

**CITY OF CERES
PLANNING COMMISSION
MINUTES
February 21, 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, Chairperson Del Nero

ABSENT: Commissioner Smith

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 Christopher LaGrassa, Administrative Secretary/Deputy City Clerk Ann Montgomery

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS

- Leonard Shepherd, Ceres Citizen

Mr. Shepherd expressed his concern with what he overheard at a restaurant out of town. People were talking about how everything looked the same as they traveled up and down California. They saw the same strip malls, same colors, and same basic design. These were his thoughts as well. He explained that there's one little stretch on Mitchell Road that he really likes; that area by La Cascada Restaurant. He loves that because it's real Ceres, real small-town stuff and we're getting away from it. He recalled doing a group meeting and one of the items was about keeping the small-town look and feel, and what do we do; we kick that under the bed. We start with everything's got to look the same because we have to look like our neighboring cities. He wonders what was wrong with having diversity in our buildings and our look. He wishes he had enough money to come before the Planning Commission and say he'd like to build a restaurant that looks like The Alamo, but wonders if he'd get approval. He doesn't know what to think about the Ceres Planning Commission.

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. January 17, 2017
3. General Correspondence – Information only
 - a. Ceres Downtown Revitalization Area Board (CDRAB) FY 2016-17 Quarterly Report – 2nd Quarter

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

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

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARING

4. Specific Plan Site Plan (SPSP) 16-15; Proposal to remodel the exterior elevations of an existing Carl's Jr restaurant at 2420 Mitchell Road. PM Design Group, applicant.

Associate Planner, James Michaels presented the staff report.

The Public Hearing was opened at 6:08 p.m.

- Greg Borchard - PM Design Group, 6930 Destiny Drive, Rocklin, CA

Mr. Borchard stated that he is available to answer any questions there may be.

There being no further comments or questions, the Public Hearing was closed at 6:09 p.m.

Director of Community Development, Tom Westbrook remarked that's it's exciting to see, with this project and some of the others that the Planning Commission has seen recently, such as Burger King and the Whitmore Plaza Shopping Center; we're getting some private reinvestment in some of our buildings that have been around for a couple of decades. He explained that what we see here with Carl's Jr; they're coming in, looking to modernize and put in some new color schemes. What was submitted by the applicant was fine with staff. We're excited to see some of this "rebirth" of some of our older commercial structures along Mitchell Road. Staff is happy and very encouraged that this is going along with that private investment in our community.

Commissioner Kachel stated that it is good that we're starting to see these things, along Mitchell Road in particular. And then if we get some development at the other end of Mitchell Road, which we hope for in the next year or so; it's exciting times!

Commissioner Molina wanted to thank the applicant for proceeding with this. It looks like that whole area of the intersection at Mitchell and Whitmore is coming to life. He thanked City Staff for being open. He hasn't really heard about any applicant complaining about the City not working with them; and if there was anything that came up, it always has a good ending for the applicant and for the City. He reiterated that nothing needed to be changed, and it shows on what was submitted to the Planning Commission. He complemented both the applicant and City staff on a job well done.

ACTION: It was moved by Commissioner Molina; seconded by Commissioner Kachel to approve PC Resolution 17-01. Motion passed by the following vote:

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

5. Conditional Use Permit (CUP) 16-14; Proposal for a Conditional Use Permit to allow the operation of a small craft manufacturing brewery facility and tasting room at 1063 Montclair Drive. Tom Lucas, Blaker Brewing, applicant.

Associate Planner, James Michaels presented the staff report.

Mr. Westbrook wanted to take the opportunity to share how something starts small, and after it's nurtured for quite some time, can potentially blossom into a pretty exciting little business for Ceres that we don't have. He explained that he met Tom Lucas for the first time, probably close to three years ago, through the

help of the Chamber of Commerce and the Alliance. He had an idea that the Lucas family farm was brewing some beer, looking for locations. You may have seen Mr. Lucas and his work at the Concerts in the Park, and also at The Smoke on the River events. It's taken quite some time to get to where we are this evening, but Staff is pretty excited about it. He knows that City Manager Wells and he had worked many hours, trying to find a place and get Mr. Lucas to a situation where he was comfortable bringing his brewery to our community. He knows that Mrs. Ledbetter and the Chamber of Commerce had spent probably more time than the City, trying for that same effort. We think this can be the start of a great little business, and then maybe someday it opens up into a restaurant within our community. He just wanted to give the Planning Commission that background and noted, as much as Staff would like to bring these new opportunities, they just don't fall in our laps. Sometimes they take a while to get there, but tonight is the finish line, so to speak for the entitlement process. The building likely will be constructed in the next couple of months, and then Mr. Lucas and his business partners can get in there and do what they need to for the brewery. Mr. Westbrook is pretty excited about this, mostly because it's taken such a long time to get to this point; however, not as long as the Super Walmart. He knows that Mr. Lucas is here this evening and excited to answer any questions that the Commission may have for him.

