

---

# RIPON PLANNING COMMISSION MINUTES

---

RIPON CITY HALL  
MONDAY, AUGUST 15, 2016 6:00 P.M.

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

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

**Others Present:** Ken Zuidervaart, Josh Brenner, Mitzi Johnston, Dennis Everman

**Minutes:** Approval of the minutes of the Ripon Planning Commission meeting of July 18, 2016

**MOTION: MOVED/SECONDED (COLLINS/LONG) AND CARRIED BY A 4-0 VOTE (MCCUSKER ABSTAIN) TO APPROVE THE MINUTES OF THE JULY 18, 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.

## 1.0 PUBLIC HEARING

- 1.1 **TENTATIVE PARCEL MAP (PM16-01) for AHA and Associates, LLC, c/o Bill Ammari**, a request to subdivide a 3.56 (more/less) acre parcel into three separate parcels for future commercial development with reciprocal access and utility easements. No development or improvements are proposed at this time. This property is located at the intersection of W. Milgeo Ave and Arc Way identified as 615 W. Milgeo Avenue in the C2 Community Commercial district. **A Negative Declaration (PEA16-08) is recommended for this project.**

Director Zuidervaart introduced the staff report into the record and said that this is an application to subdivide the parcel in order to better market the property. Director Zuidervaart explained that anything built on the parcel would need to come back for approval at a future meeting. Director Zuidervaart stated that any future projects would be subject to a reciprocal access agreement. Each of the parcels will be approximately 1 acre and will be required to provide their own parking.

Commissioner Van Essen asked what would happen if a buyer wanted to develop the whole property, will they have to come back. Director Zuidervaart replied that they would probably do a lot merger along with their site plan application.

Commissioner Collins asked if the Main entrance to the site would be on Milgeo. Director Zuidervaart replied yes and then added that if an entrance/exit would be done on Arc Way it would be limited to Right-in/Right-out and mentioned that there had been a plan for a median on Arc Way for traffic control when the property on the other side of Milgeo and Arc submitted a project.

Commissioner Barton commented that the main entrance would be from parcel two and asked what would happen if a developer wanted to develop parcel one or three before parcel two develops. Director Zuidervaart replied that this would be looked at when the parcels develop but added that a reciprocal access will be required.

Commissioner Barton asked if we will have a process to require a commonality in the architecture. Director Zuidervaart replied that the Commission has the right to look at architecture and the first building to construct would set the tone for the other two buildings.

#### **PUBLIC HEARING OPENED**

Proponents: None

Opponents: None

#### **PUBLIC HEARING CLOSED**

**MOTION: MOVED/SECONDED (VAN ESSEN/MCCUSKER) AND CARRIED BY A 5-0 VOTE TO ADOPT THE NEGATIVE DECLARATION (PEA16-08) AND APPROVE THE 615 W MILGEO TENTATIVE PARCEL MAP (PM16-01) BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS OF THE STAFF REPORT**

**Commissioners' Reports:** None

**Director's Reports:** Director Zuidervaart said that Staff is still reviewing other City's regulations on short term rentals.

**Adjournment:** There being no further business the meeting was adjourned at 6:14 p.m. to the next regular meeting of Monday, September 19, 2016 at 6:00 P.M.

**Submitted by:** Mitzi Johnston