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# RIPON PLANNING COMMISSION MINUTES

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RIPON CITY HALL  
MONDAY, JUNE 20, 2016 6:00 P.M.

**Pledge of Allegiance:** Commissioners pledged allegiance to the flag.

**Roll Call:** Commissioners David Collins, Brinton McCusker, Debra Van Essen, Gary Barton and George Saljian

**Absent:** Bill Long

**Others Present:** Ken Zuidervaart, Josh Brenner, Mitzi Johnston, Leo Zuber and Charanne Swanson

**Minutes:** Approval of the minutes of the Ripon Planning Commission meeting of May 16, 2016

**MOTION: MOVED/SECONDED (VAN ESSEN/MCCUSKER) AND CARRIED BY A 5-0 VOTE (LONG ABSENT) TO APPROVE THE MINUTES OF THE MAY 16, 2016 PLANNING COMMISSION MEETING**

**Public Discussion:** Chairman Saljian explained the public discussion process and asked if anyone would like to speak on a subject that is not on the agenda. No one wished to speak at this time.

Chairman Saljian explained the public hearing process

## 1.0 PUBLIC HEARING

1.1 **CONDITIONAL USE PERMIT (UP16-01) for Global Motors.** This is a request to utilize an existing warehouse space as an office and auto sales business for private auto sales on an appointment only basis. Project location is 127 W First Street in the C3 (Central Business) district. **This project is Categorical Exempt from CEQA.**

Director Zuidervaart explained that this is a request to utilize an existing 1,600 square foot warehouse located between Stockton and First street as an indoor auto sales business that will operate on a by appointment only basis. Director Zuidervaart then showed a sketch of the layout of the building and said that there will be no exterior changes to the building.

Director Zuidervaart commented that notices were sent to all neighbors within 300 feet of the project and as with any Conditional Use Permit; the permit can be modified or revoked upon substantiated complaints.

Commissioner Van Essen asked if this had come before the Planning Commission a number of years ago. Director Zuidervaart replied that Mr. Menucci had processed a zoning text amendment to allow this type of business in the C3 and other zones with a Use Permit. Director Zuidervaart also said that the Commission more recently approved an indoor auto dealer on Parallel Ave which has been a good use of the location.

Director Zuidervaart commented that the applicant does not intend to bring auto there except for on rare occasions and then it would be by appointment only.

## **PUBLIC HEARING OPENED**

Applicant: Charanne Swanson (127 W. First Street) said that the business would be conducted by her husband and herself and it would be by appointment only. C. Swanson explained that in order to sale a vehicle to the public they are required to obtain a standard sales permit. C. Swanson said that they are not looking to have a car dealership. Most sales would be private sales. There would be repairs or any detailing involved. This business would just be for brokering.

Commissioner Collins asked if they would own the cars and C. Swanson replied no, that they would act like a broker.

Commissioner Barton asked what type of vehicles would be sold and C. Swanson replied that they would be high end vehicles but again stated that they are not interested in opening a car lot; they would just be a broker.

Commissioner Barton asked C. Swanson to describe a past vehicle transaction and C. Swanson replied that there have not been any past transactions that they are just establishing a relationship.

**Proponents:** Mark Thompson (First Street) said that he is not opposed to the business, but would like to voice concern about parking.

C. Swanson commented that there would be no more than one vehicle approaching at a time and it would be by appointment and because she has a full time day job it would be after normal business hours.

M. Thompson said that he is fine with what is being said but wants to address in advance of any concerns for later. He wondered if providing parking in the rear would eliminate any parking concerns.

Commissioner Collins said that Mr. Thompsons concerns are valid but with this property zoned C3, the applicant has a right to have a business there.

M. Thompson said that it sounds like it will be a good business and if it is only one vehicle at a time; he would be fine with it. He just wanted to voice his concerns.

Director Zuidervaart commented that in the C3 district there is not required parking with these businesses. The city has added parking lots in the downtown area for public parking and may add additional parking in the future if needed. Director Zuidervaart then said that public streets are fair game for parking.

M. Thompson asked about handicap parking requirements. Director Zuidervaart commented that there is handicap parking in the public parking lot and a path of travel to the public sidewalks.