Chairperson Del Nero shared a question that he'd asked Mr. Westbrook earlier regarding the hours of operation.

Mr. Westbrook explained that the hours here are a bit different, noting that Mr. Lucas manufactures the beer in the morning; that's why it's a bit different than the traditional wine-tasting facilities you may have been to.

The Public Hearing was opened at 6:19 p.m.

- Tom Lucas - Blaker Brewing, 1063 Montclair, Ceres, CA

Mr. Lucas asked if there were any questions.

Commissioner Molina inquired about the photo on page 5 of the staff report; asking if this is a sample of what it would look like.

Mr. Westbrook explained that's an illustration that was provided by Mr. Lucas, which shows what that outdoor patio area could be. It's a pretty unique concept, noting that the outdoor furniture is built on wheels, so when they need it, they can put it out there and when they don't, they put it away. It provides some outdoor space that they can utilize when the seasons cooperate.

Chairperson Del Nero asked if along with this, there's an application for food or anything; perhaps in the future.

Mr. Lucas explained that we're putting in a little prep kitchen, but it is for very light faire. We might have the opportunity to bring in catered food but that's all we're looking at, at this point.

Mr. Westbrook remarked that the building plans have been issued already, because Mr. Lucas is going to lease the building, as someone else owns it. The plans do show a small kitchen facility, which is fine with the City.

- Renee Ledbetter – Ceres Chamber of Commerce Board President

Mrs. Ledbetter congratulated the City and City Staff, noting that we appreciate all the work that Mr. Westbrook and Mr. Wells have put into bringing Blaker Brewing to Ceres. We really have worked hard the past two and a half years to attract Blaker Brewing, and the Chamber looks forward to working with the City to bring other businesses here. We know that economic development and business retention are very important to the City, so that we do not become a "bedroom community." We're very excited and we hope you move this project forward.

Commissioner Kachel inquired about the color scheme.

Mr. Westbrook explained that the building is approved, and because it's within the Morgan Road Industrial Park, it's approved at a staff level. We have that flexibility so that we can move things through quickly. He believes they're going to be in the tan and beige color scheme.

Commissioner Kachel expressed his thanks to the Chamber, Staff and the applicant because there was obviously a lot of work that went into this; a lot of behind the scenes things that we were not aware of.

There being no further comments, the Public Hearing was closed at 6:23 p.m.

ACTION: It was moved by Commissioner Kachel; seconded by Commissioner Condit to approve PC Resolution 17-02. Motion passed by the following vote:

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

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Director of Community Development, Tom Westbrook reported:

- Reminder to Planning Commissioners about the filing of the Statement of Economic Interests, Form 700 is due April 1st.
- Stanislaus County Planning Commissioners' Workshop will be held on Saturday, March 18th. Please let us know by our next meeting on March 6th if you would like to attend.
- March 6th Planning Commission Meeting – We'll be presenting the General Plan Update Land Use Alternatives. Staff is anticipating having the packet out to the Commission by this Friday. Mr. Westbrook will be calling the Commissioners next week to discuss any questions.

Director of Engineering Services/City Engineer, Daryl Jordan provided an update on the projects at the Mitchell/Service, noting the road widening project to accommodate the new Walmart on their frontage, as well as south of the intersection there. Tomorrow, there'll be a drone over Service Road, doing some surveying to help determine what the grades will be of the new interchange that's coming too.

ADJOURNMENT:

The Commission adjourned at 6:28 p.m. to the next regularly scheduled meeting of Monday, March 6, 2017.

APPROVED:



Gary Del Nero, Chairperson

ATTEST:



Tom Westbrook, Secretary

I:\PLANNING\DEPT\PLANNING\PC\Minutes\2017\2-21-17 FINAL.doc