

**CITY OF CERES  
PLANNING COMMISSION  
MEETING MINUTES  
March 16, 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 Nubia Goldstein, 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 March 16, 2020 was posted on March 12, 2020.
2. General Correspondence – Informational only
  - a. Annual Progress Report on the Implementation of the City's Housing Element

**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. Conditional Use Permit (CUP) 20-02; Proposal for a Conditional Use Permit to allow the operation of a small craft manufacturing brewery facility at 1920 Foundry Court. Alan Atkins, Five Eye Brewing, applicant.

Senior Planner, James Michaels presented the staff report.

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

- Alan Atkins, Owner, Five Eye Brewing, Ceres, CA

Mr. Atkins introduced himself and Steve Verver, Five Eye Brewing partners and stated that they're here to answer any questions that the Commission may have.

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

Brief Commission discussion ensued.

**ACTION:** It was moved by Commissioner Kachel; seconded by Commissioner Silveira to make the determination that the project is exempt pursuant to CEQA Guidelines 15332, Class 32, In-Fill Development, and approve CUP 20-02, subject to the findings and conditions listed in PC Resolution 20-14. Motion passed by the following vote:

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

**NOES:** None

**ABSENT:** Chairperson Smith

4. Site Plan Approval (SPA) 17-02 Time Extension; Proposal for a one (1) year time extension request for a previously approved Site Plan Approval entitlement associated with the construction of a 3,640 square foot retail/office building at 1957 Central Avenue. Jose and Alicia Lopez, applicants.

Senior Planner, James Michaels presented the staff report.

Brief Commission discussion ensued.

#### **The Public Hearing was opened at 6:13 p.m.**

- Sergio Carrera, Project Engineer, Benchmark Engineering, Modesto, CA

Mr. Carrera answered Commissioner Silveira's question regarding what types of businesses would be going into the proposed building, with Mr. Michaels adding that it will

be the principal uses that would be permitted in the “C-1 Neighborhood Commercial District.”

**The Public Hearing was closed at 6:14 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 exempt from environmental review pursuant to CEQA Guidelines 15332, In-Fill project, and approve SPA 17-02 Time Extension, subject to the findings and conditions contained in PC Resolution 20-13. Motion passed by the following vote:

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

5. Second Amended Development Agreement; Hearing to consider the Second Amended Development Agreement by and between the City of Ceres and Kase Manufacturing for an existing operation located at 4111 Brew Master Drive. Kase Manufacturing, applicant.

Director of Community Development, Tom Westbrook explained that some of the documents the City was working with the applicant on, didn't make it to production in time. However, staff had noticed the Public Hearing, so therefore we have to hold this item. Staff fully anticipates that this project will be presented at the next Planning Commission meeting on April 6<sup>th</sup>. Staff is requesting this evening that the Public Hearing be opened, then closed and that this item be continued to a date certain of April 6, 2020.

**The Public Hearing was opened at 6:17 p.m.**

**There being no public comments, the Public Hearing was closed at 6:17 p.m.**

**ACTION:** It was moved by Commissioner Kachel; seconded by Commissioner Silveira to recommend continuation of this item to the next Planning Commission Meeting on April 6, 2020. Motion passed by the following vote:

**AYES:** Commissioners Del Nero, Johnson, Kachel, Silveria  
**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 reported that things have changed since the coronavirus outbreak. This public meeting is happening tonight, but pointed out the seating is different, being six feet apart, per the guidelines from the State of California. City Hall is currently open for business, but we may not have the doors opened, so people will have to either call or email staff. We don't know the duration of this order that we're under; just have to take it day by day. Mr. Westbrook noted that he, Mr. Michaels and Mrs. Montgomery are available, should the Commissioners have any questions or need assistance.
- City Manager, Toby Wells provided additional details regarding the coronavirus pandemic, noting he had signed an Emergency Declaration for the City of Ceres today. We are following the guidance of local public health officials, as well as the State and Federal Government.

City Hall was closed this afternoon to the public, but staff is still providing vital services across the organization. We're doing everything we can to protect the safety of our employees and the citizens that we serve. Information is available on our website and there are three places he is recommending that people go to for information: County Public Health, CDC (Center for Disease Control) and the CDPH (California Department of Public Health). They have the best information and are continually updating information. Our local OES, Emergency Operation Center is now working 24/7 and a lot of information is coming out of there. This is an emergency we've never seen before and things are happening at an exponential pace.

- Commissioner Silveira added that the Stan Emergency Facebook page is probably the number one local place to go to, as well as the website as they are good sources of updated information.
- City Attorney, Nubia Goldstein commented, in the Governor's recent executive order, there are even provisions about dispensing with the Brown Act requirements in certain instances. In the event that meetings need to be completely shut down, the business must continue. What are the rules for telephonic conferencing? That's something that Churchwell White is monitoring as well and working with the City Manager's office to make sure we're complying with the Brown Act requirements to the extent that we can.

**ADJOURNMENT:**

The Commission adjourned at 6:25 p.m. to the next regularly scheduled meeting of Monday, April 6, 2020.

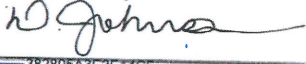
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**FINISH**

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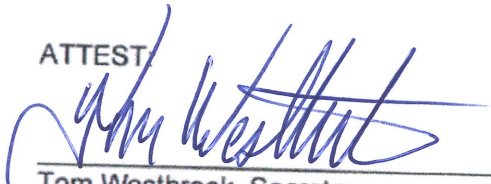
Planning Commission Meeting Minutes  
March 16, 2020

APPROVED:

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David Johnson, Vice-Chairperson

ATTEST

  
Tom Westbrook, Secretary

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