

**PLANNING COMMISSION AGENDA
REGULAR MEETING OF THE PLANNING COMMISSION**

**CITY OF CERES, CALIFORNIA
City Council Chambers, 2701 Fourth Street**

Tuesday, January 22, 2019 – 6:00 p.m.

Mailing Address: Planning Division, 2220 Magnolia Street, Ceres, CA 95307

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In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Public Works Director, (209) 538-5732. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)

Members of the public are advised that all pagers, cellular telephones and any other communication devices are to be turned off upon entering the City Council Chambers.

CALL TO ORDER by Vice-Chairperson Condit

PLEDGE OF ALLEGIANCE to the flag led by Vice-Chairperson Condit

ROLL CALL Commissioners Del Nero, Johnson, Kachel, Vice-Chairperson Condit

Note: Chairperson Smith excused

ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

CONFLICT OF INTEREST DECLARATION

CITIZEN COMMUNICATIONS to the Commission on matters not included on the agenda (5 minutes).

While the Planning Commission welcomes and encourages participation in Planning Commission meetings, adopted rules allow no more than 5 minutes (Resolution No. 2012-132) for expression of non-agenda items. Matters under the jurisdiction of the Planning Commission, and not on the posted agenda, may be addressed by the general public; however, California law prohibits the Planning Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Planning Commission. Citizens are entitled to address the Planning Commission on any agenda item subject to the 5 minute provision.

CONSENT CALENDAR

All matters listed on the consent calendar are considered routine in nature and will be enacted by one motion. If discussion is required, that particular item will be removed from the consent calendar and will be considered separately.

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of January 22, 2019 was posted on January 18, 2019.
2. Approval of Minutes
 - a. November 5, 2018 (Commissioner Condit absent)
 - b. December 3, 2018 (Commissioner Johnson absent)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

PUBLIC HEARING(S)

Public Hearings are generally required by regulation, where public comments go into the public record and the hearing is governed by rules concerning who speaks when and for how long and is overseen by a hearing official.

None

NEW BUSINESS

None

PUBLIC MEETING(S)

Public Meetings are generally not required by regulation, involve an open, informal discussion between interested parties run by a moderator where comments may or may not be placed in the public record.

None

UNFINISHED BUSINESS

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS

- Commission
- Chairperson
- City Attorney
- City Staff

ADJOURNMENT

The next regularly scheduled Planning Commission meeting will be held on Monday, February 4, 2019.

**ANY DECISION OF THE PLANNING COMMISSION CAN BE
APPEALED TO THE CITY COUNCIL**

Such an appeal of a Planning Commission action from this meeting must be filed by 5:00 p.m., February 1, 2019. Any person who challenges any of the following actions in court, may be limited to raising only those issues that they or someone else raised at the Public Hearing, or in written correspondence delivered to the City of Ceres at, or prior to, the Public Hearing. The appeal must be filed in writing with a \$630.00 filing fee.

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**CITY OF CERES
PLANNING COMMISSION
MEETING MINUTES**

November 5, 2018

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

ROLL CALL:

PRESENT: Commissioners: Del Nero, Johnson, Kachel, Chairperson Smith

ABSENT: Commissioner Condit

ALSO PRESENT: Director of Community Development Tom Westbrook, City Manager Toby Wells, Redevelopment and Economic Development Manager Steve Hallam, City Attorney Nubia Goldstein, Senior Planner James Michaels, Administrative Secretary Ann Montgomery

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Smith.

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS:

- Dave Pratt, Ceres Citizen

Mr. Pratt reminded everyone that tomorrow is Election Day and encouraged all to vote.

CONSENT CALENDAR:

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of November 5, 2018 was posted on November 1, 2018.

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

AYES: Commissioners Del Nero, Johnson, Kachel, Chairperson Smith

NOES: None

ABSENT: Commissioner Condit

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARINGS:

2. Site Plan Approval (SPA) 18-07 & Variance (VAR) 18-08; Proposal for a Site Plan Approval entitlement to expand and upgrade an existing 54,720 square foot industrial facility used for fabricating insulated metal panel systems with a 14,000 square foot addition, and a Variance to allow said addition to encroach 5 feet within the required front yard setback at 2000 Morgan Road. Kingspan Insulated Panels, Inc., applicant.

