

**CITY OF CERES  
PLANNING COMMISSION  
MEETING MINUTES  
February 18, 2020**

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

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Vice-Chairperson Johnson.

**ROLL CALL:**

**PRESENT:** Commissioners: Del Nero, Johnson, Kachel, Silveira

**ABSENT:** Chairperson Smith

**ALSO PRESENT:** Director of Community Development Tom Westbrook, City Manager Toby Wells, Director of Engineering Services/City Engineer Daniel Padilla, Senior Planner James Michaels, City Attorney Scott Miller, 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 18, 2020 was posted on February 12, 2020.

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

**AYES:** Commissioners Del Nero, Johnson, Kachel, Silveira

**NOES:** None

**ABSENT:** Chairperson Smith

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

None

**PUBLIC HEARINGS:**

3. Site Plan Approval (SPA) 20-01; Proposal to construct a 4,980 square foot storage/warehouse building at 2216 Rockefeller Drive. Richard J. Imfeld and Shirley J. Imfeld, Trustees, applicant.

Senior Planner, James Michaels presented the staff report.

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

- Dave Pratt, Ceres Citizen

Mr. Prat commented that he's glad to see we're starting to fill in some of that land over there, as it's been vacant for a long time.

- Kevin Silva, one of the owners of I.C. Refrigeration

Mr. Silva introduced himself and noted that after 23 years of being at this site, they've outgrown it. He explained that this facility will be for warehousing their HVAC equipment and offered his availability to answer any questions there might be.

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

Brief Commission discussion ensued.

**ACTION:** It was moved by Commissioner Kachel; seconded by Commissioner Del Nero to make the determination that the project is categorically exempt pursuant to CEQA Guidelines 15332, and approve SPA 20-01, subject to the findings and conditions listed in PC Resolution 20-08. Motion passed by the following vote:

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

**NEW BUSINESS:**

None

**PUBLIC MEETING(S):**

None

**UNFINISHED BUSINESS:**

None

**MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

None

**REPORTS:**

- Director of Community Development, Tom Westbrook advised the Commission that at the next meeting staff will be presenting a project that we have been processing for some time; a commercial project on commercial property in front of River Oaks Golf Course. He encouraged the Commission, if they have any questions, to reach out to him or Mr. Michaels ahead of time, as they would love the opportunity to talk through those before the meeting.
- Director of Engineering Services/City Engineer, Daniel Padilla announced that PG&E has a project to replace the small gas line in Whitmore Avenue between Mitchell and Moore Road. He advised everyone to stay away from that area for the next 2-3 weeks.

**ADJOURNMENT:**

The Commission adjourned at 6:09 p.m. to the next regularly scheduled meeting of Monday, March 2, 2020.

APPROVED:

  
David Johnson, Vice-Chairperson

ATTEST:

  
Tom Westbrook, Secretary