

**CITY OF CERES  
PLANNING COMMISSION  
MEETING MINUTES**

**May 20, 2019**

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

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Chairperson Condit.

**ROLL CALL:**

**PRESENT:** Commissioners: Del Nero, Johnson, Kachel, Chairperson Condit

**ABSENT:** Commissioner Smith

**ALSO PRESENT:** Director of Community Development Tom Westbrook, City Manager Toby Wells, Director of Engineering Services/City Engineer Daniel Padilla, Redevelopment and Economic Development Manager Steve Hallam, Senior Planner James Michaels, City Attorney Vincent Wu, Administrative Secretary Ann Montgomery

**CONFLICT OF INTEREST DECLARATION:**

None

**CITIZEN COMMUNICATIONS:**

None

**CONSENT CALENDAR:**

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of May 20, 2019 was posted on May 15, 2019.
2. Approval of Minutes
  - a. May 6, 2019 (all present)

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

**AYES:** Commissioners Del Nero, Johnson, Kachel, Chairperson Condit

**NOES:** None

**ABSENT:** Commissioner Smith

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

None

**ADJOURNED AS THE PLANNING COMMISSION TO THE CERES DOWNTOWN REVITALIZATION AREA BOARD at 6:01 p.m.**

**ROLL CALL:**

**PRESENT:** Board Members: Del Nero, Johnson, Kachel, Chairperson Condit

**ABSENT:** Board Member Smith

**ALSO PRESENT:** Director of Community Development Tom Westbrook, City Manager Toby Wells, Director of Engineering Services/City Engineer Daniel Padilla, Redevelopment and Economic Development Manager Steve Hallam, Senior Planner James Michaels, City Attorney Vincent Wu, Administrative Secretary Ann Montgomery

**CONFLICT OF INTEREST DECLARATION:**

None

**NEW BUSINESS**

3. Ceres Downtown Revitalization Area Board (CDRAB) FY 2018-19 Quarterly Report – 3<sup>rd</sup> Quarter

Redevelopment and Economic Development Manager, Steve Hallam presented the 3<sup>rd</sup> Quarter Report.

Brief Board discussion ensued.

**ACTION:** It was moved by Board Member Del Nero; seconded by Board Member Kachel to accept the Ceres Revitalization Area Board (CDRAB) FY 2018-19 Quarterly Report – 3<sup>rd</sup> Quarter. Motion passed by the following vote:

**AYES:** Board Members Del Nero, Johnson, Kachel, Chairperson Condit

**NOES:** None

**ABSENT:** Board Member Smith

4. Ceres Downtown Revitalization Area Board Annual Report

Redevelopment and Economic Development Manager, Steve Hallam presented the Annual Report.

Board discussion ensued.

**ACTION:** It was moved by Board Member Kachel; seconded by Board Member Del Nero to approve CDRAB Resolution 2019-01, recommending the City Council approve the Ceres Revitalization Area Board (CDRAB) Annual Report and assess the levy. Motion passed by the following vote:

**AYES:** Board Members Del Nero, Johnson, Kachel, Chairperson Condit  
**NOES:** None  
**ABSENT:** Board Member Smith

**RECONVENED AS PLANNING COMMISSION at 6:26 p.m.**

**PUBLIC HEARING(S):**

5. 19-09 Site Plan Approval (SPA); Proposal to construct a 42,040 square foot distribution warehouse building with a 13,440 square foot only storage area, and an attached 3,080 square foot support office at 2000 Rockefeller Drive. DeGraff Development, Inc., applicant.

Senior Planner, James Michaels presented the staff report.

**The Public Hearing was opened at 6:29 p.m.**

- Dave Romano

Mr. Romano stated it was a great pleasure to be here on behalf of DeGraff Development and Village Supply, noting that Village Supply is an existing business in the community. They have an opportunity to expand on adjacent property and look forward to continuing that long and ongoing relationship. They met with City Staff last year; staff was able to assist them in identifying, not only the site, but what the Conditions would be. Mr. Michaels was extremely helpful in dealing with the contractor to make sure that the site worked. They were able to come up with Conditions of Approval that are appropriate. Mr. Odom, who is here, and two members of DeGraff Development are prepared to move forward with this project and commencement will be almost immediate. They look forward to working with the City's Building Department to get going forward as quickly as they can. This is a real project that is much needed by the business owner and the community. Mr. Romano remarked that they had no questions with regard to any of the Conditions of Approval, as they are appropriate and acceptable, and therefore, would ask for the Planning Commission's approval.

**The Public Hearing was closed at 6:30 p.m.**

**ACTION:** It was moved by Commissioner Kachel; seconded by Commissioner Johnson to make the determination that the project is exempt from environmental review per CEQA Guidelines, Section 15332, and recommend approval of 19-09 SPA, subject to findings and conditions contained in PC Resolution 19-08. Motion passed by the following vote:

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

**NEW BUSINESS:**

6. Capital Improvement Program, FY 2019-20 Project Priority List (Padilla)

Director of Engineering Services/City Engineer, Daniel Padilla presented the staff report, reviewing each of the projects on the Project Priority List.

Commission discussion ensued.

**ACTION:** It was moved by Commissioner Kachel; seconded by Commissioner Del Nero that the Planning Commission finds the CIP Project Priority List for 2019-20 is consistent with the General Plan, and recommends the City Council review and approve the Project List as noted in PC Resolution No. 19-09. Motion passed by the following vote:

**AYES:** Commissioners Del Nero, Johnson, Kachel  
**NOES:** Chairperson Condit  
**ABSENT:** Commissioner Smith

**PUBLIC MEETING(S):**

None

**UNFINISHED BUSINESS:**

None

**MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

None

**REPORTS:**

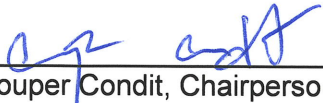
Director of Community Development, Tom Westbrook announced:

- Walmart has been informed that the encroachment permit for the Cal Trans work that they're going to do in the right-of-way, near 99 is ready to be picked up. With that information, they have everything they need to proceed. The City is awaiting notification of the date on which Walmart intends to do the ground-breaking. Once staff knows that date, he will be letting the Commission know so that we can all be happily attending that event.
- Kmart has been continuing to pay their lease after closing a few months ago due to declaring bankruptcy. They didn't have a timeline as to when the building would be accessible or even could be sold or on the market. However, a week and a half ago, he and City Manager Wells received information from the owner that not only did Kmart give their keys back, but they would be actively putting the property on the market. This week they know that the International Council of Shopping Centers Developers is happening in Las Vegas and the owner and his real estate firm will be marketing this site for future tenants.

**ADJOURNMENT:**

The Commission adjourned at 6:44 p.m. to the next regularly scheduled meeting of Monday, June 17, 2019.

APPROVED:

  
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Couper Condit, Chairperson

ATTEST:

  
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Tom Westbrook, Secretary

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