madera Avenue, Madera, CA

Mr. Rogers stated that he is the project architect, noting that seven years ago the Planning Commission approved this project. Mr. Rogers explained that Dr. Rai came into his office a few months ago, and he didn't recognize him. Dr. Rai had a serious health issue that took him quite some time to recover from. Because of that, he had to put the first development on hold. He's in much better health now and is ready to proceed with his project. Unfortunately it had expired, so we've had to start over. It's the same conditions, the same everything; it's just six years later. Mr. Rogers went on to explain that we will be providing 130 new medium income jobs, which will be good for this city. It will bring in a tremendous amount of money for taxes, which the City always needs. He requested that the Commission approve this project, with the conditions that have been set forth, noting that they agree to all the conditions.

Commissioner Smith thanked Mr. Rogers and Dr. Rai for returning with this project. She asked Mr. Rogers how many of the 130 jobs will be full-time positions.

Mr. Rogers replied that all of them will be full-time positions.

Commissioner Condit asked Mr. Rogers if there was a plan for the hiring process, to hire within the City.

Mr. Rogers explained that probably 30% of the staff will have to be skilled nursing, and the other 100 will have to be LVN's and nurses' aides; many of which could be trained and hired within this city and area here.

Vice-Chairperson Molina remarked that from a business perspective, we can't make them hire "Ceres-only" staff, but we would really appreciate if they could take that into consideration, noting that Ceres really does have a lot of skilled people. He understands the concept of having qualified, certified personnel to do the work.

Mr. Rogers stated that they will take that up with the hiring team. He's certain there will be a hiring period, with specific hours and days that they will interview those who qualify or wish to be in this profession. We would like to hire people locally because we want to be part of the City and have a good working relationship with everyone.

Commissioner Kachel inquired if they have an estimated date for the opening of the facility.

Mr. Rogers remarked that they hope to open in 1-1/2 to 2 years.

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

Mr. Shepherd stated that this is the thing that we need in the City. We don't need a bunch of houses; we need professional people, we need stores, we need warehouses, and we need things that bring in jobs, not more people. Let's strive to keep 47,000 a top number and maybe somewhere along the line we can start reducing it and send them to Turlock or Modesto, so that we have our City the best that it can be without taxing the Fire and Police services. He wished Dr. Rai, the best of success.

There being no further comments or questions, the Public Hearing was closed at 6:17 p.m.

ACTION: It was moved by Commissioner Smith; seconded by Commissioner Condit to approve PC Resolution 17-03. Motion passed by the following vote:

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

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Vice-Chairperson Molina thanked the City for the opportunity to attend the Stanislaus County Planning Commissioners' Workshop on Saturday. It was very informative and he enjoyed himself.

City Attorney Nubia Goldstein thanked staff for helping coordinate the Planning Commissioners' Workshop. It was very well attended and they had good representation from the City of Ceres. She thanked all for attending. She hoped that the presentation was informative and insightful. She mentioned that she spoke with staff and in the future, as time warrants, she will bring something more tailored to the Commission.

Director of Community Development, Tom Westbrook reported about the Planning Commissioners' Workshop on Saturday; there was some good information presented that he didn't know. He believes what Ms. Goldstein was referring to, is perhaps getting a listing of certain things that we could do when there is a light Planning Commission Agenda, and maybe she can take 15-20 minutes to talk specifically about the Brown Act, Robert's Rules of Orders, or something like that. He'll work with Ms. Goldstein independently and perhaps schedule something in the future, to have a brief training at the end of a Commission meeting.

Ms. Montgomery reminded the Commissioners who haven't yet completed their Statement of Economic Interests, Form 700; they are due on April 1st.

ADJOURNMENT:

The Commission adjourned at 6:23 p.m. to the next regularly scheduled meeting of Monday, April 3, 2017.

APPROVED:



Hugo Molina, Vice-Chairperson

ATTEST:



Tom Westbrook, Secretary