Rebuttal: C. Swanson said that she and her husband own the house and commercial building where the antique store is located. C. Swanson said that her office was in the antique store for twelve years and she understands the parking situation. C. Swanson said that this is why she had tried to change the parking in this area to a 2 hour limit in an effort not impact the residents. C. Swanson commented that these appointments would be by appointment only and if someone were to come there, it would only be one vehicle.

Chairman Saljian asked what the previous business was and C. Swanson replied that it was a machine shop.

Chairman Saljian asked if there would be any drive-up customers and C. Swanson replied no.

Commissioner McCusker asked what she estimated the number of customers per day or week would be. C. Swanson replied maybe two a month. C. Swanson replied that this is really more of a hobby or passion of theirs.

## **PUBLIC HEARING CLOSED**

Commissioner McCusker commented that he believes the applicant has addressed any concerns.

Commissioner Van Essen commented to Mr. Thompson that his time has not been wasted here tonight; but thinks that this business is very nominal to traffic impacts.

**MOTION: MOVED/SECONDED (VAN ESSEN/MCCUSKER) AND CARRIED BY A 5-0 VOTE (LONG – ABSENT) TO APPROVE CONDITIONAL USE PERMIT (UP16-01) FOR GLOBAL MOTORS BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS OF THE STAFF REPORT.**

## **2.0 GENERAL PLANNING**

### **2.1 DETERMINATION OF CONFORMITY** The Planning Commission will make a determination of conformity findings for the sale of property owned by the Ripon Redevelopment Successor Agency located at 211 and 239 S. Stockton Street in the C3 Central Business District.

Director Zuidervaart explained that this is more of a housekeeping item with the terminated redevelopment agency and requirement to sale any land owned by the redevelopment agency. The City had the option to purchase the property back from the Redevelopment Agency but did not see a use and so will be putting it back to public use in the C3 District. Director Zuidervaart explained that as part of the sales process the City is required to go through certain steps and this resolution is one of those steps. This resolution would state that the property is zoned correctly and is consistent with the General Plan land use.

Commissioner Van Essen asked if the Commission approves this resolution would it next go to City Council and Director Zuidervaart replied the next step would be to the Successor

Agency which meets directly following the City Council meetings. Then the property would be put on the market in August with an award to the highest bidder in September.

Commissioner Van Essen asked who will receive the funds from the sale of this property and Director Zuidervaart replied that it would go to the County who would then divide it up between a variety of agencies (School, fire, city, etc.).

**MOTION: MOVED/SECONDED (BARTON/COLLINS) AND CARRIED BY A 5-0 VOTE (LONG – ABSENT) TO APPROVE PLANNING COMMISSION RESOLUTION NUMBER 16-03 DETERMINING THAT THE PROPERTIES LOCATED AT 211 AND 239 S. STOCKTON STREET ARE IN CONFORMITY WITH THE GENERAL PLAN LAND USE AND ZONING DESIGNATIONS AND RECOMMENDS THAT THE BOARD OF THE RIPON REDEVELOPMENT SUCCESSOR AGENCY SELL THE PROPERTIES.**

**Commissioners' Reports:** None

**City Attorney's Reports:** No present

**Director's Reports:** Director Zuidervaart placed draft copies of the landscape design guidelines in front of each of the Planning Commission so that they can review what is being considered. This guideline provided examples of what we do and do not wish to see in light of the water restrictions. These guidelines will be given to developers to follow when putting in landscaping. These guidelines will also be available for any resident that wishes to re-do their yard. Director Zuidervaart informed the Commission that the City is looking for comments on his draft. It was suggested that these guidelines once in place be publicized so that residents can be aware that they are available to view.

Director Zuidervaart then mentioned to the Planning Commission that staff has received a few complaints and concerns about Airbnb businesses in Ripon and asked the Commission if they would like staff to research other Cities on how they address these types of businesses. Director Zuidervaart said that with our current code, these types of uses are not permitted as a Home Occupation and are therefore not allowed.

After some discussion, the Commission suggested that staff do some research on these but that they did not feel it was any urgency as most of these types of uses are located more in a tourist type town.

**Adjournment:** There being no further business the meeting was adjourned at 7:52 p.m. to the next regular meeting of Monday, July 18, 2016 at 6:00 P.M.

**Submitted by:** Mitzi Johnston