

**CITY OF CERES
PLANNING COMMISSION
MEETING MINUTES
February 22, 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. 2022-01, 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 Josh Varinsky, Administrative Secretary Ann Montgomery

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS:

- Vance Shannon, PreConstruction Manager, Quick Quack Car Wash

Mr. Shannon stated that he is representing Quick Quack and is available to answer any questions and share any information that is needed for the Quick Quack project.

Commissioner Kachel thanked Mr. Shannon and noted that the Commission will be back with him shortly.

CONSENT CALENDAR:

1. Clerk’s Report of Posting. The Agenda for the regular meeting of the Planning Commission of February 22, 2022 was posted on February 17, 2022.
2. Approval of Minutes
 - a. December 6, 2021 (all present)
3. Lot Line Adjustment (LLA) 22-01; Resolution No. PC 22-02; Approving a Lot Line Adjustment for the Whitmore Towers project to consolidate seven properties into one parcel involving (APN’s: 127-011-012, -013, -014, -015, -016, -028, & -029) located at the Northwest Corner of Whitmore Avenue and Herndon Road.

ACTION: It was moved by Commissioner Del Nero; seconded by Commissioner Johnson 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. Specific Plan Site Plan (SPSP) 21-14; Proposal for a Specific Plan Site Plan entitlement request to construct a 3,596 square foot building for a car wash operation within the Ceres Gateway Center project located at 2812 & 2942 E. Service Road. Doug Livingston, applicant.

Senior Planner, James Michaels presented the staff report.

The Public Hearing was opened at 6:09 p.m.

- Vance Shannon, Quick Quack Car Wash

Mr. Shannon remarked that the yellow and green shown in the elevations is the Quick Quack color palette, and they try to sustain that so that they’re a recognizable business. He also reiterated that he’s happy to answer any questions or share anymore information about who they are, what they are, and noted that they’re excited to be a part of the community.

The Public Hearing was closed at 6:10 p.m.

Brief Commission discussion ensued.

ACTION: It was moved by Commissioner Del Nero; seconded by Commissioner Johnson to approve 21-14 SPSP, subject to the findings and conditions contained in PC Resolution 22-01. Motion passed by the following vote:

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

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

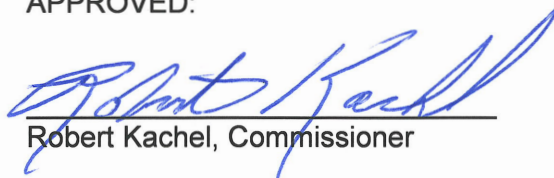
REPORTS:

- Christopher Hoem, Director of Community Development introduced Anthony Sims, the new Economic Development and Redevelopment Manager. Mr. Hoem announced that Mr. Sims started last week, he's excited to be here and will give him a moment to speak.
- Anthony Sims stated that it's a pleasure to meet the Commission and looks forward to joining the team and working with our community. He explained that before joining the City of Ceres, he was the Economic Development Manager with Opportunity Stanislaus, covering the whole region. Prior to that, he spent twelve years in business development and marketing. He grew up in Ceres and is really looking forward to contributing to this team and working with everyone here.


ADJOURNMENT

The Commission adjourned at 6:15 p.m. to the next regularly scheduled meeting of Monday, March 7, 2022.

APPROVED:


Robert Kachel, Commissioner

ATTEST:


Christopher Hoem, Secretary

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