Senior Planner, James Michaels presented the staff report.

The Public Hearing was opened at 6:08 p.m.

- Chris Vierra, applicant's representative

Mr. Vierra explained that he is representing the applicant this evening, as the applicant's representative was unable to attend tonight's meeting. They are a foreign based company and the applicant's representative lives in Atlanta and is responsible for all of their worldwide operations. Mr. Vierra stated that the applicant is okay with the conditions; there are no issues with that.

Mr. Vierra noted that Mr. Michaels mentioned the Variance request, and explained the reason for that is the production of the panels is a long linear operation. It was the only way that they could fit the overall improvements to the building. Most of the equipment in there is some 30-40 years old and Kingspan has decided through the regulations that they're dealing with at the State, that they need to revamp this facility and bring it into the 21st century. This will be one of their state-of-the-art facilities. But, as a result of that new equipment coming in, they needed some additional room. Typically, we would not be asking for a Variance, but it's because this is the only way we could fit it in there. Again, the applicant is in support of it, and they look for the Commission's approval.

The Public Hearing was closed at 6:10 p.m.

Commissioner Kachel remarked, as what has been indicated by staff and the applicant's representative, Variances are never easy to approve. Under the circumstances here, both the scale and the reason for the Variance make sense. The report does a good job of outlining the reason why staff supports the Variance. So, with that he'll make a motion to recommend approval.

ACTION: It was moved by Commissioner Kachel; seconded by Commissioner Johnson to approve PC Resolution No.'s: 18-24, 18-25 and 18-26. Motion passed by the following vote:

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

NEW BUSINESS:

None

ADJOURN AS THE PLANNING COMMISSION TO THE CERES DOWNTOWN REVITALIZATION AREA BOARD at 6:11 p.m.

ROLL CALL:

PRESENT: Board Members: Del Nero, Johnson, Kachel, Chairperson Smith

ABSENT: Board Member Condit

ALSO PRESENT: Director of Community Development Tom Westbrook, City Manager Toby Wells, Redevelopment and Economic Development Manager Steve Hallam, City Attorney Nubia Goldstein, Administrative Secretary Ann Montgomery

CONFLICT OF INTEREST DECLARATION:

None

NEW BUSINESS:

3. Ceres Downtown Revitalization Area Board (CDRAB) FY 2018-19 Quarterly Report – 1st Quarter (Hallam)

Redevelopment and Economic Development Manager, Steve Hallam presented the 1st Quarter Report.

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 – 1st Quarter. Motion passed by the following vote:

AYES: Board Members Del Nero, Johnson, Kachel, Chairperson Smith

NOES: None

ABSENT: Board Member Condit

4. Downtown Security Patrols (Hallam)

Redevelopment and Economic Development Manager, Steve Hallam presented an update on the Ontel Security patrols in the Downtown area for the past three months.

Staff is asking the Board to entertain any discussion, consider whether or not they wish to continue with the Ontel security patrols or recommend curtailing the program.

The Public Hearing was opened at 6:25 p.m.

- Shane Parson, Downtown property and business owner

Mr. Parson commented that he's not really sure which direction to go with this. He thinks the results have been positive with having Ontel patrols downtown. He inquired if there is a possibility to reduce this partially; however, he suggested extra patrols when trash cans are set out, as that's when the business owners start getting more "riff-raff" in the area. He also asked if we have to continue with the complete contract.

City Manager Wells stated that it's negotiable.

Mr. Parson remarked that right now, we certainly don't want it to get out of control. That's a concern that he has. With one new restaurant supposedly coming in and another potential business opening up, hopefully our (CDRAB) funds increase. He doesn't know if removing the whole thing is a good idea or we can negotiate to a couple of days per week to still show a presence and see where that goes.

- Dave Pratt, Ceres citizen

Mr. Pratt asked if Ontel might vary the times a little bit, so it's not at set times.

