

**CITY OF CERES
PLANNING COMMISSION
MEETING MINUTES
January 17, 2023**

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. 2022-148, and the Federal Americans with Disabilities Act.

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

OATH OF OFFICE of new Planning Commissioners

City Clerk, Fallon Martin administered the Oath of Office to the new Planning Commissioners: Cerina Otero and Ruldip “RJ” Jammu.

ROLL CALL:

PRESENT: Commissioners: Del Nero, Jammu, Johnson, Kachel, Otero

ABSENT: None

ALSO PRESENT: Director of Community Development Christopher Hoem, Director of Engineering Services, City Engineer Kevin Waugh, Redevelopment and Economic Development Manager Tamra Spade, City Attorney Christian Smit, Administrative Secretary Ann Montgomery

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Kachel.

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

Commissioner Del Nero nominated Commissioner Kachel to be Chairperson for 2023. Commissioner Johnson seconded the nomination. Motion passed by the following vote:

AYES: Commissioners Del Nero, Jammu, Johnson, Kachel, Otero

NOTES: None

ABSENT: None

Commissioner Johnson nominated Commissioner Del Nero to be Vice-Chairperson for 2023. Chairperson Kachel seconded the nomination. Motion passed by the following vote:

AYES: Commissioners Del Nero, Jammu, Johnson, Otero, Chairperson Kachel
NOTES: None
ABSENT: None

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 January 17, 2023 was posted on January 13, 2023.
2. Approval of Minutes
 - a. November 21, 2022 (all present)

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

AYES: Commissioners Del Nero, Jammu, Johnson, Otero, Chairperson Kachel
NOES: None
ABSENT: None

ACTION: It was moved by Commissioner Johnson; seconded by Commissioner Del Nero to approve Item 2.a. on the Consent Calendar. Motion passed by the following vote:

AYES: Commissioners Del Nero, Johnson, Chairperson Kachel
NOES: None
ABSENT: None
ABSTAIN: Commissioners Jammu, Otero

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

PUBLIC HEARINGS:

3. 16-08 PCDP 4th Time Extension; Proposal for a two (2) year time extension request for a previously approved development plan associated with the construction of a 20-unit multi-family residential project located at 2800-2808 Blaker Road. GDR Engineering, Inc., applicant.

Director of Community Development, Christopher Hoem presented the staff report.

Chairperson Kachel asked if there is any limit to the number of time extensions that are allowed.

Mr. Hoem replied no, not for this type of project.

The Public Hearing was opened at 6:12 p.m.

There being no public comments, the Public Hearing was closed at 6:13 p.m.

ACTION: It was moved by Commissioner Del Nero; seconded by Commissioner Johnson to make the determination that the extension request is consistent with the original project and that the approval of the time extension is not subject to further environmental review pursuant to CEQA Guidelines 15332, Class 32 and approval of 16-08 PCDP 4th Time Extension, subject to the findings and conditions contained in Resolution PC 23-01. Motion passed by the following vote:

AYES: Commissioners Del Nero, Jammu, Johnson, Otero, Chairperson Kachel
NOES: None
ABSENT: None

4. Conditional Use Permit (CUP) 22-18; Proposal for a 6,000 square foot (SF) commercial building including a 3,600 SF sports bar and a 2,400 SF retail space to be constructed at 3109 E. Service Road. Haren Sanghera, applicant.

Director of Community Development, Christopher Hoem presented the staff report.

The Public Hearing was opened at 6:16 p.m.

- Haren Sanghera, GDR Engineering, Inc.

Mr. Sanghera stated that he is available to address any questions or comments there may be for the applicant.

The Public Hearing was closed at 6:16 p.m.

Brief Commission discussion ensued.

ACTION: It was moved by Commissioner Johnson; seconded by Commissioner Jammu to make the determination that this project is exempt from environmental review pursuant to CEQA Guidelines, section 15332, Class 32, and approval of 22-18 CUP, subject to the findings and conditions contained in Resolution PC 23-06. Motion passed by the following vote:

AYES: Commissioners Del Nero, Jammu, Johnson, Otero, Chairperson Kachel
NOES: None
ABSENT: None

5. General Plan Amendment (GPA) 22-19; Vesting Tentative Parcel Map (VTPM) 22-20, & Conditional Use Permit (CUP) 22-21; Proposal for two retail commercial buildings (15,230 square feet and 13,782 square feet) and a 145-unit apartment complex on three proposed parcels at 3106 Mitchell Road. GDR Engineering, applicant.

Director of Community Development, Christopher Hoem presented the staff report.

Brief Commission discussion ensued.

The Public Hearing was opened at 6:25 p.m.

- Dave Pratt, Ceres citizen

Mr. Pratt expressed his concerns with the lack of parking and also the ability of the Fire Department to access the area. He still doesn't think it's a good mix for that parcel and believes there will be a lot of people commenting about it when it's presented at a City Council meeting.

- Raj Dhillon, property owner

Mr. Dhillon thanked the Commission and staff and stated that he is here to answer any questions there may be.

The Public Hearing was closed at 6:27 p.m.

Commissioner Johnson mentioned the email from Shannon Sandobal, Deputy Fire Marshal with the Modesto Fire Department, indicating her review of the Initial Study for the project and her approval of the Conditions of Approval and the site plans associated with the project. However, Mr. Johnson expressed his concerns about the ability of fire engines to access the rear of the complex in the event of emergencies.

Chairperson Kachel stated that the decision made tonight is not final, as this is a General Plan Amendment that will be heard by the City Council.

ACTION: It was moved by Commissioner Jammu; seconded by Commissioner Del Nero to recommend the City Council adopt the Mitigated Negative Declaration prepared for this project per PC Resolution 23-02, recommend the City Council approve the General Plan Amendment per the findings and conditions listed in PC Resolution 23-03, approve 22-20 VTPM, subject to the City Council adopting the Mitigated Negative Declaration and

approving the General Plan Amendment, per the findings and conditions listed in PC Resolution 23-04, and approve 22-21 CUP, subject to the City Council adopting the Mitigated Negative Declaration and approving the Conditional Use Permit, per the findings and conditions contained in PC Resolution 23-05. Motion passed by the following vote:

AYES: Commissioners Del Nero, Jammu, Chairperson Kachel
NOES: Commissioners Johnson, Otero
ABSENT: None

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

- Commissioner Del Nero welcomed the two new Planning Commissioners.
- Commissioners Jammu and Otero each provided a brief background about themselves.
- Commissioner Johnson and Chairperson Kachel also welcomed the new Commissioners.
- City Attorney, Christian Smit stated that he is filling in tonight and noted it's been a pleasure attending and he hopes to work with the Commission and staff going forward.
- Director of Community Development remarked that we're still looking to hire a Planner and asked if the Commission knows of anyone, to please direct them to the City's Human Resources page on our website. He also welcomed the two new Commissioners and stated he looks forward to this coming year.
- Administrative Secretary, Ann Montgomery welcomed the new Commissioners and advised them if they have any questions or need any assistance, she is most happy to assist.

- Redevelopment and Economic Development Manager, Tamra Spade also welcomed the Planning Commissioners and looks forward to working with them.

ADJOURNMENT

The Commission adjourned at 6:35 p.m. to the next regularly scheduled meeting of Monday, February 6, 2023.

APPROVED:



Robert Kachel, Chairperson

ATTEST:



Christopher Hoem, Secretary