

CITY OF CERES  
PLANNING COMMISSION  
MINUTES

August 3, 2015

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

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Chairperson Smith.

**ROLL CALL:**

**PRESENT:** Commissioners: Condit, Del Nero, Kachel, Molina, Chairperson Smith

**ABSENT:** None

**ALSO PRESENT:** Director of Community Development Tom Westbrook, Deputy City Engineer Mike Brinton, City Attorney Nubia Goldstein, 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 August 3, 2015 was posted on July 28, 2015.
2. Approval of Minutes:
  - a. July 6, 2015

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

**AYES:** Commissioners Condit, Del Nero, Kachel, Molina, Chairperson Smith

**NOES:** None

**ABSENT:** None

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

None

**PUBLIC HEARING:**

3. Specific Plan Site Plan (SPSP 15-10/Variance (VAR15-11); Proposal for a Specific Plan Site Plan entitlement to construct a 14,010 square foot building for a general office and restaurant use, and a Variance to eliminate a 10-foot rear yard setback requirement to allow the building to be located at the west property line of 3505 Mitchell Road. GDR Engineering, Inc., applicant.

Director of Community Development, Tom Westbrook presented the staff report. Mr. Westbrook explained that all four findings can be made to meet the requirements for the granting of the Variance.

Brief Commission discussion ensued.

**The public hearing was opened at 6:14 P.M.**

- Josh Jantz, GDR Engineering, 3525 Mitchell Road, Ceres, CA

Mr. Jantz thanked City Staff for meeting with them and their assistance with the project. He further explained that GDR did the project to the north of this site back in 2004/05. They used that project in laying out this site. They are proposing to move the driveway; center it on the property line, and allow access for the north.

**The public hearing was closed at 6:17 P.M.**

Brief Commission discussion ensued, in favor of the project.

**ACTION:** It was moved by Commissioner Kachel; seconded by Commissioner Molina to adopt PC Resolutions 15-21 and 15-22. Motion passed by the following vote:

**AYES:** Commissioners Condit, Del Nero, Kachel, Molina, Chairperson Smith  
**NOES:** None  
**ABSENT:** None

**NEW BUSINESS:**

None

**PUBLIC MEETING(S):**

None

**UNFINISHED BUSINESS:**

None

**MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

None

**REPORTS:**

Commissioner Del Nero reported that he recently attended the State Fair, noting it wasn't the same as previous years.

Tom Westbrook announced:

- Tomorrow night (August 4<sup>th</sup>) from 6-8 p.m., the City, Public Safety and the Chamber of Commerce are hosting National Night Out at Whitmore Park.
- Saturday, August 29<sup>th</sup>, from 11 a.m. – 7 p.m. the Chamber will be hosting their 2<sup>nd</sup> Annual "Smoke on the River" event. It's a BBQ Festival with smoked ribs and chicken available for sampling, along with microbrews and music.

Chairperson Smith noted the pleasure of having Mike Brinton, Deputy City Engineer in attendance this evening.

**ADJOURNMENT:**

The Commission adjourned at 6:25 p.m. to the next regularly scheduled meeting of Tuesday, September 8, 2015.

APPROVED:

  
Laurie Smith, Chairperson

ATTEST:

  
Tom Westbrook, Secretary