City Manager, Toby Wells clarified that it's not a set times; every night it's variable.

Mr. Pratt also noted that the trash can issue is everywhere. He has caught guys going through his brother's dumpsters and he's asked them to just not make a mess.

The Public Hearing was closed at 6:32 p.m.

Commissioner Smith asked Mr. Hallam about the landscaping that the CDRA Board will be assuming responsibility for; is it budgeted in this current fiscal year's budget.

Mr. Hallam replied that it is not.

Commissioner Smith inquired what the estimate is for it.

Mr. Wells explained that the CDRAB doesn't take responsibility for it until July 1; next year's budget.

Chairperson Smith noted that the concern is that we'll more than likely need to use some of the reserves for that, and whether or not we want to preserve the reserves in this area.

Mr. Wells noted that we are expecting the expenses for next year to go up.

Chairperson Smith stated, we have the commercial façade program, and the downtown incentive program, for a total of \$15,000. For the last several years, neither of these have been utilized. So, if we're looking for an area where we might have some opportunity for savings, or experience savings, whether the programs exist or not, those are two areas. Her concern is that removing a program because in the first quarter, we don't have any major activity, is a little bit early. She'd like to see this go on for a little bit longer at the rate and level that it's going so that the Board can have a better look at it. We're working on bringing businesses downtown, and just the presence of additional

security, she thinks is a bonus, whether they're catching criminals or not. If they're not catching criminals, that's almost a sign of success; that their presence has either deterred or prevented some sort of criminal activity. At this point, she's not in favor of taking any action, either to reduce it or get rid of it.

Commissioner Kachel agreed with Chairperson Smith. This is pretty much a small sample size; too small to reach any conclusions, but as Chairperson Smith pointed out, it's so far so good. We don't know if this just happens to be slow, or the presence can and actually does make a difference. He's not a business owner, but if he were, he'd like to be able to tell potential new clients that we have patrols in the evenings; that has to help as a sales point. He would like to see this continue at least for a while longer and see what happens.

Commissioner Del Nero stated that he really likes seeing this weekly report; it's a good feedback to see what they're doing. Please convey to Ontel that the CDRA Board really appreciates this; they do a good job.

Commissioner Johnson remarked that he's a firm believer in presence is strong, whether they catch the people or not. He's in favor of having a presence there, as much as possible.

Chairperson Smith suggested, if the rest of the Board agrees, we can ask Staff to come back after the completion of two quarters (through December), and have the Board look at it mid-year and take another look and see what the impact is. If this remains the same, we can have another discussion at that point.

Mr. Hallam noted that we can make it a supplement to the 2nd Quarter report. That gives us more time, and we'll have more data on what days, as he's thinking anecdotally, have the most activity. He would guess that with the activities at the Community Center and the restaurants, Friday and Saturday nights there's a lot more activity downtown. We'll know more with more data.

Chairperson Smith agreed and stated that adjustments can be made based on that.

ACTION: It was moved by Board Member Kachel; seconded by Board Member Johnson to accept the report and recommend that the Security Patrols remain as is, until the Planning Commission has another chance to review it after the 2nd Quarter Report is made. Motion passed by the following vote:

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

RECONVENED AS PLANNING COMMISSION at 6:36 p.m.

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Director of Community Development, Tom Westbrook reported that last week's Trunk or Treat was extremely well attended; so much so that Recreation staff has some ideas of how they can improve the flow for next year. They estimated between 1,500 and 2,000 people flowed through 4th street in downtown Ceres on Halloween. Having it in the street was less of an impact than having it in the Community Center, so it looks like we'll be having it there in the foreseeable future.

City Manager Wells announced that the Centennial Committee, in honor of celebrating our City's 100th Anniversary, continues to sell bricks for the Centennial Monument which will be located right on the corner of 4th and Magnolia Streets. The Committee just extended the deadline for those bricks, into December, with the idea that it might be a great Christmas or holiday present to give your family, with the ability to get your name or your family's name on a brick. Information is available on the City's website and also on the City's Centennial Facebook page.

