

CITY OF CERES
PLANNING COMMISSION
MINUTES

May 15, 2006

MEETING CALLED TO ORDER: 7:02 p.m.

ROLL CALL:

PRESENT: Bowman, Del Nero, Felix, Meyer, Williams

ABSENT: None

ALSO PRESENT: Interim Director of Planning Nancy Brown, Engineering Supervisor Len Guillette, City Attorney Michael Lyons, Senior Planner Tom Westbrook, Assistant Planner Lantz Rey, Code Enforcement Officer/Assistant Planner Carla Cervantes

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Chairperson Felix

APPROVAL OF MINUTES of the regular meeting of May 1, 2006.

It was moved by Commissioner Meyer, seconded by Commissioner Williams, to approve the minutes as presented. Carried 5/0.

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATION:

None

APPROVAL OF AGENDA AS POSTED (OR AMENDED) AND CERTIFICATION OF POSTING:

It was moved by Commissioner Meyer, seconded by Commissioner Bowman, to approve the agenda. Carried 5/0.

CONSENT CALENDAR:

None

PUBLIC HEARING

1. 06-12 VTPM/06-13 SPSP; Proposal to split 3.503+/- acres into seven parcels for commercial, retail, and professional office use at 3125 E. Service Road. Zoned H-C, Highway Commercial. Jabez Development Group, Inc., applicant.

It was moved by Commissioner Meyer and seconded by Del Nero to continue the public hearing to June 19, 2006. Carried 5/0

NEW BUSINESS

2. 06-10 ASPA; Proposal for the construction of an industrial building at 2367 Rockefeller Drive. Zoned M-2, General Industrial. David Raube, applicant.

Assistant Planner Lantz Rey gave report.

Commissioner Bowman questioned the appearance of the windows that would be located on Sandpointe.

The public hearing was opened at 7:08pm.

Applicant's Representative Sarah Raube clarified the awning locations on the building and the colorband.

Commissioner Bowman asked if additional decorations will be on windows.

Applicant's Representative stated that there would not be.

The public hearing was closed at 7:15pm.

Commissioners discussed awnings on Sandpointe.

Senior Planner Tom Westbrook informed the commission regarding colorband and awnings and suggested that awnings be placed on the entrance side of the building and colorband elsewhere.

The public hearing was re-opened at 7:19pm.

Sarah Raube indicated that this would not be a problem, they could place the awnings on the entrance side of the building and the colorband elsewhere.

The public hearing was closed at 7:21pm.

The commission discussed the numbering size on the building.

It was moved by commissioner Meyer and seconded by Williams to adopt resolution PC 06-25. Carried 5/0.

3. 06-14 ASPA; Proposal for the construction of a 12,000 square foot warehouse building with offices at 1648 Herndon Road. Zoned H-1, Highway Commercial. Rick Longacre, applicant.

Senior Planner Tom Westbrook gave report.

Commissioner Meyer questioned why the alley has not been abandoned yet.

Senior Planner Westbrook stated that in order for an alley to be abandoned all property owners must agree and in this case not everyone agreed to the abandonment.

Commissioner Williams asked if the homeowners would lose anything should they abandon the alley.

Senior Planner Westbrook stated that they would lose the 10 feet of alley adjacent to their property.

Chairman Felix had questions regarding the wrought iron fence.

Senior Planner Westbrook stated that the fence was approved in 2004.

Commissioner Meyer asked if all dirt areas of the property would be paved.

Senior Planner Westbrook stated that they would either be paved or landscaped.

Commissioner Meyer stated that she had concerns over the upkeep of the buildings on the property.

Senior Planner Westbrook stated that the City would have the owner sign a landscape agreement.

Commissioner Meyer had concerns regarding the appearance of the other buildings on the property.

Senior Planner Westbrook stated that they would be improved along with the development of this project.

The public hearing was opened at 7:38pm.

No public comment

The public hearing was closed at 7:38pm.

Commissioner Del Nero was concerned with the façade of the other buildings on the property and asked if the City had any way of making the property owners improve them.

Senior Planner Westbrook stated that a condition could be placed to do so.

Commissioner Williams questioned why improvements or upkeep have not been done to the property prior to this development.

Senior Planner Westbrook stated that the owner had moved from the property.

Commissioner Meyer questioned the authority of the City to require the property owner to develop.

Senior Planner Westbrook stated the City had authority not to issue permits, but was limited in forcing a project to move along.

It was moved by Commissioner Meyer and seconded by Williams to adopt Resolution PC 06-28. Carried 5/0

ADJOURNMENT

The Planning Commission adjourned at 7:49 p.m. to their next regularly scheduled meeting of June 5, 2006.

CERES DOWNTOWN REVITALIZATION AREA BOARD

MEETING CALLED TO ORDER 7:49pm

ROLL CALL

PRESENT: Bowman, Del Nero, Felix, Meyer, Williams

ABSENT: None

ALSO PRESENT: Interim Director of Planning Nancy Brown, Engineering Supervisor Len Guillette, City Attorney Michael Lyons, Senior Planner Tom Westbrook, Assistant Planner Lantz Rey, Code Enforcement Officer/Assistant Planner Carla Cervantes

CONFLICT OF INTEREST DECLARATION

None

NEW BUSINESS

1. Annual Report and Levying the Annual Assessment for the 2006-07 Fiscal Year.

Interim Planning Director Nancy Brown gave report.

Commissioner Bowman questioned who was in charge of making decisions regarding ideas for downtown.

Director Nancy Brown stated that staff, merchants, CDRAB members were all involved.

Commissioner Bowman questioned how monies were allocated for CDRAB.

Director Nancy Brown stated that it is allocated at budget time.

Commissioner Bowman asked where funds come from, or could come from.

Director Nancy Brown stated that funds could be obtained by state grants, the redevelopment agency, or other sources.

Commissioner Meyer asked if the merchants meet on a regular basis.

Director Nancy Brown stated that they no longer hold meetings.

City Attorney Mike Lyons informed that in the past there was a merchant board, and that there is money available for façade improvements.

Commissioner Williams asked if there was a separate fund set up for CDRAB money.

Director Nancy Brown stated there was.

It was moved by Commissioner Meyer and seconded by Bowman to recommend approval of the Annual Report to the City Council, and continuation of the annual assessment.
Carried 5/0.

REPORTS

Commissioner Meyer announced the 1st Carol Fowler Carnival Saturday from 10-2pm.

City Attorney Lyons reported on the progress of the Brown Act training.

ADJOURNMENT

The Ceres Downtown Revitalization Area Board adjourned at 8:09 p.m.

APPROVED:

Richard Felix, Chairperson

ATTEST:

Nancy Brown, Interim Secretary