

**CITY OF CERES
PLANNING COMMISSION
MEETING MINUTES
May 16, 2022**

Planning Commission conducted this meeting in accordance with California Government Code Section 59453, Subdivision (e) of the Ralph M. Brown Act (California Government Code Section 54950, Et. Seq.), Ceres Resolution No. 2022-34, and the Federal Americans with Disabilities Act.

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

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Kachel.

ROLL CALL:

PRESENT: Commissioners: Del Nero, Johnson, Kachel, Martinez

ABSENT: Chairperson Smith

ALSO PRESENT: Director of Community Development Christopher Hoem, Senior Planner James Michaels, Economic Development and Redevelopment Manager Anthony Sims, Associate Engineer/Interim Public Works Director Sam Royal, City Attorney Nubia Goldstein, Administrative Secretary Ann Montgomery

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS:

- Nick Maynard, Ceres resident

Mr. Maynard stated he lives on San Pedro Avenue, right off of Morgan Road. He expressed his concerns with the long wait that drivers must endure in order to turn onto Morgan Road from his neighborhood. This proposed subdivision is going to increase the number of vehicles in the area, increase traffic and make it more difficult to drive safely without improving infrastructure.

Commissioner Kachel interjected and explained that this item is going to be on the agenda shortly, and this period of the meeting is for items that are not on the agenda.

Commissioner Kachel requested that Mr. Maynard please save his comments for a few minutes from now, and the Commission will be glad to listen to them at that time.

CONSENT CALENDAR:

1. Clerk’s Report of Posting. The Agenda for the regular meeting of the Planning Commission of May 16, 2022 was posted on May 11, 2022.
2. Approval of Minutes
 - a. April 18, 2022 (all present)
3. General Correspondence – Information only
 - a. Ceres Downtown Revitalization Area (CDRAB) FY2021-22 Quarterly Report – 3rd Quarter (Sims)

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

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

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARINGS:

4. Planned Community Development Plan (PCDP) 22-07; Proposal for a Planned Community Development Plan entitlement for the home designs and their placement on the 38 single-family lots of the previously approved Cambridge Estates Phase 2 subdivision located at 1200 & 1206 Hackett Road. Bright Development, applicant.

Director of Community Development, Christopher Hoem explained that there is a gentleman in the Council Chambers who has requested to provide his comments on this item prior to the presentation of the staff report, as he is on his work break. Mr. Hoem stated, at the Chair’s pleasure, it would be our request to allow him to speak at this time.

Commission Kachel responded that is fine and appreciates the gentleman attending this evening.

- Dominic, Ceres resident

Dominic spoke on behalf of he and his wife, stating that they support this project and they’re not trying to spurn it, as the crew that has been out there has been very professional. It’s just this weekend we were expecting them not to be out there working, as they thought they’re not supposed to be working before 7 a.m. or after 6 p.m. He explained that they live right next door and don’t know who to call. He asked for clarification of the working hours.

Commissioner Martinez asked for clarification if the work crew was actually working or offloading supplies for the following week.

Associate Engineer/Interim Public Works Director, Sam Royal explained that he is the person in the Engineering department that Dominic needs to contact and provided his direct phone number. Mr. Royal will contact the project manager who is with the contractor. He assured Dominic that he will try to straighten out the operation hours; it should be from 7:00 a.m. to 3:30 p.m. and the dust control should be addressed to minimize the air pollutant.

Dominic thanked the Commission and staff.

Commissioner Kachel thanked Dominic for attending and also staff for their assistance with Dominic's request.

Senior Planner, James Michaels presented the staff report.

Brief Commission discussion ensued.

The Public Hearing was opened at 6:19 p.m.

- Dave Butz, Bright Development

Mr. Butz explained that they acquired this project last summer and have been working diligently on it ever since. The City Council approved the final map last Monday and they're currently in the middle of plan development. He remarked that he's here and available to answer any questions the Commission may have regarding the proposed project.

Commissioner Kachel inquired, given the history of this, is it really going to happen.

Mr. Butz replied that they are hoping to start building houses around August.

Commissioner Kachel stated that personally he likes the mix of the three different home sizes and thinks it speaks to the market in a good, healthy way.

- Nick Maynard. Ceres resident

Mr. Maynard explained his comments are more about infrastructure, so he's not sure he's in the right meeting. He asked if he should be at a City Council meeting to be asking these questions.

Commissioner Kachel explained that the map itself, including the roadways and the lots was all approved in 2018, and that Subdivision Map has recently been recorded, as he understands. This meeting is to look at the designs of the homes that are going to be built on the site. That was a requirement of the map. So, the project itself and the layout is already approved and has been since 2018.

Mr. Maynard agreed that the architecture, designs and homes are all fine. More homes, AM-PM, the 58-unit apartment complex on the corner; that's all great and everything that's going on there on Service and Mitchell. But, what that creates is more traffic. So, that's

what he's trying to figure out; where does he go to voice those concerns. With more homes, more cars and more people, we need to have an infrastructure plan.

Commissioner Kachel explained that was all part of the Subdivision Map back in 2018.

Mr. Maynard noted that he missed that meeting and asked where he could go to voice those concerns.

Mr. Kachel stating that voicing his concerns is what he's doing here, but the decision was made four years ago.

Mr. Maynard stated he's not saying that's he's objecting to the subdivision; he's just talking about the infrastructure.

Mr. Kachel suggested to Mr. Maynard that at this point, what he might want to do is go down to Planning Department and staff can provide you with the maps.

Senior Planner, James Michaels interjected and suggested that Mr. Maynard contact the Engineering Department and request that they review the subdivision improvement plans with him in the Engineering department.

Mr. Maynard asked if he could call Sam Royal to make an appointment.