ADJOURNMENT:

The Commission adjourned at 6:38 p.m. to the next regularly scheduled meeting of Monday, December 3, 2018.

APPROVED:

Laurie Smith, Chairperson

ATTEST:

Tom Westbrook, Secretary

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**CITY OF CERES
PLANNING COMMISSION
MEETING MINUTES**

December 3, 2018

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

ROLL CALL:

PRESENT: Commissioners: Condit, Del Nero, Kachel, Chairperson Smith

ABSENT: Commissioner Johnson

ALSO PRESENT: Director of Community Development Tom Westbrook, City Manager Toby Wells, City Attorney Nubia Goldstein, Senior Planner James Michaels, Administrative Secretary Ann Montgomery

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Smith.

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 December 3, 2018 was posted on November 27, 2018.
2. Approval of Minutes
 - a. October 15, 2018 (Del Nero absent)
 - b. October 29, 2018 – Special Meeting (all present)

ACTION: It was moved by Commissioner Condit; seconded by Commissioner Kachel to approve Items 1 and 2.b. on the Consent Calendar. Motion passed by the following vote:

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

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

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

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARINGS:

3. Conditional Use Permit (CUP) 17-01 Time Extension; Proposal for a one (1) year time extension for a previously approved project associated with the construction of a 47,348 square foot building for the development of a 175-bed rehabilitation and nursing facility. Gary Rodgers, applicant.

Senior Planner, James Michaels presented the staff report.

The Public Hearing was opened at 6:04 p.m.

- Gary Rodgers – Project Architect, 1816 Howard Road, Madera, CA

Mr. Rodgers explained that he has come before the Planning Commission to ask for this one year extension because they're working with the State of California, which is hard. They've had their drawings in for a few weeks now. They had to readjust the plans to meet the new Code, which is not in effect yet, but by the time they finish them, the new Code will be in effect. If they didn't do them the way that the State wanted them, then they could not qualify for MediCare and the patients that they want too. They had to completely revise the plans, move some walls around, move some rooms around to get the necessary clearance. They got the plans into the State and they are taking a long time. They hope to be out and ready to go in 6 months. He's asking for a year's extension because he doesn't want to have to come back again. They've been working with the City, and thinks this will be a good project for the City. There will be a lot of jobs and it will be a lot of money for the City; taxes will be paid. It's going to be a wonderful thing.

Commissioner Condit asked if one year is enough time for the State to grant approval.

Mr. Rodgers responded if not, he will be standing here again in front of the Commission. They hope that is not required, but they will do whatever they have to, to get this project in the ground.

The Public Hearing was closed at 6:07 p.m.

Commissioner Condit asked Mr. Westbrook if the Commission has any discretion on the time limits here; could we add six months to it?

Mr. Westbrook explained the current code just allows the one-year extension. Portions of the code that relate to the Conditional Use Permit do allow discretion for him to give an additional 90 days. Typically you'd find that, if we were close to the end of this extension, and their building permits were in process, and being ready to issue. Then simply, he could give a 90-day extension so we wouldn't have to come back here and Mr. Rodgers wouldn't have to drive back up from Madera. That's currently where we're at. He went on to explain that staff is in the midst of a zoning code update, which we're going to talk about a little bit later. This is one of the points where we may consider extending the life to maybe a 1-2 year time frame, instead of just a one-year time frame. But today, we can only approve a one-year time frame.

ACTION: It was moved by Commissioner Condit; seconded by Commissioner Del Nero to approve PC Resolution 18-27. Motion passed by the following vote:

AYES: Commissioners Condit, Del Nero, Kachel, Chairperson Smith

NOES: None

ABSENT: Commissioner Johnson

NEW BUSINESS:

4. Review General Plan 2035 Implementation Task List for the Timeframe of 2018-2021.

Director of Community Development, Tom Westbrook presented the staff report, noting that the task set for the Planning Commission is to make a recommendation on some of the implementation measures, giving staff some direction on priority. Ultimately the recommendation will be taken to the City Council for their concurrence and their direction as well.

