

**CITY OF CERES  
PLANNING COMMISSION  
MEETING MINUTES  
February 4, 2019**

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

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Chairperson Condit.

**ROLL CALL:**

**PRESENT:** Commissioners: Johnson, Kachel, Smith, Chairperson Condit

**ABSENT:** Commissioner Del Nero

**ALSO PRESENT:** Director of Community Development Tom Westbrook,  
City Manager Toby Wells, City Attorney Vincent Wu,  
Administrative Secretary Ann Montgomery

**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 February 4, 2019 was posted on January 31, 2019.
2. Approval of Minutes
  - a. January 22, 2019 (Commissioner Smith absent)
3. General Correspondence – Information only
  - a. Ceres Downtown Revitalization Area Board (CDRAB) FY 2018-19 Quarterly Report – 2<sup>nd</sup> Quarter

**ACTION:** It was moved by Commissioner Kachel; seconded by Commissioner Smith to approve Items 1 and 3.a. on the Consent Calendar. Motion passed by the following vote:

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

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

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

### **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR**

None

### **PUBLIC HEARINGS:**

4. Time Limit Extension Request to consider a 12-month extension for an approved Conditional Use Permit (07-31 CUP) and a Vesting Tentative Subdivision Map (07-32 VTSM) for the proposed development of a 299,830 square foot retail shopping center on seven parcels. The proposal includes the development of Major 1 (Walmart) in addition to other unnamed building tenants in Majors 2, 3, 4, Shops 1, 2, 3, 4 and Pads A, B, C. The proposed hours of operation for Major 1 is 24-hours and drive-thru's are proposed on Major 1, Pad A and Pad B. *This project was originally approved by the Ceres City Council on September 12, 2011.* Walmart Real Estate Business Trust, applicant.

Director of Community Development, Tom Westbrook provided the staff report, explaining that Walmart pulled their building permit on January 31<sup>st</sup> and therefore no action is required this evening, other than to simply open the Public Hearing, take comments and then close the Public Hearing.

### **The Public Hearing was opened at 6:05 p.m.**

- Dave Pratt, Ceres Citizen

Mr. Pratt asked if there is any idea as to when they're going to start putting in the temporary traffic lights.

Mr. Wells replied that we don't have any time frames yet on any of the construction.

### **The Public Hearing was closed at 6:06 p.m.**

**NEW BUSINESS:**

None

**PUBLIC MEETING(S):**

None

**UNFINISHED BUSINESS:**

None

**MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

None

**REPORTS:**

Commissioner Smith:

- Congratulated Chairperson Condit and Vice Chairperson Johnson on being elected as Chair and Vice-Chair at the last meeting.
- Announced the birth of her grandson on Saturday, February 2<sup>nd</sup>.

Director of Community Development, Tom Westbrook announced:

- At the Ceres Chamber of Commerce Installation Dinner, former Planning Commissioner and former Council Member, Ken Lane was recognized as “Citizen of the Year.”
- There was a large turnout at the February 1<sup>st</sup> Ribbon Cutting for Fresh Fork, a new restaurant promoting healthy choices.
- Lions Club Omelette Breakfast will be held on Saturday, February 9<sup>th</sup>, from 7:30 a.m. to noon at the American Legion Hall. Tickets are available through Lions Clubs members.

City Manager, Toby Wells announced:

- The new Fire Chief, Kevin Wise started with the City on January 28<sup>th</sup>.
- The new City Engineer, Daniel Padilla will be starting on Tuesday, February 19<sup>th</sup>.
- Brief update on the two round-a-bout projects that are suspended, due to weather.

**ADJOURNMENT:**

The Commission adjourned at 6:09 p.m. to the next regularly scheduled meeting of Monday, March 4, 2019.

APPROVED:

  
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Couper Condit, Chairperson

ATTEST:

  
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Tom Westbrook, Secretary

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