

**CITY OF CERES  
PLANNING COMMISSION  
MEETING MINUTES**

**September 4, 2018**

**MEETING CALLED TO ORDER:** 6:01 p.m.

**PLEDGE OF ALLEGIANCE:**

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

**ROLL CALL:**

**PRESENT:** Commissioners: Del Nero, Johnson, Vice-Chairperson Condit

**ABSENT:** Commissioner Kachel, Chairperson Smith

**ALSO PRESENT:** Director of Community Development Tom Westbrook, City Manager Toby Wells, City Attorney Vincent Vu, Senior Planner James Michaels, Administrative Secretary/Deputy City Clerk 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 September 4, 2018 was posted on August 29, 2018.
2. Approval of Minutes:
  - a. August 20, 2018 (Del Nero absent)

**ACTION:** It was moved by Commissioner Johnson; seconded by Commissioner Del Nero to approve Item 1 on the Consent Calendar. Motion passed by the following vote:

**AYES:** Commissioners Del Nero, Johnson, Vice-Chairperson Condit

**NOES:** None

**ABSENT:** Commissioner Kachel, Chairperson Smith

2. Approval of Minutes:

- a. August 20, 2018 (Del Nero absent)

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

**AYES:** Commissioner Johnson, Vice-Chairperson Condit  
**NOES:** None  
**ABSENT:** Commissioner Kachel, Chairperson Smith  
**ABSTAIN:** Commissioner Del Nero

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

None

**PUBLIC HEARINGS:**

3. Specific Plan Site Plan (SPSP) 18-05; Proposal to construct two 7,500 square foot office buildings located at 1318 & 1336 Mitchell Road; GDR Engineering, applicant.

Senior Planner, James Michaels presented the staff report.

Commissioner Del Nero asked if this is consistent with what's there already, because he believes we had some issues five or six years ago.

Director of Community Development clarified that it was about twelve years ago, and those issues were resolved. These buildings will look similar to the ones that are existing today.

**The Public Hearing was opened at 6:07 p.m.**

**Seeing there were no comments, the Public Hearing was closed at 6:07 p.m.**

Commission Discussion:

Commissioner Del Nero stated that the project looks consistent with what we had before.

Vice-Chairperson Condit remarked that it looks like a great plan, noting that the staff at GDR and the applicant did a great job. We hope we can get some businesses in there and get them filled.

**ACTION:** It was moved by Commissioner Johnson; seconded by Commissioner Del Nero to approve PC Resolution No. 18-19. Motion passed by the following vote:

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

**NEW BUSINESS:**

None

**PUBLIC MEETING(S):**

None

**UNFINISHED BUSINESS:**

None

**MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

None

**REPORTS:**

Commissioner Del Nero explained that he wasn't in attendance at the last meeting on August 20th, due to his participation in the *Dennis Wallace Memorial Golf Tournament* at Oakdale Golf and Country Club. It's the second year of this event and there were about 175 golfers participating. All the proceeds from the tournament are used for youth and youth activities.

Director of Community Development, Tom Westbrook announced:

- Tickets are available for purchase up to this Friday, September 7<sup>th</sup> for the Chamber of Commerce's "One Table. One Community" dinner on September 15<sup>th</sup>.
- Ceres Unified School District, with the assistance of Shane Parson and Diamond Bar Arena are hosting the Imperial Knights show on September 19<sup>th</sup>. Tickets are available through the School District.

City Manager, Toby Wells announced that he is putting on his "Acting City Engineer" hat now and noted Daryl Jordan has accepted a position in Santa Cruz County, with the City of Scott's Valley. In the interim, Mr. Wells will be filling that role as City Engineer. The recruitment for that position actually started today; however, he's looking for an interim to sit in that position, so that he can get to his other interim job, as the Interim Fire Chief and supposed full time City Manager.

Mr. Wells also provided a Project Update:

- The Service and Mitchell intersection is nearly done and the paving is scheduled to start this week. He recommended that everyone stay out of that area on Mitchell because it will be messy, like it was on Friday last week. They're hoping to finish by Friday of this week; worst case, they'll be finished up on Monday.
- The construction of the Pine and Central roundabout is getting started this week as well.

**ADJOURNMENT:**

The Commission adjourned at 6:12 p.m. to the next regularly scheduled meeting of Monday, September 17, 2018.

APPROVED:

  
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Couper Condit, Vice-Chairperson

ATTEST:

  
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Tom Westbrook, Secretary

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