Mr. Westbrook continued, as the Commission is aware, the General Plan was updated and adopted in May of this year, 2018, and as part of that process in establishing the goals and the priorities for the City, there was an implementation as part of Appendix A, which is kind of the mechanics of moving the General Plan forward. There are a number of implementation measures that are included in that General Plan. There were three sections: a 1-3 year time frame, a 3-5 year time frame and 5 years plus. He explained that this evening we're taking those items that were included in the 1-3 year time frame and bringing those forward for recommendation. Staff doesn't have unlimited resources, so we can't say let's do all of them in year one. What we're trying to do is prioritize. Staff has attempted to make a recommendation for the Commission's consideration, on things that we would like to see.

Mr. Westbrook reviewed the General Plan 2035 Implementation Task List Timeframe 2018-2021, highlighting staff's suggested priority items:

- Zoning Code Update
- Updating the Public Facilities Fee Program
- Analyze and Pursue Strategies for a Greenbelt Between Ceres and Hughson
- Develop List of Recommended, Preferred and/or Prohibited Plant Species
- Establish Standards/Requirements for Temporary Amplification of Sound During Special Events
- Install Attractive Signage with the Downtown Logo

Commission discussion ensued.

The Public Hearing was opened at 6:24 p.m.

- Veronica Tovar - Catholic Charities Environmental Justice Program, 2361 Tenaya Drive, Modesto, CA

Ms. Tovar asked, as far as for active transportation, will the City be going after Prop. 6 funds that was recently passed by voters in November; is that where most of the grant money will be coming from?

City Manager Wells explained that Proposition 6 did not pass. Proposition 6 failed, meaning that SB1, which is the funding mechanism, is still a viable, i.e. referred to as the Gas Tax. The Gas Tax does allocate a specific amount of money towards alternate transportation programs. Yes, we would likely be pursuing projects under that program, but this item specifically is actually creating our own plan, so then we would pursue projects underneath that plan to make improvements within our community.

Ms. Tovar then inquired, and will the City's plan be falling under the umbrella of the COG's Active Transportation Plan.

Mr. Wells replied that's correct. Everything we do has to be consistent with the COG's activities.

Ms. Tovar asked if some of the funding will be coming from the COG as well.

Mr. Wells explained that as he understands it today, the rules are still being kind of manipulated but there is both a competitive component as well as a formula component. We would likely get at both aspects, where we get formula dollars as well as compete for program dollars.

Ms. Tovar inquired, as far as the monitor regional housing, that report is required every year, and that's why it's not on the priority list.

Mr. Westbrook clarified that's correct; it's an annual report that's required that the City files with the state.

The Public Hearing was closed at 6:26 p.m.

Commission Discussion:

Chairperson Smith asked to clarify; on an annual basis, staff will come back to the Commission as well as the Council, review progress on the five priorities that have been approved, and there'll be an opportunity to discuss additional priorities if any have been completed or as changes have occurred, that make us, (the Commission) want to give additional input.

Mr. Westbrook clarified that's correct; that's the goal, is to bring it back annually, to say, maybe something that wasn't on the list that was a priority is complete, and let you know that and then move on, because as we move into Years 2 and 3, then we'll start taking some of those items that were the 3-5 year timeframe and bringing them down, and kind of doing the same type of thing with the priority.

Mr. Wells explained that one important thing to note with this timing of December, getting kind of direction from the Planning Commission, in January, getting direction from the Council, and what we've been doing in the past, is a February Goal Setting Meeting, which is the precursor to the budget. So we kind of take all of these priorities and roll them into the goal setting process, where the Council is able to say, we said these are priorities, now these are goals, i.e., what we're going to accomplish this year and now we're going to allocate budget for it as well. That's the way the process is kind of laid out so staff can get that direction, get the goal settings, start the budget process, start allocating funds accordingly. Like he mentioned, Economic Development; Council says yes, that's a priority, it's also a goal, it gets budgeted, and then you're able to see the implementation with the fiscal year. So that kind of wraps that whole picture and kind of helps to frame where we're going and how we get there.

