

CITY OF CERES  
PLANNING COMMISSION  
MINUTES

September 21, 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, Director of Engineering Services/City Engineer Daryl Jordan, Associate Planner James Michaels, 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 September 21, 2015 was posted on September 16, 2015.
2. Approval of Minutes:
  - a. August 3, 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. Vesting Tentative Parcel Map Amendment (VTPM) 09-03; A proposed amendment for a previously approved Vesting Tentative Parcel Map to allow for a deferral agreement to address the condition of approval regarding the undergrounding of existing overhead utility lines at 1538 Moffet Road. Gilberto Machado, applicant.

Associate Planner James Michaels presented the staff report.

**The public hearing was opened at 6:08 P.M.**

- Connie Perry, Escalon, CA

Ms. Perry stated she has been working with the applicant and is the broker for America's Realty in Ceres. She and Chairperson Smith reviewed the three options and verified that the terms of Option 2 are acceptable to the applicant, Mr. Machado.

Chairperson Smith inquired about the timeline. Ms. Perry conferred with the contractor, who estimated three to four weeks, in addition to working with Turlock Irrigation District on some of those items.

**The public hearing was closed at 6:13 P.M.**

Brief Commission discussion ensued, in favor of the project.

**ACTION:** It was moved by Commissioner Molina; seconded by Commissioner Condit to adopt PC Resolution 15-23, with Option 2. 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:**

City Attorney Nubia Goldstein announced that she will be attending the League of California Cities annual conference next week in San Jose. She will provide a report at the next meeting on two workshops the Planning Commission will find most interesting: affordable housing and utility infrastructure.

Tom Westbrook announced:

- He also will be attending the League of California Cities annual conference, along with City Manager Wells and Council Member Lane.
- The City Council will consider a contract for the General Plan Update at Monday night's Council meeting. A number of good firms submitted proposals; a consulting firm has been chosen and he is excited about getting that process started.
- Walmart update: The Citizens for Ceres finally submitted their opening brief. The best case scenario for a decision from the Appellate Court would be March 2016.

Daryl Jordan announced that he will be attending the Homelessness Summit in Modesto on October 1<sup>st</sup>.

**ADJOURNMENT:**

The Commission adjourned at 6:19 p.m. to the next regularly scheduled meeting of Monday, October 5, 2015.

APPROVED:



Laurie Smith, Chairperson

ATTEST:



Tom Westbrook, Secretary