

**CITY OF CERES  
PLANNING COMMISSION  
MEETING MINUTES  
January 19, 2021**

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*Planning Commission conducted this meeting in accordance with California Governor Newsom's Executive Orders N-20-20 and N-35-20 and COVID-19 pandemic protocols.*

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*Chairperson Smith called the January 19, 2021 Regular Planning Commission meeting to order via Zoom.*

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

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was recited by Chairperson Smith.

**ROLL CALL:**

**PRESENT:** Commissioners: Del Nero, Johnson, Kachel, Chairperson Smith

**ABSENT:** None

**ALSO PRESENT:** City Manager Tom Westbrook, Director of Engineering Services/City Engineer Daniel Padilla, Senior Planner James Michaels, City Attorney Scott Miller, Administrative Secretary Ann Montgomery

**CONFLICT OF INTEREST DECLARATION:**

None

**CITIZEN COMMUNICATIONS:**

None

**CONSENT CALENDAR:**

Administrative Secretary, Ann Montgomery requested that Item 2.a. be amended to correct the date of the Minutes from December 7, 2021 to December 7, 2020.

**ACTION:** It was moved by Commissioner Del Nero; seconded by Commissioner Johnson to amend Agenda Item 2.a. of the Consent Calendar to reflect the correct date of December 7, 2020. Motion passed by the following vote:

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

1. Clerk's Report of Posting. The Agenda for the regular meeting of the Planning Commission of January 19, 2021 was posted on January 13, 2021.
2. Approval of Minutes
  - a. December 7, 2024 0

ACTION: It was moved by Commissioner Kachel; seconded by Commissioner Johnson to approve the Consent Calendar as amended. Motion passed by the following vote:

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

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

None

**PUBLIC HEARINGS:**

3. 16-08 PCDP 3<sup>rd</sup> 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.

Senior Planner, James Michaels presented the staff report

**The Public Hearing was opened at 6:09 p.m.**

A representative from GDR Engineering requested to speak via the Zoom meeting, but had technical difficulties connecting with the meeting.

**The Public Hearing was closed at 6:11 p.m.**

ACTION: It was moved by Commissioner Kachel to make the determination that the third Time Extension request is consistent with the original project and that approval of the project is not subject to further environmental review, subject to CEQA guidelines; and to approve 16-08 PCDP 3<sup>rd</sup> Time Extension, subject to the findings and conditions contained in PC Resolution 21-02.

**The Public Hearing was reopened at 6:12 p.m.**

- Josh Jantz, GDR Engineering, Inc., Ceres, CA

Mr. Jantz indicated that GDR Engineering has been working on the improvement plans for Darrell Ledbetter, so he is moving forward with this project.

Chairperson Smith asked Mr. Jantz if he had a timeline estimated for the beginning of construction.

Mr. Jantz replied that it's still some time away, but they have been moving forward with the improvement plans and the construction documents.

**The Public Hearing was reclosed at 6:14 p.m.**

Chairperson Smith reminded the Commission that there is a motion on a floor and is looking for a second.

**ACTION:** Commissioner Kachel's motion stated previously was seconded by Commissioner Del Nero. Motion passed by the following vote:

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

**NEW BUSINESS:**

4. Lot Line Adjustment (LLA) 20-03; Resolution No. PC 21-01; Approving a Lot Line Adjustment for Pro-Dry Wall, Inc., to consolidate two properties located at 1064 Premier Drive (APN: 041-065-012) and 1063 Marchy Lane (APN: 041-065-007) into one parcel. Pro-Dry Wall, Inc., applicant.

Senior Planner, James Michaels presented the staff report.

**The Public Hearing was opened at 6:18 p.m.**

**There being no public comments, the Public Hearing was closed at 6:19 p.m.**

**ACTION:** It was moved by Commissioner Del Nero; seconded by Kachel to approve PC Resolution 21-01 for the Lot Line Adjustment. Motion passed by the following vote:

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

**PUBLIC MEETING(S):**

None

**UNFINISHED BUSINESS:**

None

**MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

None

**REPORTS:**

City Manager, Tom Westbrook announced the Council made a decision to open up District 1 to a potential appointment process. They'll be taking applications for that District 1 Seat up until next Tuesday, January 26<sup>th</sup>. A special meeting to interview the applicants will be held on February 2<sup>nd</sup>.

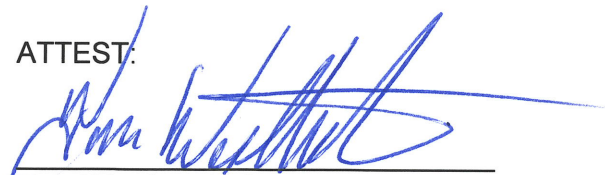
**ADJOURNMENT**

The Commission adjourned at 6:22 p.m. to the next regularly scheduled meeting of Monday, February 1, 2021.

APPROVED:

  
Laurie Smith, Chairperson

ATTEST:

  
Tom Westbrook, Secretary