Commissioner Condit wanted to be clear and asked the City Manager; there's no way the Commission could recommend to the Council any sense of urgency or something like that as in regards to the water facility, that we partnered with, with Turlock, or in regards to public safety, in regards to staffing levels of Police and Fire. Would that fall under critical facilities or is that out of the area?

Mr. Wells explained the water project is already identified by the Council as a critical project. They've invested millions of dollars already. We are actually meeting with the design/build contractors tomorrow, shortlisted for three firms. That is already well in process. We'll have a firm price from those three consultants within six months; likely awarding a contract by July. In terms of the Planning Commission expressing the desire for that project, you (the Commission) can; anything helps, but this Council is rock solid in their support of that project. If there's anything of a potential there, it's really Turlock's kind of political concerns, but in the grand scheme of things, it is moving very very well at this point. If there's any wrinkle, it would likely happen when we have the actual firm costs associated with the project. Right now, Turlock's concerns over that project are relative to an estimate for the project, but as he said, in six months from now, we'll actually have a firm design build proposal with a fixed cost and a fixed timeframe. We're really close on that project, so not worried about the water project at all.

Mr. Wells continued, in terms of your other things about staffing levels, and how that would resonate with a Planning document like that, that's a little more problematic. Obviously, Planning Commission can make recommendations to Council, but those really come down to the budget for the most part. Those really kind of get discussed, as

he mentioned, at that Goal Setting meeting, as they (Council) look at that big picture, and say, what staffing do we need to have. Obviously, it flows out of the General Plan, of what the goals are, but that's really where the rubber hits the road in terms of what can the Council feel comfortable with from a budget perspective.

Chairperson Smith asked if those Budget Planning or Goal Setting meetings are public.

Mr. Wells replied yes, they are public meetings. We generally have not had much public participation at these meetings because generally they're an all day, 8:30 a.m. – 4:00 p.m. on a Friday. They're super exciting; you're welcome to attend any time you'd like. But, that's really where they (Council) is laying out the priorities and looking at what the parameters are, what the guardrails are, what those priorities are, and that kind of sets the framework when we start putting the budget together. And then that really comes together when we get to May when we have real numbers.

Commissioner Condit remarked that we did put a goal of 1.3 officers per 1,000 residents, and he thinks that needs to be included in our top five priorities. Whenever he has talked to folks in Ceres, they say we need to focus on Public Safety. He doesn't know if/how we can go about it.

Mr. Wells explained the problem with that is that is not an action that any of us can take. As a staff, there is nothing that we can do to study or provide information. It really solely is a budgetary decision that the Council can make.

Commissioner Condit inquired, but we can make a recommendation to follow that General Plan Goal of 1.3.

Mr. Wells replied, when we're at .8 today, that's a real long ways to go. He would caution the Planning Commission, if they were going to make that recommendation, provide some framework for that or something, because to go from where we're at today, to a level that is at ultimate buildout of the community level target, it's pretty difficult of a leap to get there. So, when you make a statement like that, be careful of what that implication is, because if that's the case then, within a budget, if that's the only priority, then everything else goes away, right? To get to a 1.3 staffing level, that means that basically, the entire General Fund is focused on Public Safety only versus the 80% that it is today.

Chairperson Smith asked Commissioner Condit, through his comments and questions that he is making this evening, and the minutes that are recording the details of that; these are read by the Council and she thinks they've understood over the years, his continued commitment to Public Safety. She's not sure that is going to be an adequate method of communication in addition to any participation he'd like to have in the budget and/or goal setting sessions.

Commissioner Condit agreed; he doesn't feel that it's adequate. He thinks that we as a commission should make that recommendation to the Council because that's how they'll really get the message. But if you guys don't feel like that, you don't feel like that. He thinks that there are priorities that we (Commission) could set in the budget and he thinks the Council could. He thinks we as a Commission could recommend those because we were part of the General Plan process too and it has all of our names on it. The 1.3, we all agree that was a good goal to have. In these top five priorities, he

doesn't think anybody would disagree; Public Safety, we're in a shortfall at .8 officers per 1,000. He knows that the City has budgetary concerns; we've struggled for the past 10-12 years with our budget, but we're getting better. He thinks we could set different priorities and he thinks the Commission could deliver that message to the Council.

