

**CITY OF CERES  
PLANNING COMMISSION  
MEETING MINUTES  
January 21, 2020**

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

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was led by Commissioner Del Nero.

**ROLL CALL:**

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

**ABSENT:** None

**ALSO PRESENT:** Director of Community Development Tom Westbrook, City  
Manager Toby Wells, Director of Engineering Services/City  
Engineer Daniel Padilla, Senior Planner James Michaels,  
City Attorney Kerry Fuller, Administrative Secretary 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 January 21, 2020 was posted on January 15, 2020.
2. Approval of Minutes
  - a. December 16, 2019 (all present)

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

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

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

None

**PUBLIC HEARINGS:**

3. Conditional Use Permit (CUP) 19-25 and Variance (VAR) 19-26; Proposal to construct a new 3,570 square foot convenience store building with a gas station consisting of 4 fueling stations, and Variance to modify a 10-foot rear yard setback requirement to allow the building to be located 5 feet from the north and east property lines of 1960 Central Avenue. Hameed Alfareh, applicant.

Senior Planner, James Michaels presented the staff report.

Brief Commission discussion ensued.

**The Public Hearing was opened at 6:07 p.m.**

- Josh Jantz, GDR Engineering, Ceres, CA

Mr. Jantz stated he is here tonight on behalf of their client, Mr. Alfareh. He added that Mr. Jacobs, the architect is here this evening and they're happy to answer any questions.

**The Public Hearing was closed at 6:08 p.m.**

Brief Commission discussion ensued.

**ACTION:** It was moved by Commissioner Smith; seconded by Commissioner Kachel to make the determination that this project is exempt from environmental review pursuant to CEQA Guidelines 15332, Class 32 (In Fill Development Projects) and approve PC Resolutions 20-02 and 20-03. Motion passed by the following vote:

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

4. Conditional Use Permit (CUP) 19-27; Proposal for a Conditional Use Permit to re-develop an existing 1,368 square foot building for a taproom with outdoor seating and a courtyard located at 2723 Central Avenue. Randy Beard, applicant.

Senior Planner, James Michaels presented the staff report.

Mr. Westbrook noted that an email message was received from a nearby resident, expressing concerns about the operations and proximity to existing residential uses. Copies were provided to the Commission at the dais.

Brief Commission discussion ensued.

**The Public Hearing was opened at 6:15 p.m.**

- Jamie Adkins-King, Ceres resident

Mrs. King expressed her concerns about the safety of her family, with her home located across the street.

- Randy Beard, project applicant

Mr. Beard remarked that he has spoken to Mrs. King a couple of times and respects her concerns. For that reason, he and his wife went out and did more research at other breweries and noted that not one place has had any problems. He said he can't make Mrs. King feel any better but reassured her that he does care. He believes that she feels he's sincere, but is thinking of the "what if's?" Mr. Beard stated that with being closed at 10 o'clock, there's really not much problem. He considers himself a neighbor and he definitely has consideration for the people around the business.

- Renee Ledbetter, Exit Realty Consultants, Ceres, CA

Mrs. Ledbetter explained that she's working with and representing both the tenant and the owner. They envision what's coming with the future commuter train and thought it would be a great opportunity to enhance our downtown. They definitely recognize the concerns that Mrs. King has and explained that she and Mr. Parson are heavily invested in this community and want nothing but the best for it.

Chairperson Condit asked Mrs. King if there was anything the Commission could put in place to ease her concerns. Discussion ensued regarding, if there were changes requested for the hours of operation, that it would be reviewed by the Planning Commission in a public forum rather than at the administrative level.

Chairperson Condit clarified with Mr. Beard that he is fine with these changes.

- Shane Parson, Ceres property owner

Mr. Parson stated that he can appreciate Mrs. King's concerns. He commented that he recently opened another taproom in Atwater and feels that it's a completely different operation than a bar. The experience he's had with Blaker Brewing in Atwater has been outstanding and he's hoping that this gentleman does the same thing in another building that he owns. He added that if there's anything he can do to help, he will.

**The Public Hearing was closed at 6:29 p.m.**

Commission discussion ensued.

**ACTION:** It was moved by Commissioner Smith; seconded by Commissioner Del Nero to exempt this action per section 15303(c), Class 3 (New Construction or Conversion of small structures, and adopt Resolution 20-01, with a change to Condition B.2.c. to read, *“Once operational, if the hours need adjustment, the applicant shall submit a written request, which shall then be considered by the Planning Commission at a Noticed Public Hearing, with no fee.”* Motion passed by the following vote:

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

5. Comprehensive Update to the City of Ceres Municipal Code Title 17 – Subdivisions (Wells)

City Manager, Toby Wells gave a power point presentation, providing an update, explanation of the process and schedule of the Municipal Code Update.

**NEW BUSINESS:**

None

**PUBLIC MEETING(S):**

None

**UNFINISHED BUSINESS:**

None

**MATTERS INITIATED BY PLANNING COMMISSION AND STAFF**

None

**REPORTS:**

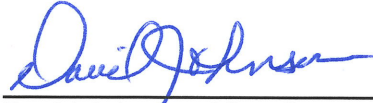
Director of Community Development, Tom Westbrook announced:

- The Lions Club will be having their Annual Omelet Breakfast Fundraiser on Saturday, January 25<sup>th</sup> from 7:30 a.m. to 12:30 p.m. Tickets are available from any Lions Club member.
- Ceres Chamber of Commerce is hosting their 51<sup>st</sup> Annual Community Awards Dinner on Friday, January 31<sup>st</sup> here at the Community Center. Tickets are available through the Chamber.

**ADJOURNMENT:**

The Commission adjourned at 6:52 p.m. to the next regularly scheduled meeting of Monday, February 3, 2020.

APPROVED:

  
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David Johnson, Vice-Chairperson

ATTEST:

  
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Tom Westbrook, Secretary

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