

**CITY OF CERES
PLANNING COMMISSION
MEETING MINUTES
July 15, 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, Smith, Chairperson Condit

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 Robin Baral, City Clerk Diane Nayares-Perez

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS:

- Dave Pratt, Ceres Citizen

Mr. Pratt commented on a recent meeting he attended at the Library regarding the homeless.

CONSENT CALENDAR:

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of July 15, 2019 was posted on July 10, 2019.
2. Approval of Minutes – none

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

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

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARINGS:

3. 19-11 Conditional Use Permit (CUP); Proposal to construct a 7,539 square foot church building and maintain an existing wedding event venue at 1748 Evans Road. Holy Apostolic Catholic Assyrian Church of the East, Inc., applicant.

Senior Planner, James Michaels presented the staff report. Tom Westbrook, Director of Community Development provided additional background regarding the item.

Commissioner Smith asked about the CUP and if it's applicable only to the wedding event permit. Mr. Westbrook stated that it can embody both at the same time. A brief discussion ensued about the CUP and wedding events.

Commissioner Del Nero referenced the email received from Mike Doyle that was provided at the dais, regarding his concerns with the project. Commissioner Del Nero asked Mr. Michaels to show on the diagram where the fence would be, 15 feet from his property.

The Public Hearing was opened at 6:11 p.m.

- Debbie Strickland, Ceres Citizen

Ms. Strickland spoke about the music coming from the venue. There have not been significant complaints to warrant police activity; however, they have called after 10 o'clock due to music that went on until 1 a.m. She continued with asking two questions:

- 1) There will not be any new streets added?

Mr. Westbrook confirmed that there will be no new streets.

- 2) Is the wedding venue only for members of the church or is it for the public?

Mr. Westbrook replied that the CUP doesn't restrict it to just church members; it would be at the church's discretion to rent it to whomever they wish. The church just wanted to request to preserve that right if they wanted to have weddings and events there.

Ms. Strickland also remarked that it's an ugly building.

- Edmond Jacobs, Architect for the project

Mr. Jacobs spoke about the project and explained that they have three parishes in Stanislaus County. The Ceres parish was established in 1998, and when the interchange came they had to restart the whole process. It took many years to look for a site, but feel this is a good site for the church. Mr. Jacobs displayed a 3D model of what they are proposing. The church building is about 6,400 square feet and has a maximum of 285 occupants. It is designed to have a vernacular look and modern crisp lines. Mr. Jacobs noted that the palm trees will be preserved at the entrance and also the setback requirements have been met, beyond what the code requires.

Commissioner Johnson inquired about the maximum occupancy of 285; how many seats do they intend to fill on a current average basis.

Mr. Jacobs replied that they are at capacity on Christmas and Easter, but the rest of the year, if they're at 50%, that's good. It's not at 100% occupancy every Sunday.

Commissioner Johnson asked if the 59 spots are adequate for that facility.

Mr. Jacobs responded, based per code, it is. He explained that they'll be putting the parking in the existing parking area that they have, but there's an overflow on the other side of the church. For what the church needs now, 59 are sufficient.

- Scotty Payne, Ceres Citizen

Mr. Payne stated that he's lived there since 1989, noting that when he first moved in, it was pretty wild there when there were some other owners, and cops being called in all the time. He expressed his concerns with the music going past 10 o'clock and ensuring the venue has security.

- Sherrie Stoll, Ceres Citizen

Ms. Stoll was wondering how long it's going to take to build this with all the traffic, noise and construction going on.

Mr. Michaels responded that it's going to depend on the applicant's time table. If the project is approved, it could be perhaps a year and a half.

Mrs. Stoll expressed her concern with the traffic, noise and cars parking out in front of the facility when there is an event going on.

There being no further comments, the Public Hearing was closed at 6:22 p.m.

Commissioner Smith remarked that the way she understands it, the way the current event center has been functioning for the past 18 years, it appears that there have been some in the neighborhood that have been experiencing negative impact from that; however, have not contacted the City authorities. She would encourage them to do that and explained that a CUP can be revoked if the operators are not operating within the guidelines of the CUP. At this time, she is willing to support this action, but she would encourage the church as well as the neighbors to get together and talk about potential parameters for functioning in the neighborhood, and what are the neighbors willing to "tolerate," if you will, and how the church might be able to accommodate that so there can be a peaceful harmony in the neighborhood. But, if that's not possible, and the operation of a wedding or an event venue causes such a disruption to the neighbors, she would encourage them to contact the Planning Division as well as the Police, lodge their complaints, so the appropriate administrative action can take place.

Chairperson Condit stated those were great comments and he feels the same as Commissioner Smith. He has worked with the Assyrian Church of the East over the past three years; great, great people that represent some of the very best of our community. He's glad that they are staying in Ceres and he would encourage them to have a strong relationship with their neighbors. And, if there are any complaints, please call the City.

ACTION: It was moved by Commissioner Smith; seconded by Commissioner Del Nero to approve CUP 19-11 subject to the findings and conditions contained in PC Resolution 19-10. Motion passed by the following vote:

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

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

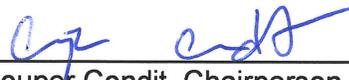
REPORTS:

Director of Community Development, Tom Westbrook announced National Night Out will be held on Tuesday, August 6, 2019 from 6:00 p.m. – 8:00 p.m. at Whitmore Park.

ADJOURNMENT:

The Commission adjourned at 6:26 p.m. to the next regularly scheduled meeting of Monday, August 5, 2019.

APPROVED:



Couper Condit, Chairperson

ATTEST:



Tom Westbrook, Secretary