Commissioner Kachel stated that he agrees with the concept, but he doesn't know that they have enough information to be able to balance...; it's a multi-layered, multi-level, very complex budgeting question. He doesn't know if the Commission is in a position to have the information, he knows he's certainly not, to know, if he puts dollars over here in Public Safety, where does it come away from and what are the impacts of that. The only budget we (Commission) see is for Downtown, quarterly. Personally, he wouldn't feel prepared or even if that's even our role to get involved in with what amounts to budgeting priorities. He can't argue that we adopted 1.3, and that's what we should have is 1.3, but saying that and getting there; we could say it, but he doesn't know where that really gets us. He doesn't know if we can make that decision, as to where the money should come from.

Mr. Wells explained what the Council did comment to last year for the following year was the reinstatement of what previously was the Street Crimes Unit, in this year's adding of two police officers that are being funded in January. That is moving in that direction so that was the shortest direction, was reinstating that Street Crimes Unit, which would bring another 2-4 officers back into the fold under a specialized unit. So that is already in play and in motion with those bodies that were allocated that become available in January and that we're recruiting for currently. So that is kind of the next step of the process, heading towards that ultimate goal. From the Council's perspective, they have not identified that 1.3 as where they're headed because they know that that's a long term to get there. They're looking more in the next 1-2 fiscal years, of where they can move to, and the Street Crimes Units; what they've identified as the highest priority is making sure patrol is fully staffed; second to that is the Street Crimes Unit, Specialty Unit, and then Traffic. So, getting those fully staffed, is where they're headed. As of right now, just one traffic officer, the Street Crimes Unit doesn't exist, but it needs an allocation of about 4 bodies to get to there. So that's really what their focus is, is getting to there over the next fiscal year. That demonstrated what they said, with the adoption of the last budget where they wanted to be at the end of the next budget.

ACTION: It was moved by Commissioner Kachel; seconded by Commissioner Del Nero to recommend to City Council to direct staff to work on through to 2019, the five priority implementations identified by staff in the staff report. Motion passed by the following vote:

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

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Commissioner Condit reported that Christmas Tree Lane was a great night.

City Manager Wells provided an update on the two round-a-bout projects at Pine and Central and Morgan and Aristocrat. Both are making good progress, and the hope is that they'll be functional as round-a-bouts by the end of the calendar year, and wrap up just after the first of the year. We've made some slight adjustments to the projects to try to incorporate some landscaping in the middle of those round-a-bouts. When the projects were originally bid, they did not have enough funding for landscaping, but through some savings in not having any huge changes, we were able to implement some low-maintenance landscaping in the middle of those two round-a-bouts.

Mr. Wells also reported on the continuation of Measure L projects. We just completed a very successful project on Magnolia Street; a Measure L Cape Seal project. We will continue to plan for the next one. As was mentioned earlier, Proposition 6; that not passing, allocates quite a bit of money in SB1 Funds that will allow us to really make a dent in some of these road and rehabilitation projects in the next year. We look to do two projects per year of Slurry Seal and Cape Seal. We'll do one Measure L project and then one SB1 project; looking at around \$800,000 per project, so you're looking at about \$1.5 million per year that we'll be able to do on rehab projects which will really get our roads back to good or very good condition within a short period of time. He's very excited about what that means for the future of our City. That also has significant bearing on Economic Development. Most people recognize that when there are roads that are well maintained, then you're able to show that to the Economic Development community that you have a road system that helps get people to their businesses, which does have a benefit in the long run.

Director of Community Development, Tom Westbrook announced that the new Council Members will be sworn in this Thursday, December 6th at 5:30 p.m. here in the Small Assembly Room.

Chairperson Smith wished everyone Happy Holidays and Happy New Year.

ADJOURNMENT:

The Commission adjourned at 6:40 p.m. to the next regularly scheduled meeting of Tuesday, January 22, 2018.

APPROVED:

Laurie Smith, Chairperson

ATTEST:

Tom Westbrook, Secretary

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