

**CITY OF CERES
PLANNING COMMISSION
MEETING MINUTES
June 20, 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. 2022-48, 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 Chairperson Smith.

ROLL CALL:

PRESENT: Commissioners: Del Nero, Kachel, Martinez, Chairperson Smith

ABSENT: Commissioner Johnson

ALSO PRESENT: Director of Community Development Christopher Hoem, Senior Planner James Michaels, Director of Engineering Services, City Engineer Kevin Waugh, Deputy Chief Kevin Wise, City Attorney Scott Miller, Administrative Secretary Ann Montgomery

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS:

- Dave Pratt, Ceres citizen

Mr. Pratt expressed his concerns and encouraged the Commission to reject tree plantings on corners and overhanging sidewalks, as they block street and stop signs.

CONSENT CALENDAR:

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of June 20, 2022 was posted on June 14, 2022.

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

AYES: Commissioners Del Nero, Kachel, Martinez, Chairperson Smith

NOES: None

ABSENT: Commissioner Johnson

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARINGS:

2. Vesting Tentative Parcel Map (VTPM) 22-05 & Conditional Use Permit (CUP) 22-08; A proposal to develop 3.3 acres involving the creation of three commercial zoned lots out of two existing parcels and to permit the development of five commercial buildings with associated parking and landscape improvements located at the northeast corner of Mitchell Road and Roeding Road. Surgit Singh, applicant.

Senior Planner, James Michaels presented the staff report. Mr. Michaels explained that after the staff report went out (agenda was published/posted), staff did have some discussion with the applicant. There are two conditions that will need some modification and the applicant can also elaborate on.

- Condition B.4. on page 31 of the staff report. It has to do with a certain part of the building permit process that has to do with a collection of certain fees. The fee that would be eliminated would be the "Mitchell Road Storm Drain Benefit District Fee." That fee would not be applicable in this case because they are provided a storm drain basin that's going to serve that entire site.
- Condition B.13, item i. on page 33 of the staff report. It has to do with the typical undergrounding of overhead utility lines that we might have along certain project frontages. We typically would have a condition of this nature included, but it was brought to staff's attention by the applicant's representative, GDR Engineering, that because of the ultimate right-of-way width that's already there with curb, gutter and sidewalks improvements, there would be no need for the undergrounding of those utility lines. The project is not expected to remove those utility poles that are there; it's designed around that. Staff believes there is no need to have this condition in this case.

Commissioner Kachel inquired about the landscaping of the project, whether it would be lawn or artificial turf, referring to the project rendering.

Mr. Michaels explained that the landscaping will consist of just trees, shrubs and mulch. There will not be any actual lawn.

The Public Hearing was opened at 6:15 p.m.

- Max Garcia, GDR Engineering, Inc., Ceres, CA

Mr. Garcia stated he is very happy with the project and noted it will be an excellent center. He remarked that Edmond Jacobs, the building designer is here tonight and available to answer any building related questions.

Mr. Garcia spoke briefly about the two conditions that Mr. Michaels previously addressed, noting that they would have preferred to connect to the City's drainage system if there had been one available to them. They are ready to start and would like to get this project going as soon as this is approved.

Commissioner Kachel asked Mr. Garcia if we have an idea what kinds of uses the applicant expects to move into this site.

Mr. Garcia replied that Mr. Jacobs could best answer that question.

- Edmond Jacobs, Designer

Mr. Jacobs explained that when he started working on this project with the client, he wanted to bring something new to the city. They feel it's a good project for infill and will create a unique character along the Mitchell Road Corridor. In terms of what occupancy is going to be there; it's mostly going to be a retail office type occupancy, and we do have one building that has a restaurant. Mr. Jacobs stated that they would appreciate the Commission's support and he is available for any questions.

Commissioner Martinez inquired if it's only going to be one restaurant, as he thought there was going to be more than one.

Mr. Jacobs explained that on the front of the project, there's going to be future pads, but we have one bigger sit-down restaurant in the back, about 5500 square feet.

Mr. Michaels added that those pads at the front will be considered separately, as future entitlements.

- Renee Ledbetter

Mrs. Ledbetter stated that she is here representing the Ceres Chamber of Commerce and also personally, as a commercial realtor. Mrs. Ledbetter congratulated the applicant and his team, as this is a beautiful project and something she is very excited about. It's been a long time coming since we've had some new development take place in Ceres. Now with Walmart and the Gateway project, this is going to be a great addition to the Mitchell Road Corridor. She also added that it's going to make her job easier as she has people calling her every day, looking for space that we just don't have in Ceres. This is going to be a great project and she hopes to see the Commission approve it because this is definitely needed for our community.

The public hearing was closed at 6:23 p.m.

ACTION: It was moved by Commissioner Martinez; seconded by Commissioner Kachel to approve the Mitigation Negative Declaration per the findings and conditions

listed in PC Resolution 22-14 and approve 22-05 VTPM subject to the findings and conditions listed in PC Resolution 22-15. Motion passed by the following vote:

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

ACTION: It was moved by Commissioner Martinez; seconded by Commissioner Kachel to approve 22-06 CUP subject to the findings and conditions contained in PC Resolution PC 22-16, with the following amendments: elimination of the Mitchell Road Storm Drain Benefit District fee from Condition B.4 and elimination of Condition B.13.i. Motion passed by the following vote:

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

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

- Senior Planner, James Michaels announced that tomorrow night at 6 p.m. is the second Concerts in the Park event of this year's series at Whitmore Park.

ADJOURNMENT

The Commission adjourned at 6:29 p.m. to the next regularly scheduled meeting of Tuesday, July 5, 2022.

APPROVED:



Laurie Smith, Chairperson

ATTEST:



Christopher Hoem, Secretary