

CITY OF CERES  
PLANNING COMMISSION  
MINUTES

April 16, 2007

**MEETING CALLED TO ORDER:** 7:00 p.m.

**ROLL CALL:**

**PRESENT:** Del Nero, Meyer, Smith, Williams

**ABSENT:** Bowman

**ALSO PRESENT:** Community Development Director Kenneth Craig, Senior Planner Tom Westbrook, Engineering Services Supervisor Len Guillette, City Attorney Michael Lyons, Assistant Planner Lantz Rey, Admin. Secretary/Planning Tech. Linda Ryno

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Chairperson Meyer

**APPROVAL OF MINUTES:**

1. March 19, 2007.

It was moved by Commissioner Del Nero, seconded by Commissioner Smith, to approve the minutes as presented. Carried 4/0.

**CONFLICT OF INTEREST DECLARATION:**

None

**CITIZEN COMMUNICATION:**

None

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

It was moved by Commissioner Williams, seconded by Commissioner Del Nero, to approve the agenda as posted. Carried 4/0.

**CONSENT CALENDAR:**

None

**PUBLIC HEARINGS:**

2. 06-51 CUP; Proposal to construct an automatic carwash at 2954 Service Road.

Associate Planner Rey gave a report.

The public hearing was opened at 7:08 p.m.

Bob DeGrasse, L Street Architects, representing the applicant, commented that he believed they could soften their color palette to blend better with the property to the south.

Mr. DeGrasse addressed the following conditions in the proposed resolution:

Public Works condition #6-the applicant recycles water used in the car wash;  
Condition #5-would like the condition to read and/or....earth berm and/or a short decorative wall;  
Condition #8-he has submitted at least one revised plan to planning staff.

Chairperson Meyer asked for clarification on the placement of the building; she expressed concern about seeing the vehicles queuing up as soon as cars exited the freeway.

Director Craig commented that the main landscape area is the drainage basin and that a smaller berm with wall and landscaping will be at the top of the drainage basin, to the east of the building.

Commissioner Smith expressed concern that there will be two gas stations (one with a carwash) and this carwash at a major intersection on Mitchell Road.

Commissioner Del Nero asked for clarification on the alignment of Rohde Road. Staff clarified the issue.

Commissioner Smith asked what was being built to the east. Associate Planner Rey responded a Chevron gas station with retail stores. Commissioner Smith then commented that one of the goals of the Mitchell Road Corridor Specific Plan was to develop an entry statement and that she didn't believe having two carwashes and two gas stations at the intersection would create such an entry statement.

Chairperson Meyer commented that she agreed with Ms. Smith. Ms. Meyer further commented that she doesn't oppose the carwash itself, but just the location. She commented further that she believed a location further down Mitchell would be more appropriate.

Rachel Hopcraft, 3207 E. Service, spoke of her concerns regarding traffic already bottlenecking at the Service/Mitchell intersection and was concerned that Prime Shine would increase that bottleneck.

Robert Hopcraft, 3207 E. Service, asked for clarification on another signal at Roeding. Engineering Services Supervisor Guillette responded that it would be on Rohde Road, not Roeding Road

Norm Porges, owner and president of Prime Shine Car Wash, explained to the Commission that his type of business, a car wash, is not one that can be located behind other businesses; that it needs to be located up front. He further commented that gas station carwashes don't compete with the type of carwash he has. Mr. Porges further stated they construct their carwashes to insure that car stacking is done on their property. Mr. Porges also stated that they are leasing the property.

Bob DeGrasse, commented that in his opinion, with the new off-ramp, cars exiting onto Mitchell Road, will not see the carwash.

The public hearing was closed at 7:34 p.m.

There was general discussion among the Commission on their likes and dislikes.

Director Craig reminded the Commission that irregardless of their decision, it's always important to advise the audience of their right to appeal and the appeal timeline.

Director Craig also reminded the Commission that they should make note of Mr. Ogden's letter with the three additional items he was requesting:

1. Joint drive from property 25' to 45' to allow for trucks;
2. Architectural design and materials;
3. Sufficient right turn lanes on Service Road.

It was moved by Commissioner Del Nero to adopt the resolution approving the project and to include items 2 and 3 of Mr. Ogden's letter to the resolution. Motion failed due to a lack of a second.

It was moved by Commissioner Smith, seconded by Commissioner Meyer, to deny the resolution approving the project.

AYES: Meyer, Smith

NOES: Del Nero, Williams

The project received a defacto denial.

Commissioner Williams asked if she could make a motion recommending changes to the resolution? Director Craig responded that it was an option; but it would have needed to be made prior to this last motion.

**PUBLIC MEETINGS:**

None

**UNFINISHED BUSINESS:**

None

**MATTERS INITIATED BY PLANNING COMMISSION AND STAFF:**

None

**ADJOURNMENT:**

The Planning Commission adjourned at 7:54 p.m. and reconvened as the Ceres Downtown Revitalization Area Board.

**CERES DOWNTOWN REVITALIZATION AREA BOARD**

**CONFLICT OF INTEREST DECLARATION:**

None

**NEW BUSINESS:**

1. Annual Report and Levying the Annual Assessment for the 2007-08 Fiscal Year.

Director Craig gave a brief presentation.

Commissioner Smith expressed concern that by having one annual meeting, she did not feel it met their powers and duties as a Board. She further commented that she would love to see the downtown area actually revitalized.

Director Craig responded that the City doesn't have a substantial plan for the downtown area. One of the City Council's goals is to put together a downtown specific plan and when that occurs, the Planning Commission, sitting as the Ceres Downtown Revitalization Area Board, will be very involved.

Commissioner Smith asked about receiving quarterly reports in the interim.

Commissioner Williams also added that one of the things she was interested in when she was appointed, was having a part in the revitalization of the downtown area.

It was the concurrence of the Planning Commission to have staff provide quarterly reports as a consent item.

It was moved by Commissioner Smith, seconded by Commissioner Del Nero, to recommend to the City Council, the continued assessment for the Ceres Downtown Revitalization Area. Carried 4/0.

**REPORTS:**

Chairperson Meyer thanked staff and the City for allowing her to attend the conference in San Diego. Ms. Meyer further commented that she attended several pertinent workshops.

Commission Del Nero also thanked staff and the City for allowing him to attend the conference and said he also had attended some very interesting workshops.

Community Development Director commented that he also felt there were very informative sessions at the San Diego conference.

**ADJOURNMENT:**

The Planning Commission adjourned at 8:25 p.m. to the regularly scheduled Planning Commission meeting of May 7, 2007.

APPROVED:

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Brandy Meyer, Chairperson

ATTEST:

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Kenneth H. Craig, Secretary