

**CITY OF CERES  
PLANNING COMMISSION  
MINUTES**

**October 5, 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, Redevelopment and Economic Development  
Manager Steve Hallam, 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 October 5, 2015 was posted on September 29, 2015.
2. Approval of Minutes:
  - a. August 21, 2015

**ACTION:** It was moved by Commissioner Molina; seconded by Commissioner Del Nero 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 to subdivide a 96-acre industrial zoned property to create three parcels around existing commercial developments with a 93-acre remainder around existing industrial development located at 166 E. Whitmore Avenue. G-3 Enterprises, applicant.

Associate Planner, James Michaels presented the staff report.

**The public hearing was opened at 6:04 P.M.**

- Rod Hawkins, Hawkins & Associates Engineering, Modesto, CA

Mr. Hawkins stated he is representing G-3 Enterprises. He thanked staff for all their efforts, and is available to answer any questions the Commission may have.

**The public hearing was closed at 6:05 P.M.**

Brief Commission discussion ensued.

**ACTION:** It was moved by Commissioner Molina; seconded by Commissioner Kachel to adopt PC Resolution 15-24. Motion passed by the following vote:

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

**NEW BUSINESS:**

None

**ADJOURN AS THE PLANNING COMMISSION TO THE CERES DOWNTOWN  
REVITALIZATION AREA BOARD**

**MEETING CALLED TO ORDER:** 6:08 P.M.

**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, Redevelopment and Economic Development  
Manager Steve Hallam, Associate Planner James  
Michaels, City Attorney Nubia Goldstein,  
Secretary/Deputy City Clerk Ann Montgomery

**CONFLICT OF INTEREST:**

None

**NEW BUSINESS:**

4. Ceres Downtown Revitalization Area Board (CDRAB) FY 2014-15 Quarterly Report – 4<sup>th</sup> Quarter

Redevelopment and Economic Development Manager Steve Hallam presented the 4<sup>th</sup> Quarter Report.

Brief discussion ensued and the Board accepted the FY 2014-15 Quarterly Report – 4<sup>th</sup> Quarter.

**RECONVENED AS THE PLANNING COMMISSION** at 6:22 P.M.

**PUBLIC MEETING(S):**

None

**UNFINISHED BUSINESS:**

None

## **MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

None

## **REPORTS:**

Commissioner Condit reported that he just finished his first page 8 page essay for this semester, which was on the news media.

Commissioner Kachel inquired if there has been any consideration of having another student commissioner. Mr. Westbrook responded that there hasn't been much interest in the past.

City Attorney, Nubia Goldstein noted that she attended the League of California Cities annual conference last week and will provide a report at the next meeting.

Director of Community Development, Tom Westbrook reported:

- The Chamber of Commerce is hosting a City Council Candidates forum tomorrow evening at 6:00 p.m. in the Community Center Small Assembly Room.
- The 38<sup>th</sup> Annual Stanislaus County Planning Commissioners Workshop will also be in this room on Saturday, October 10<sup>th</sup> from 8:30 a.m. – 12:00 p.m.
- City Council approved the contract for the General Plan Update at the last City Council meeting. The consultant, Dyett & Bhatia is from San Francisco, and is the same firm that completed the General Plan Update for the City of Turlock in 2012.
- Mr. Westbrook also attended the League of California Cities annual conference last week, noting there were some very good sessions, such as: how cities reposition and reformat existing, older shopping centers and a session on innovation in the city. The conference was very well attended; approximately 1800-2000.
- On September 28<sup>th</sup>, City Council sang happy birthday to him at the conclusion of the meeting.

## **ADJOURNMENT:**

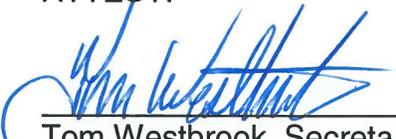
The Commission adjourned at 6:29 p.m. to the next regularly scheduled meeting of Monday, November 2, 2015.

Planning Commission Minutes  
October 5, 2015

APPROVED:

  
\_\_\_\_\_  
Laurie Smith, Chairperson

ATTEST:

  
\_\_\_\_\_  
Tom Westbrook, Secretary

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