

**CITY OF CERES  
PLANNING COMMISSION  
MEETING MINUTES  
February 3, 2020**

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

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Vice Chairperson Johnson.

**OATH OF OFFICE:**

City Clerk, Diane Nayares-Perez administered the Oath of Office to new Planning Commissioner, Bret Silveira.

**ROLL CALL:**

**PRESENT:** Commissioners: Del Nero, Johnson, Kachel, Silveira, Smith

**ABSENT:** None

**ALSO PRESENT:** Director of Community Development Tom Westbrook, City Manager Toby Wells, Director of Engineering Services/City Engineer Daniel Padilla, Senior Planner James Michaels, City Attorney Nubia Goldstein, City Clerk Diane Nayares-Perez

**ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON:**

Commissioner Smith was appointed Chairperson and Commissioner Johnson was appointed Vice Chairperson of the Planning Commission for the calendar year.

**CONFLICT OF INTEREST DECLARATION:**

Commissioner Johnson stated that he has a conflict of interest with Item 4 on the Agenda and will recuse himself.

**CITIZEN COMMUNICATIONS:**

- Tom Anderson – Ceres citizen

Mr. Anderson inquired about the proposed diverging diamond interchange and the status of the building permit for the Walmart Supercenter.

**CONSENT CALENDAR:**

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of February 3, 2020 was posted on January 28, 2020.
2. Approval of Minutes
  - a. January 21, 2020 (all present)
3. General Correspondence – Information only
  - a. Ceres Downtown Revitalization Area Board (CDRAB) FY 2019-20 Quarterly Report – 2<sup>nd</sup> Quarter (Hallam)

**ACTION:** It was moved by Commissioner Kachel; seconded by Commissioner Johnson to approve Items 1 and 3 on the Consent Calendar. Motion passed by the following vote:

**AYES:** Commissioners Del Nero, Johnson, Kachel, Silveira, Chairperson Smith  
**NOES:** None  
**ABSENT:** None

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

**AYES:** Commissioners Del Nero, Johnson, Kachel, Chairperson Smith  
**NOES:** None  
**ABSENT:** None  
**ABSTAINED:** Silveira

**CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR**

None

**PUBLIC HEARINGS:**

4. Vesting Tentative Parcel Map (VTPM) 19-20; Specific Plan Site Plan (SPSP) 19-21 & Variance (VAR) 19-22; Proposal for a Specific Plan Site Plan, a Vesting Tentative Parcel Map, and a Variance to allow for a two-phased commercial/retail development. The project includes: nine commercial/retail buildings that total 53,863 sq. ft., a 6,437 sq. ft. convenience store with a gas station and carwash, a 64,000 sq. ft. hotel consisting of 80 rooms, the subdividing of 13.65 acre site (consisting of 4 legal parcels) into eight parcels and a remainder parcel to facilitate the development of a regional/mixed use shopping center, and a Variance request to allow for an 85-foot tall freestanding pylon sign which exceeds the City's Sign Ordinance height requirements.

Vice-Chairperson Johnson recused himself.

Director of Community Development, Tom Westbrook began the presentation by explaining that this would be a different type of presentation than is usually given. The applicant's representative, David Zylstra is here, and he has prepared a PowerPoint and will talk about the development and the market demand that he is seeing in the industry. Mr. Zylstra introduced himself and stated that he is the Project Developer and is happy to be here tonight to present this and to answer any questions. He noted that he has a team with him this evening, and introduced them:

- Daniel Ogden; represents the ownership interests in the project
- Mark Niskanen, with J.B. Anderson; the Land-Use Planner
- Rod Hawkins with Hawkins Engineering; the Civil Engineer
- Lester Meu with George Meu Associates; the Architect on the project

Mr. Westbrook and Mr. Zylstra presented the staff report, explaining the brief history of the project, the retail development requirements, the development project itself and the number of phases, along with some of the design elements, timing, etc.

Mr. Westbrook noted that after release of the staff report, staff met with the applicant and the applicant's representative. There were some requested word changes to the Conditions of Approval that Senior Planner, James Michaels presented and also provided paper copies of, at the dais. The changes affected two of the four resolutions being considered:

- PC Resolution 20-05 – regarding the maintenance of the remainder parcel
- PC Resolution 20-06 – regarding Condition 10 E & F pertaining to clarifying the monument or freestanding pylon sign

Mr. Westbrook stated that staff is supportive of those requested changes.

Commission discussion ensued.

### **The Public Hearing was opened at 6:33 p.m.**

- Dave Pratt, Ceres Citizen

Mr. Pratt commented with all that's going on, on Mitchell Road, it's time that we start pushing for the Faith Home thoroughfare.

Mr. Westbrook noted that Stanislaus County has been working on the project for a couple of years. The big linchpin in terms of getting that corridor up and operational is a bridge across the river. That's the first phase of it, so it's already in the works.

### **The Public Hearing was closed at 6:35 p.m.**

Brief Commission discussion ensued.

**ACTION:** It was moved by Commissioner Kachel; seconded by Commissioner Silveira to adopt the project, subject to the attachments listed on page 13 of the staff report, including all four of the PC Resolutions: PC 20-04, 20-05, 20-06 and 20-07, with PC 20-05 and PC 20-06, as amended as discussed tonight. Motion passed by the following vote:

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

Vice-Chairperson Johnson returned to the dais.

5. City of Ceres initiated Zoning Ordinance Text Amendments for Title 18 (Zoning) of the Ceres Municipal Code. (Wells)

City Manager, Toby Wells presented the staff report, reviewing Title 18 and explaining the process and timeline of the Municipal Code Update.

Mr. Westbrook highlighted some of the updates that were made to this section of the MuniCode.

Brief Commission discussion ensued.

**The Public Hearing was opened at 6:59 p.m.**

**There being no public comments, the Public Hearing was closed at 6:59 p.m.**

Commission discussion ensued.

**ACTION:** It was moved by Commissioner Kachel; seconded by Commissioner Johnson to recommend that the Council adopt an Ordinance superseding the entirety of Title 18 (Zoning) of the Ceres Municipal Code. Motion passed by the following vote:

AYES: Commissioners Del Nero, Johnson, Kachel, Silveira, Chairperson Smith  
NOES: None  
ABSENT: None

**NEW BUSINESS:**

None

**PUBLIC MEETING(S):**

None

**UNFINISHED BUSINESS:**

None

**MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

None

**REPORTS:**

Chairperson Smith welcomed Commissioner Silveira to the Planning Commission and stated that she looks forward to working with him.

Director of Community Development, Tom Westbrook announced that the Ceres Community Center will be hosting an Artist Spotlight for Alisson Sasser, a student at Ceres High School, on Thursday, February 6<sup>th</sup> from 5:30 p.m. to 7:00 p.m.

**ADJOURNMENT:**

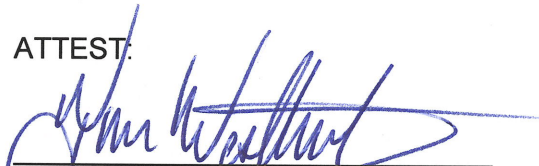
The Commission adjourned at 7:19 p.m. to the next regularly scheduled meeting of Tuesday, February 18, 2020.

APPROVED:



Laurie Smith, Chairperson

ATTEST:

  
Tom Westbrook, Secretary