Mr. Royal responded that he would be more than happy to meet with him to address any questions that he may have with regards to infrastructure and to the roadway improvements we're going to be doing on Morgan Road in a few months.

Mr. Maynard clarified that he could email Mr. Royal to schedule an appointment.

The public hearing was closed at 6:25 p.m.

ACTION: It was moved by Commissioner Del Nero; seconded by Commissioner Martinez to accept PDCP entitlement consistent with previously adopted Mitigated Negative Declaration and approval of 22-07 PCDP, subject to the findings and conditions contained in PC Resolution 22-12. Motion passed by the following vote:

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

Commissioner Kachel stated that it's good to see that after all these years, something is going to happen on the ground; we all know the housing shortage in California and every one of these will help that little bit, so it's good to see this happening and thank you to Bright Development.

ADJOURN AS THE PLANNING COMMISSION TO THE CERES DOWNTOWN REVITALIZATION AREA BOARD.

MEETING CALLED TO ORDER: 6:27 p.m.

ROLL CALL:

PRESENT: Board Members: Del Nero, Johnson, Kachel, Martinez

ABSENT: Chairperson Smith

ALSO PRESENT: Director of Community Development Christopher Hoem, Senior Planner James Michaels, Economic Development and Redevelopment Manager Anthony Sims, Associate Engineer/Interim Public Works Director Sam Royal, City Attorney Nubia Goldstein, Administrative Secretary Ann Montgomery

CONFLICT OF INTEREST DECLARATION

None

NEW BUSINESS:

5. Ceres Downtown Revitalization Area Board Annual Report (Sims)

Redevelopment and Economic Development Manager, Anthony Sims presented the staff report. Mr. Sims noted that a correction needs to be made within the Resolution; on the third paragraph whereas mentions the fiscal year 21-22 twice. The correction should read fiscal year 22-23 in both occurrences.

Board Discussion

Commissioner Kachel stated that just in general, the projected revenue seems a little bit low and asked Mr. Sims if this was because of the vacancies downtown.

Mr. Sims explained that's the number one reason for that. There are a lot of vacancies downtown and our goal in Economic Development is to fill those vacant property sites with new businesses to get those normal revenues back where they need to be around \$18,000 per year.

Commissioner Kachel asked Mr. Sims if he felt that any of this in his personal opinion pandemic related.

Mr. Sims agreed, albeit a small portion of that, and noted that historically and statistically across many downtown communities across the country, it's similar stories.

Commissioner Martinez inquired why the boundary ends where it does.

Mr. Sims explained that the boundary was established in 1989 and he wasn't sure what the business climate was at that point in time.

Commissioner Martinez asked if there are any plans of extending that boundary.

Mr. Sims explained that the risk in extending the boundary would be that it'd be open to vote and it could go away. So, that's kind of what to think about.

Board Member Kachel responded to Board Member Martinez, stating that he doesn't have an absolute answer to his question, but just to his recollection, noting that he was not on the Commission back in 1989; this issue was raised by a former Planning Commissioner a few years ago about extending the boundary. He thinks one, it was created because, if you look in the area between the northerly bend of the boundary and Whitmore, there are some businesses along Whitmore, but a lot of that is residential in there. And, he thinks that was part of the reason to not extend in that area, to try to convince those residential people to come into a commercial area, that's only to benefit the commercial aspect of it. He thinks that might have had something to do with it, and what was just said by Mr. Sims, we got the same response two or three years ago. If you risk opening it up again, you may risk the whole thing being altered or impacted. There's never been any serious effort to open it up, although there was some talk one time about a movie theater complex or something coming in, in the northwest corner. He doesn't believe it ever got very far, but it was being rumored; could that be included in this, but we never really went into expanding the area. But again, because of the risk of impacting the current area. Leave things well enough alone was the advice that we were given at that time.

Board Member Kachel asked Mr. Michaels if that made sense to him.

Mr. Michaels stated that is correct and responded to Board Member Martinez's question, noting that it is for that reason, the boundary wasn't shifted to the north, was the majority of those properties to the north are still residential.

ACTION: It was moved by Board Member Del Nero; seconded by Board Member Martinez to adopt Resolution 22-01 (CDRAB) accepting the Annual Report of the Ceres Downtown Revitalization Area Board for the 2022-23 Fiscal Year and Recommend that the City Council approve the Report and Set a Public Hearing to Consider a Levy of the Proposed Assessment for FY 2022-23, with the corrections to the fiscal year in item 3 of Resolution as noted by Mr. Sims, changing it to 22-23.

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

RECONVENED AS THE PLANNING COMMISSION at 6:39 p.m.

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

- Director of Community Development, Christopher Hoem reminded the Commission that we had sent out a notice regarding a free Planning Commissioners Training in Stockton on Friday, May 20th and inquired if any of the Commissioners had signed up for that.

Commissioner Kachel pointed out the benefits of attending these types of meetings and encouraged new Commissioners to attend.

Commissioner Martinez requested that Mrs. Montgomery resend him the information.

- Senior Planner, James Michaels announced that the Concerts in the Park will be starting on June 14th. It will be for six weeks; June 14th through July 19th – every Tuesday from 6 – 8 p.m. at Whitmore Park.
- Commissioner Kachel stated that the Planning Commission's decision on the drive-thru component for Heaven's Snow was appealed to the City Council and will go before the Council on May 23rd.

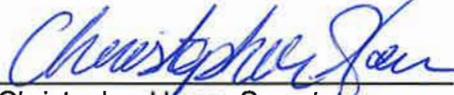
ADJOURNMENT

The Commission adjourned at 6:45 p.m. to the next regularly scheduled meeting of Monday, June 6, 2022.

APPROVED:


Robert Kachel, Commissioner

ATTEST:


Christopher Hoem, Secretary